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

Date of Meeting: Thursday, August 27, 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

1. Discussion of Proposed Playground Location **EXHIBIT 1**

2. Professional Services Agreement Change Order - $40,000 **EXHIBIT 2**

B. District Attorney – Kutak Rock

IV. **Public Hearings for the FY 2026-2027 Operating Budget**

A. Open the Public Hearing on the FY 2026-2027 Operating Budget

1. Presentation of the FY 2026-2027 Operating Budget **EXHIBIT 3**

2. Public Comments on the FY 2026-2027 Operating Budget

3. Close the Public Hearing

B. Consideration for Adoption Resolution 2026-07, Annual Appropriation Resolution & Adopting **EXHIBIT 4**

C. Open the Public Hearing for the Levying of O&M Assessments for the FY 2026-2027 Operating Budget

1. Open the Public Hearing
2. Presentation of the FY 2026-2027 Assessments **EXHIBIT 5**
3. Public Comments on the FY 2026-2027 Assessments
4. Close the Public Hearing

D. Consideration for Adoption Resolution 2026-08, Providing for the Collection & Enforcement of Special Assessments for the funding of the FY 2026-2027 Budget **EXHIBIT 6**

V. Security Services **EXHIBIT 7**

VI. Fields Services Report

A. Presentation of the Highland Meadows II Field Report **EXHIBIT 8**

B. Consideration of Proposals:

- Poop Bandit Service Agreement and New Station Quote – Monthly Service - $1,120.00 – Cost of Stations - $12,978.00 **EXHIBIT 9**
- Poo Patrol Proposal – First Year Total - $30,600.00 – Annual Cost - $20,800 **EXHIBIT 10**
- Scooper Pros Proposal – First Year Total - $36,353.52 - Annual Cost - $23,223.24 **EXHIBIT 11**

VII. Administrative Matters

A. Consideration for Acceptance – July 2026 Unaudited Financial Statements **EXHIBIT 12**

B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held July 23, 2026 **EXHIBIT 13**

C. Consideration for Ratification:

1. Good Home Services – Repair of Fence on Corner of Woodlark in Retention Area - $175.00 **EXHIBIT 14A**
2. Good Homes Services – Repair Fence Next to 1410 Woodlark - $50.00 **EXHIBIT 14B**
3. Good Homes Services – Repair Fence on Corner of Tanager - $150.00 **EXHIBIT 14C**
4. ADS Proposal for Pond Bank Stabilization and Riprap Restoration - $4,250.00 **EXHIBIT 14D**

VIII. **District Manager**

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

X. **Supervisor Requests**

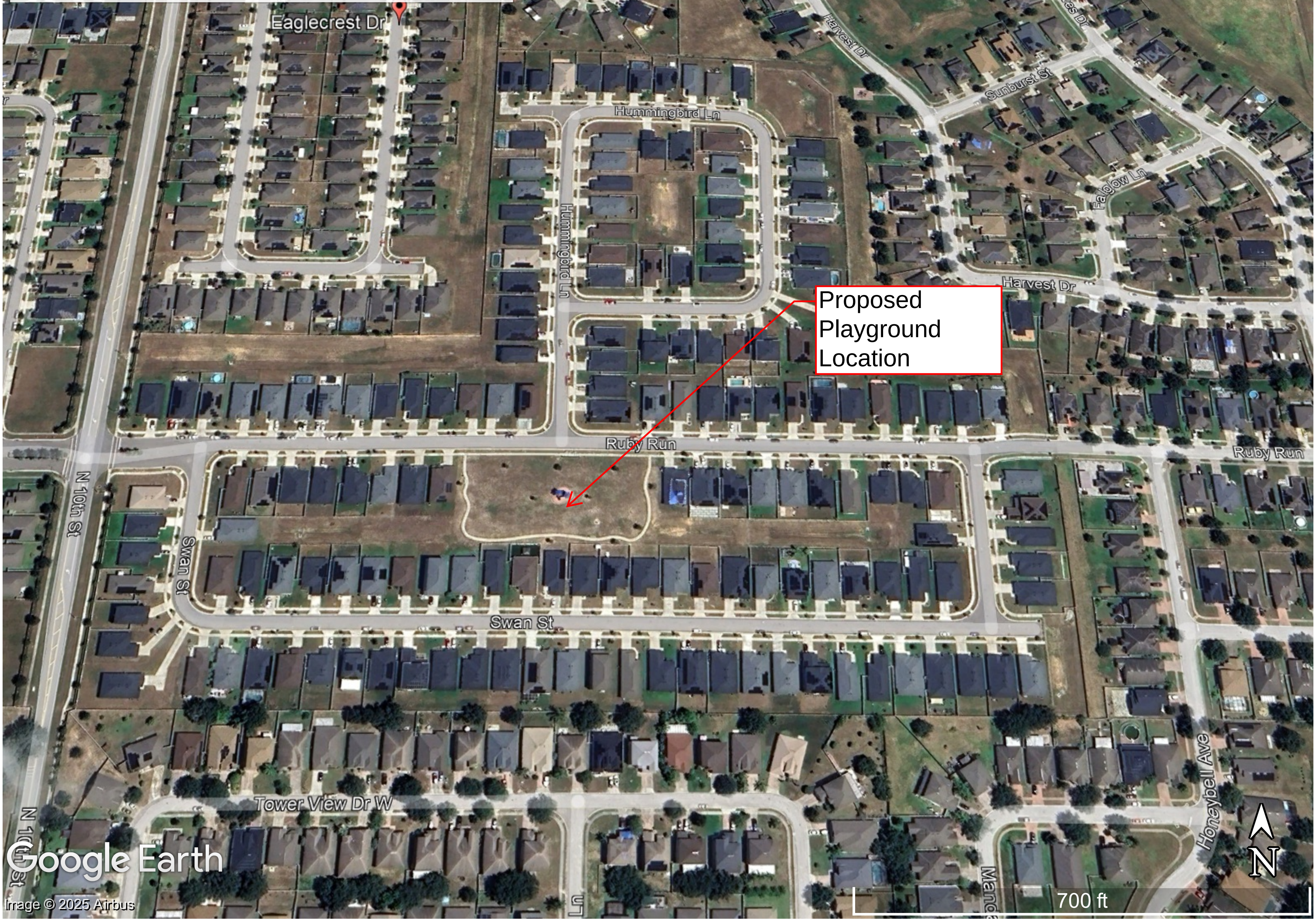
XI. **Adjournment**

EXHIBIT 1

RETURN TO AGENDA

Proposed Playground Location

Location Map



FONTANA

11889

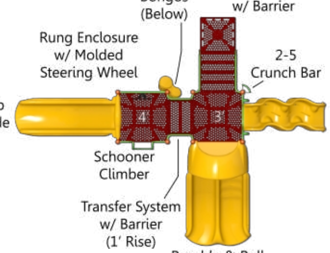
Capacity: 25

Use Zone: 26'-0" x 31'-0" (7.92m x 9.45m)

Age Ranges: 2 to 5 Years
5 to 12 Years
2 to 5 or 5 to 12 Years

Fall Height: 4' (1.22 m)

Designed to encourage circulation and shared play, Fontana invites children ages 5–12 to climb, slide, and explore together—building confidence and connection through active play.



STRAIGHT ZIP SLIDE - 4'

WAVE CLIMBER

This unique climber helps users cultivate decision-making skills.

SCHOONER CLIMBER

FONTANA

Play Activities

Angled Climbing | Sliding | Vertical Climbing | Musical Play

Design

- Compact unit for small spaces
- Designed for children ages 2-5
- Perfect for HOAs and churches, or anywhere that space is limited
- Features climbing, sliding and musical/imaginative play activities
- Constructed of durable and recyclable materials and backed by the industry's leading warranty
- Double slide allows for social play with other children.
- Wave Climber offers a solid support with hand and foot grips for the beginning climber.
- Crunch bar builds core muscle strength.
- Bongos provide fun, auditory element.

DEVELOPMENTAL BENEFITS

Physical

Upper-body strength

Coordination

Balance

Agility

Cognitive

Problem-solving

Strategic thinking

Spatial awareness

Social & Emotional

Cooperation

Turn-taking

Leadership

Sensory

Touch

Sight

Hearing

ACCESSIBILITY FEATURES

Inclusive design backed by indpendent research

Sensory elements for learning and stimulation

This system is ADA compliant

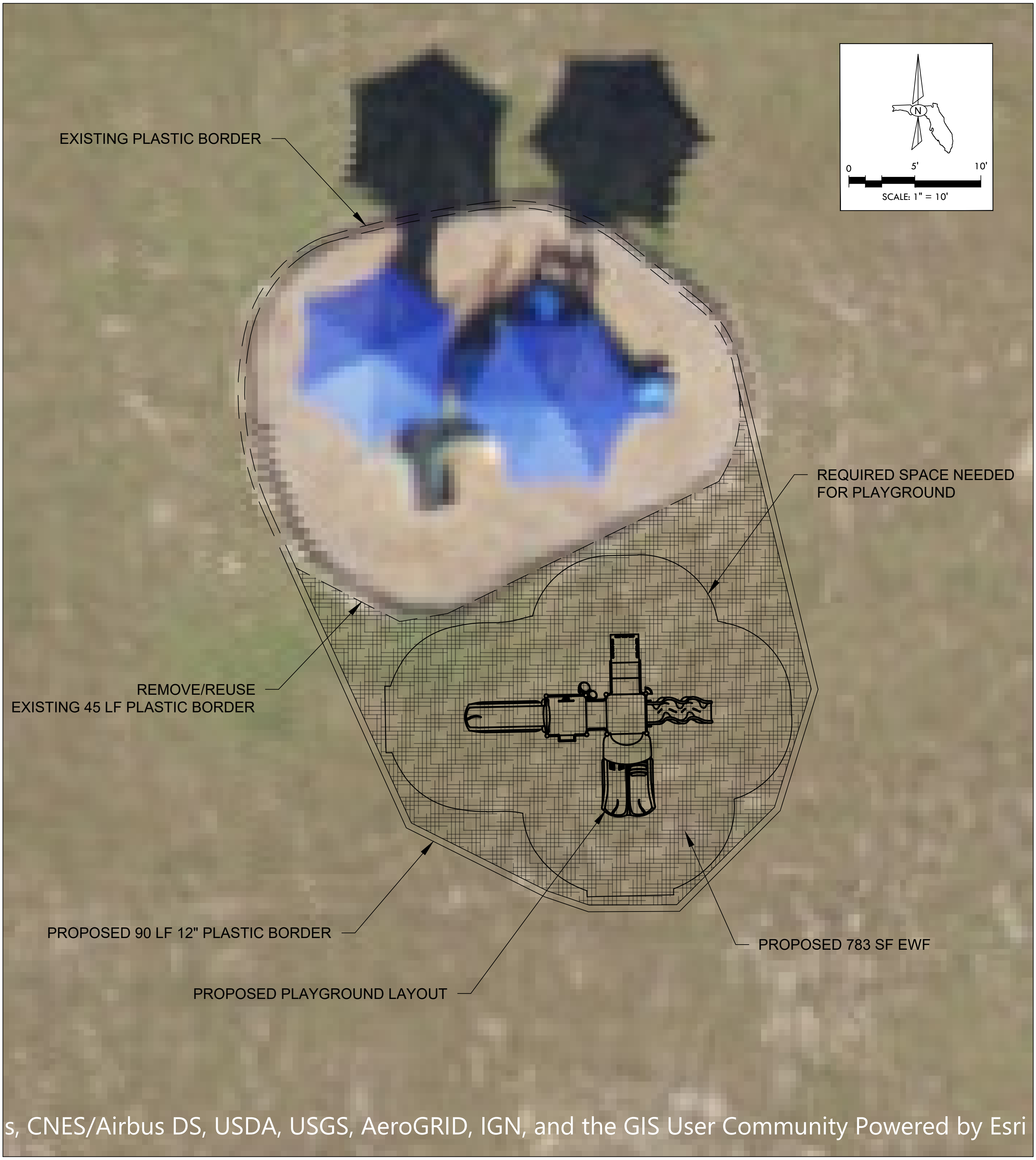
Inclusive Design Elements

5
Accessible
Number of elevated components accessible by ramp or transfer

5
Elevated
Number of elevated play components in the system

2
Ground Level
Number of accessible ground level components

2
Types
Types of ground level play components that are accessible



Prepared By: Stantec	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	PLAYGROUND REPLACEMENT SITE PLAN FONATANA (11889)	DATE: 7/29/2026 SCALE: 1"=10' DRAWING No. FIGURE 1

Wed, 29 Jul 2026 - 10:32am \\US0705-PPFSS01\shared_projects\238200185\Highland Meadows II\Projects\Playground Replacement\Highland Meadows Playground.dwg fnolte

COGHILL

11892

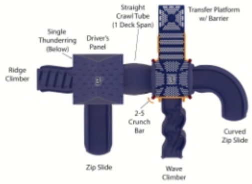
Capacity: 25

Use Zone: 30'-0" x 25'-0" (9.14m x 7.62m)

Age Ranges: 2 to 5 Years
5 to 12 Years
2 to 5 or 5 to 12 Years

Fall Height: 4' (1.22 m)

Coghill is an exciting PrimeTime play system designed for children ages 2-5 and 5-12. This unit features our Drivers Panel and ThunderRing for sensory play. The structure also incorporates two slides and a crawl tube.



CURVED ZIP SLIDE

RIDGE CLIMBER

STRAIGHT CRAWL TUBE - 1-DECK SPAN

Our crawl tubes include porthole windows to promote visibilty.

COGHILL

Play Activities

Angled Climbing | Sliding | Vertical Climbing

Design

- Designed to be more compact in comparison to other product lines to lower cost
- Utilizes our patented TruLoc® DirectBolt connections to assure fast and easy installation
- Promotes balance and coordination development
- Preferred choice for many schools and daycares

DEVELOPMENTAL BENEFITS

Physical

Upper-body strength

Coordination

Balance

Agility

Cognitive

Problem-solving

Strategic thinking

Spatial awareness

Social & Emotional

Cooperation

Turn-taking

Leadership

Sensory

Touch

Sight

Hearing

ACCESSIBILITY FEATURES

Inclusive design backed by indpendent research

Sensory elements for learning and stimulation

This system is ADA compliant

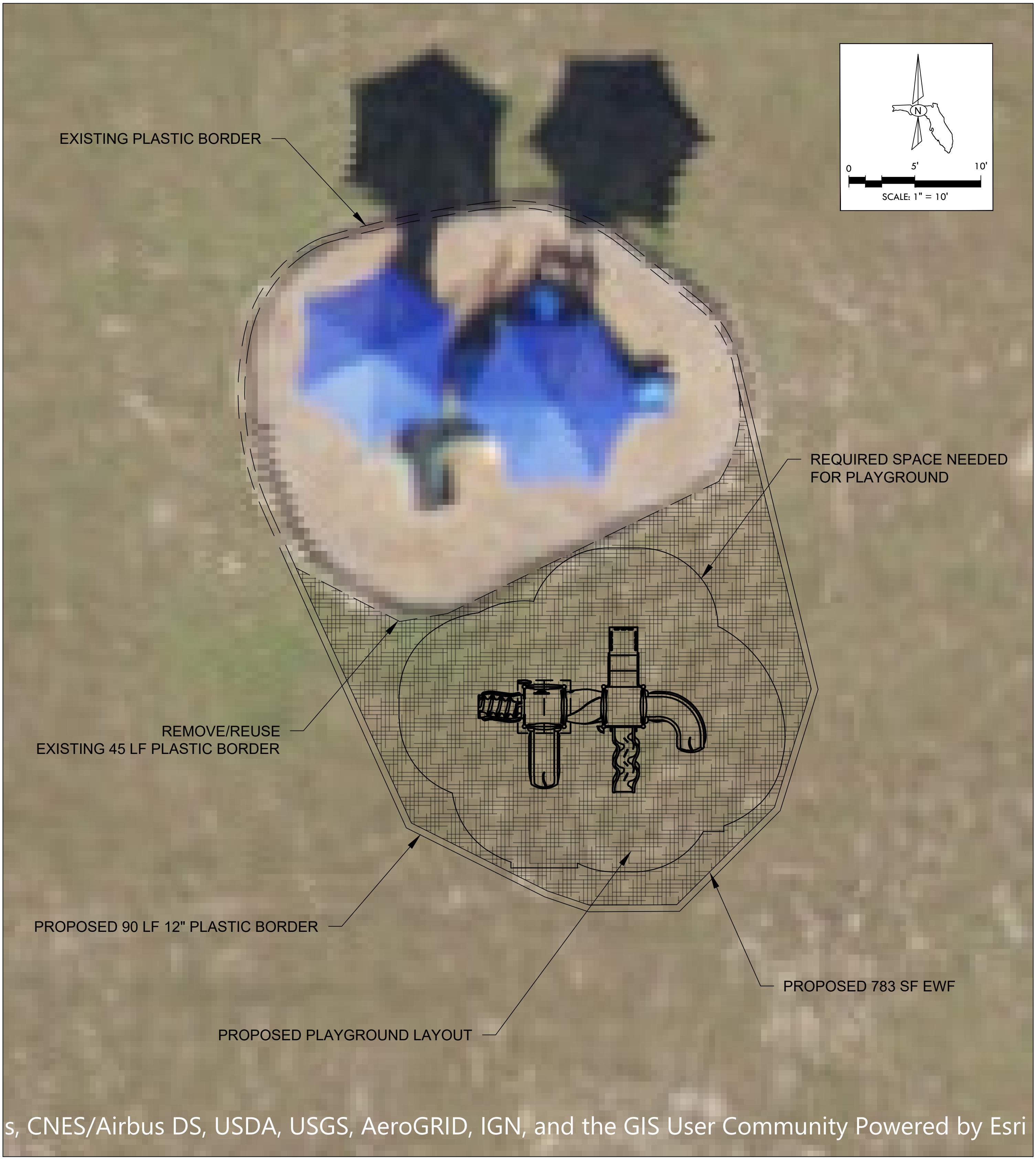
Inclusive Design Elements

6
Accessible
Number of elevated components accessible by ramp or transfer

6
Elevated
Number of elevated play components in the system

2
Ground Level
Number of accessible ground level components

2
Types
Types of ground level play components that are accessible



Prepared By: Stantec	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	PLAYGROUND REPLACEMENT SITE PLAN COGHILL (11892)	DATE: 7/29/2026 SCALE: 1"=10' DRAWING No. FIGURE 2

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PrimeTime

ASHMORE | PT23000

Ashmore is an exciting PrimeTime play system designed for children ages 2-5. This unit features our Sensory Wave Climber and ThunderRing for sensory play. The structure also incorporates two fast slides for additional play value.

SPECIFICATIONS

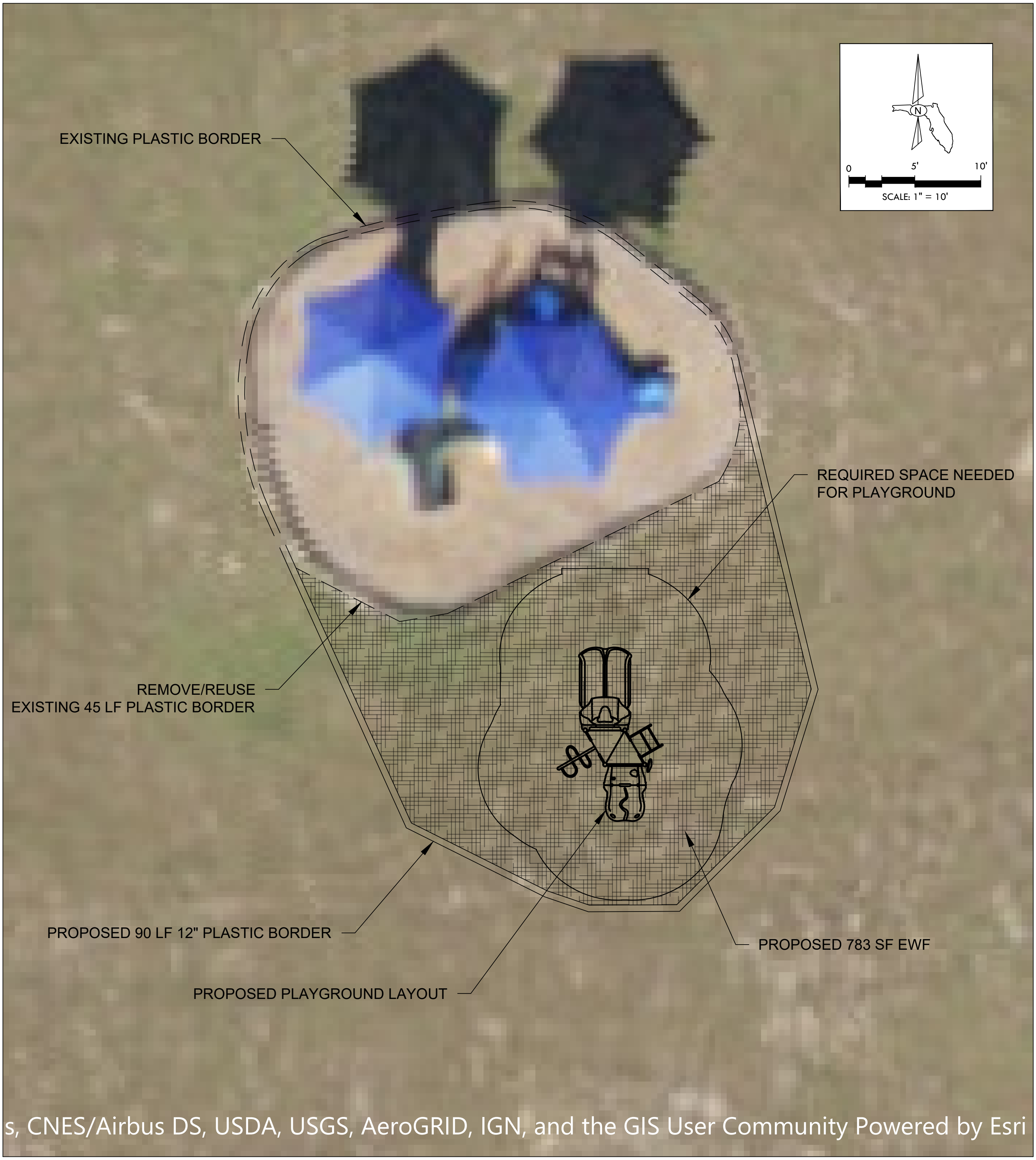
Use Zone:	20'-0" x 25'-1" (6.1m x 7.65m)
Age Ranges:	2 to 5 Years
Fall Height:	3' (0.91 m)

ACCESSIBILITY

Accessible:	3
Elevated:	3
Ground Level:	1
Types:	1

DESIGN FEATURES

- Designed to be more compact in comparison to other product lines to lower cost
- Utilizes our patented TruLoc® DirectBolt connections to assure fast and easy installation
- Promotes balance and coordination development
- Preferred choice for many schools and daycares



Prepared By: Stantec	HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT	PLAYGROUND REPLACEMENT SITE PLAN ASHMORE (PT23000)	DATE: 7/29/2026 SCALE: 1"=10' DRAWING No. FIGURE 3

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EXHIBIT 2

RETURN TO AGENDA

PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order #	Change Order No. 2026-2	Date	18 August 2026
"Stantec"	Stantec Consulting Services Inc.		
	Stantec Project # 238202256		
	380 Park Place Blvd., Suite 300 Clearwater, FL 33760 Ph: (352) 754-1240 email: greg.woodcock@stantec.com		
"Client"	Highland Meadows II Community Development District		
	Client Project #		
	255 Pimera Blvd., Suite 160 Lake Mary, FL 32746 Ph: (407) 574-3250 email: patricia@havenmgtsol.com		

Project Name and Location: Agreement for Professional Engineering Services

In accordance with the original Professional Services Agreement dated 22 May 2025 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

For General Consulting Services.

Total fees this Change Order	$	10,000.00
Change Order 2026-1	$	20,000.00
Original agreement amount	$	10,000.00
Total Agreement	**$**	**40,000.00**

Effect on Schedule: none

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.

Stantec Consulting Services Inc.		**Highland Meadows II Community Development District**	
	Greg Woodcock Print Name and Title		Print Name and Title
Signature		Signature	
Date Signed:		Date Signed:	

EXHIBIT 3

RETURN TO AGENDA

HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

OPERATING BUDGET FY 2026-2027
A Historical Review for Going Forward

What Has Been Done for You Lately - 2026

Fencing	$13.232
Finalize the Wall	$50,632
Erosion Repairs	$28,700
Well & Irrigation Repairs	$12,895
Playground Tear Down	$6,350
New Playground	$117,696
Spring Event	$485
Pressure Washing	$2,290
Reserve Contribution	$200,000

1. due for review 08.28.2024 – due for agenda by noon 08.29.2024

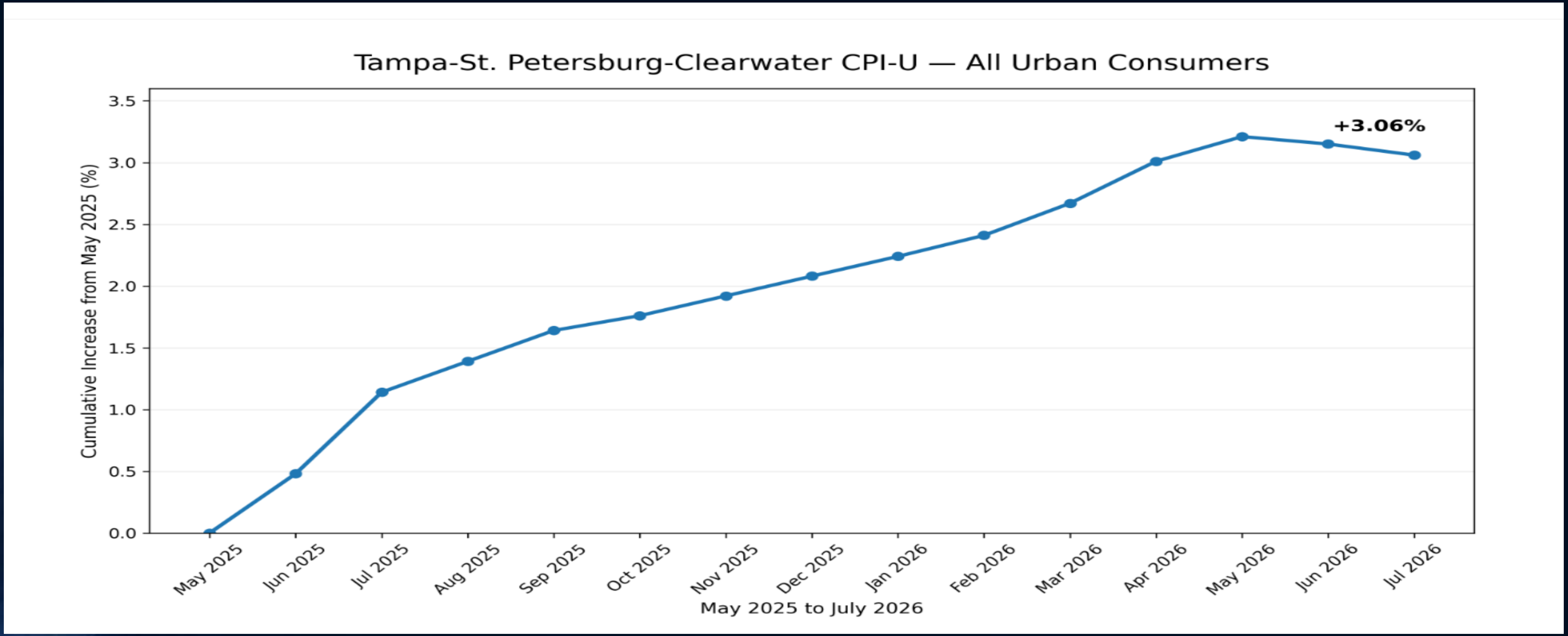
Total Expended on Sustainability, Security & Community Enhancement

$432,277

A FINANCIAL REVIEW

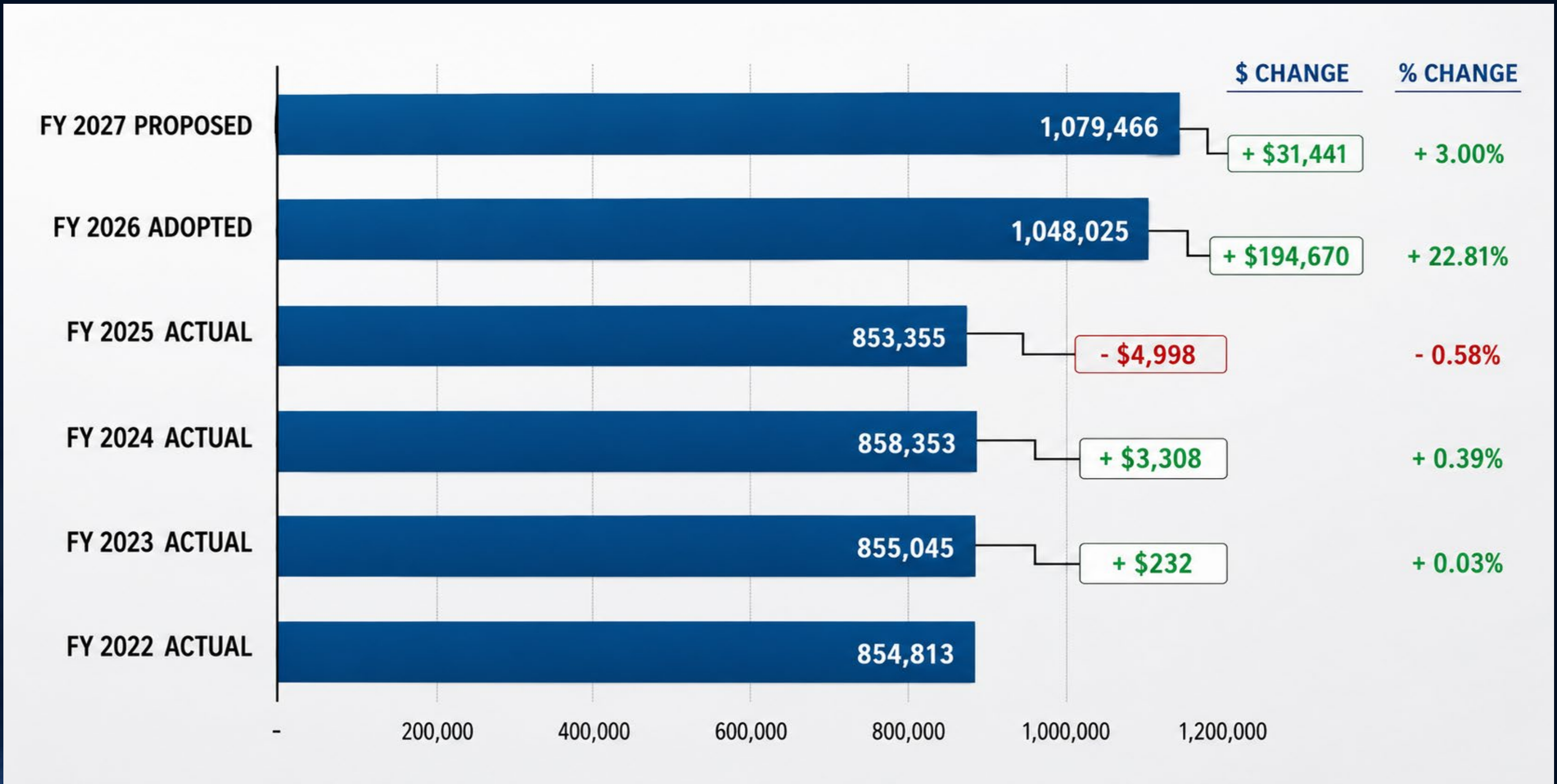
Consumer Price Index

The CPI is a key indicator of inflation and is utilized by the US Bureau of Labor Statistics to measure the cost of living. The CPI for the noted Tampa area includes Polk County.



The CPI For All Items Have Increased 3.06% over the last year

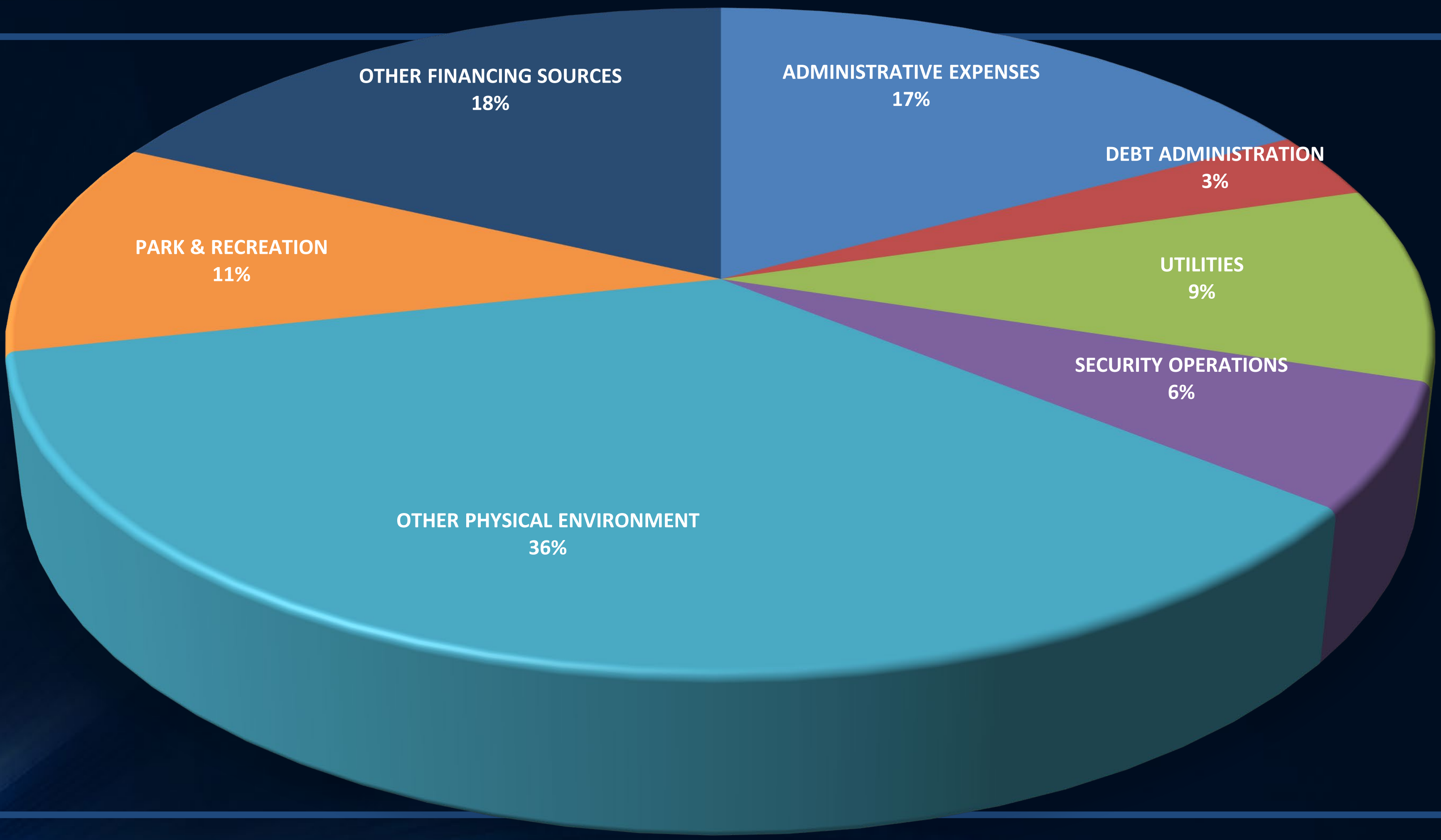
CPI Increased 3.06%
Highland Meadows Only Increased 3%



CPI does not include funding for Reserves

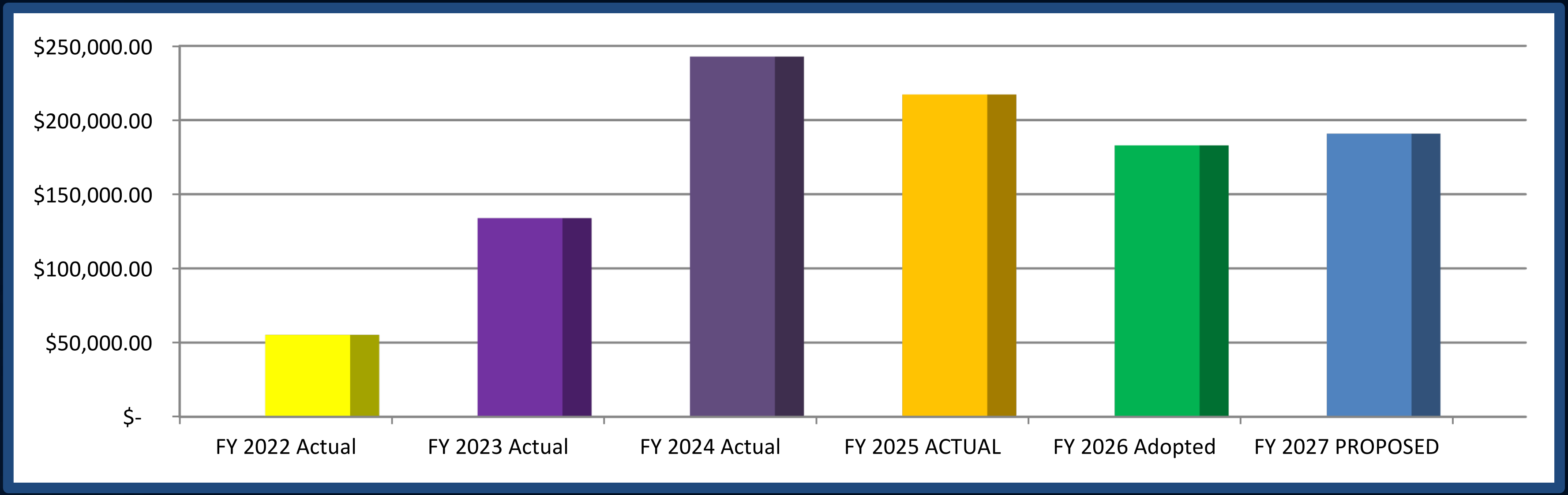
HIGHLAND MEADOWS II

FY 2027 Expenditure Summary: $1,113,238



HIGHLAND MEADOWS II CDD

Administrative: $190,828

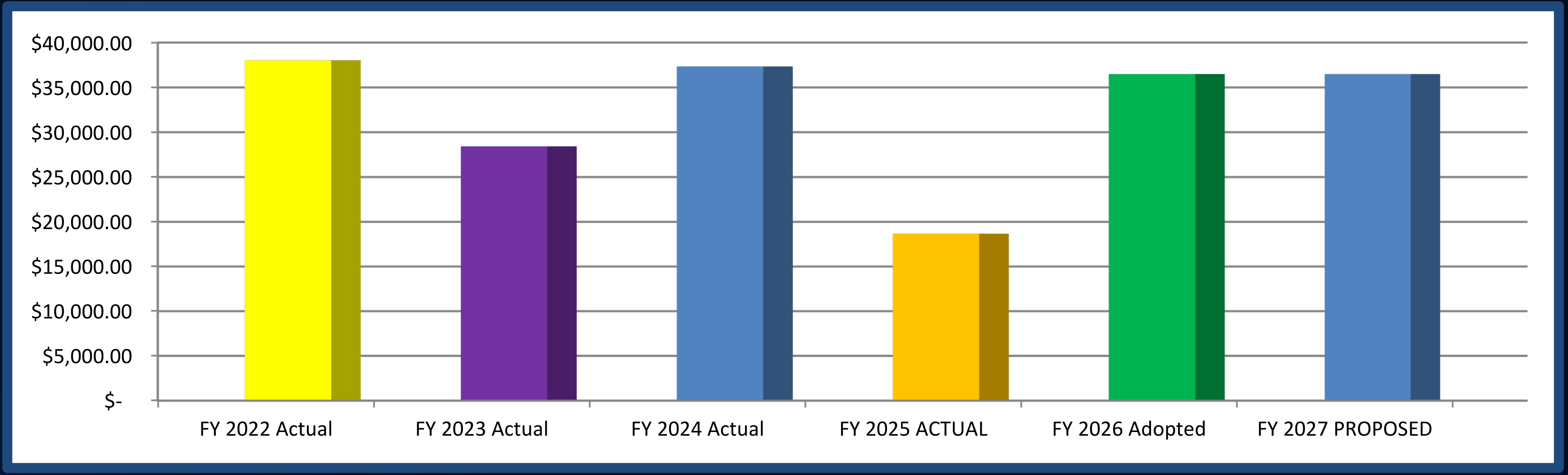


FY 2027 HIGHLIGHTS – 17.14% of Overall Budget

- Overall increase: $7,887
- **Supervisor Fees** – Decrease of $8,000 due to additional meetings not deemed necessary. Provides for 16 meetings of the Board of Supervisors
- **District Engineer** - Increase of $5,000 for oversight & project management
- **Tax Collection** – Increase of $5,973 based on historical trends f rom tax collector
- **District Counsel** – Increase of $5,000 for new counsel to assist in legal affairs of District

HIGHLAND MEADOWS II CDD

DEBT ADMINISTRATION : $36,487

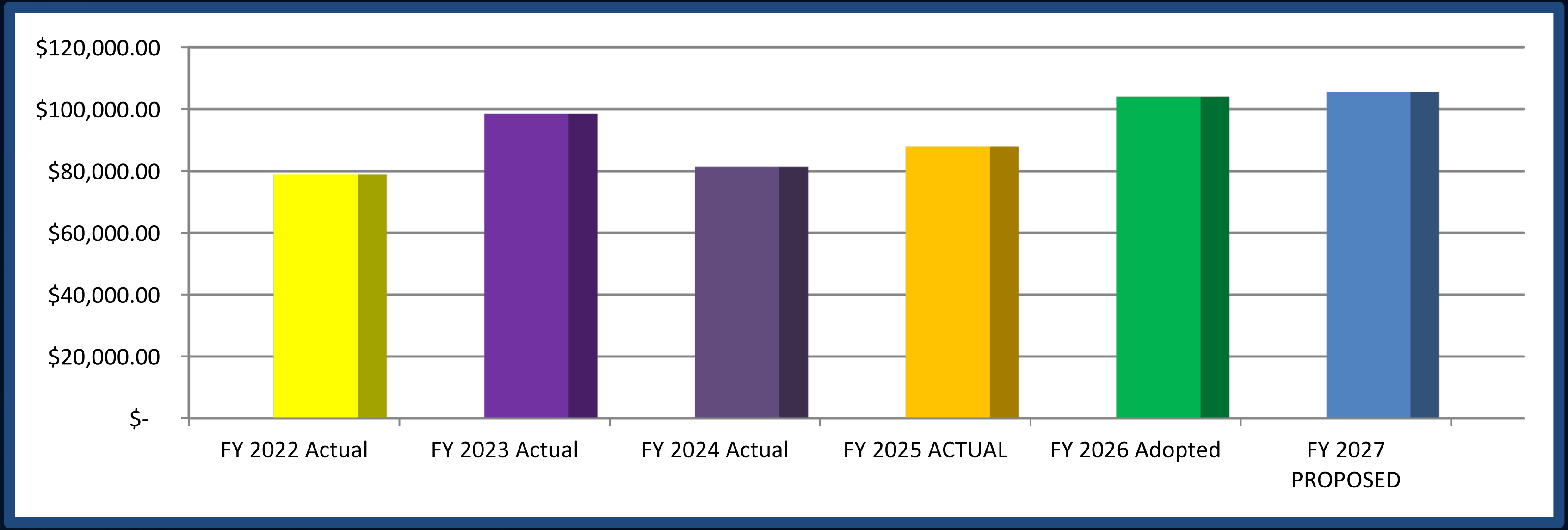


FY 2026 HIGHLIGHTS – 3.28% of Overall Budget:

- Overall : No Change from FY 2026 and Decreased from FY 2025

HIGHLAND MEADOWS CDD

Utilities: $105,520

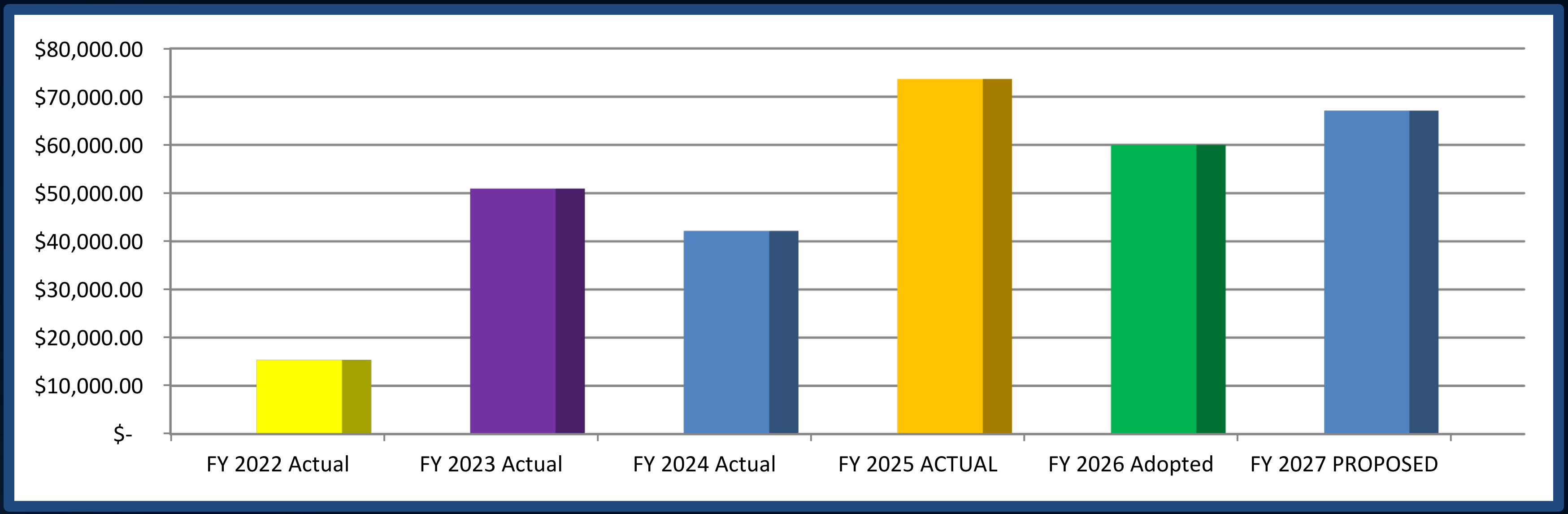


FY 2027 HIGHLIGHTS – 9.48% of Overall Budget:

- Overall Increase: $1,520
- **Streetlights**: Increase of $1,400 based on actual billings and anticipated 2% increase from utility provider
- **Water – Sewer:** Increase of $120 based on actual billings and anticipated 2% increase from utility provider

HIHGLAND MEADOWS II CDD

Security Operations - $67,100

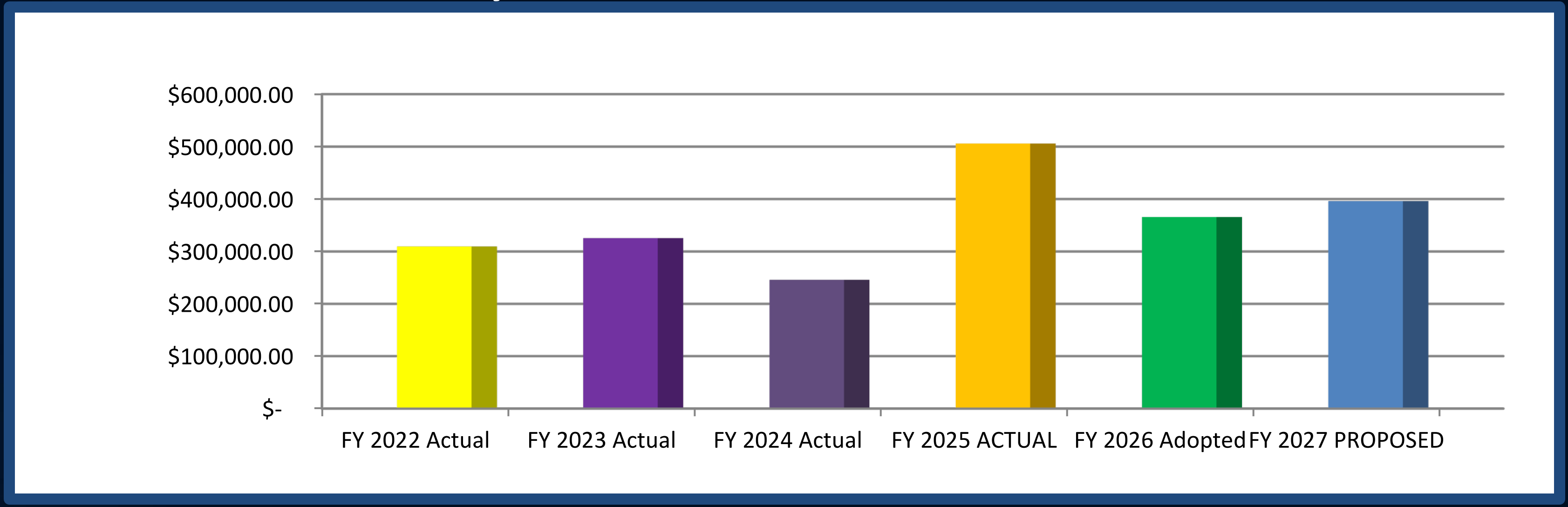


FY 2027 HIGHLIGHTS – 6.03% of Overall Budget:

- Overall Increase of $7,100
- **Security Operations** – Increase of $7,100 aligned with contract terms

HIGHLAND MEADOWS II CDD

Other Physical Environment: $396,016

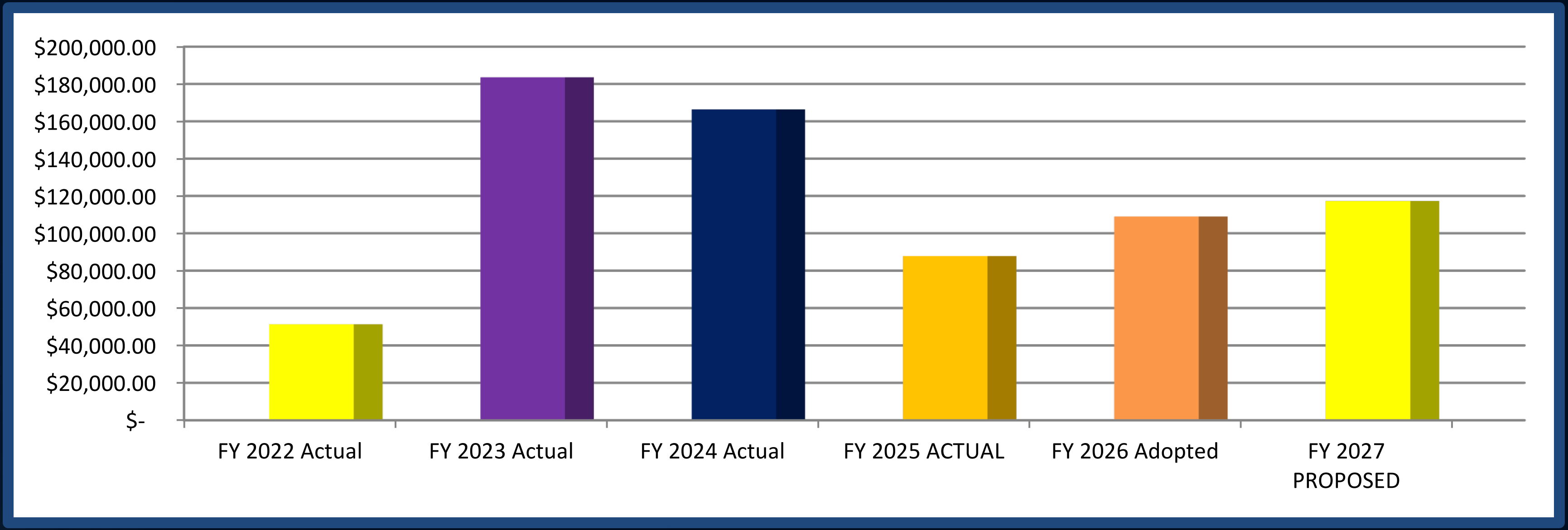


FY 2027 HIGHLIGHTS – 35.57% of Overall Budget :

- Overall Increase: $30,415
- **Property & Liability Insurance** – Overall decrease of $7,093 as confirmed with Carrier
- **Capital Projects** – Increase of $35,000 for vision projects to be determined by the Board of Supervisors

HIGHLAND MEADOWS II CDD

Parks & Recreation: $117,287



FY 2027 HIGHLIGHTS

- Overall Increase: $8,280– 10% of Overall Budget
- **Amenity Facility Janitorial Service**– Increase of $8,400 based on contract

HIGHLAND MEADOWS II CDD
OTHER FINANCING SOURCES & USES – RESERVES: OPERATING & CAPITAL ASSET

OPERATING RESERVES

The Government Finance Officers Association (GFOA)

Recommends that local governments maintain operating reserves equal to two months of operating revenues or regular general fund operating expenditures

Why – Sustainability & Cash Flow

The fiscal year of the local government – the CDD – operates on a fiscal year of October 1 – September 30. Assessment revenues are distributed to the District beginning late November with the majority of assessments received late December thru the end of January

CAPITAL ASSET RESERVES

Financial Planning – A reserve study provides a detailed analysis of the current status of the reserve fund and outlines q funding plan to ensure that sufficient funds are available for future major repairs and replacements. This assists in the avoidance of unexpected financial burdens of the District.

Asset Management: The study includes a physical analysis of District assets, such as roofs, and mechanical systems, while assessing their condition and estimating their reminaing useful life.

Capital Asset Reserves – 17.97%

Highland Meadows II
Recommended Reserve Funding Table and Graph

Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)
2023	395,000	748,074	2033	557,100	5,022,684	2043	710,200	2,834,634
2024	408,800	1,158,323	2034	576,600	5,234,111	2044	735,100	3,592,149
2025	423,100	1,506,983	2035	596,800	4,562,483	2045	760,800	4,233,039
2026	437,900	1,683,255	2036	617,700	3,848,220	2046	787,400	4,969,308
2027	453,200	2,026,861	2037	639,300	685,743	2047	815,000	5,432,210
2028	469,100	2,511,791	2038	598,000	1,290,636	2048	843,500	6,316,688
2029	485,500	2,896,126	2039	618,900	1,719,083	2049	873,000	7,236,960
2030	502,500	3,332,486	2040	640,600	1,703,080	2050	903,600	7,393,970
2031	520,100	3,877,734	2041	663,000	2,176,711	2051	935,200	8,081,395
2032	538,300	4,432,606	2042	686,200	2,373,993	2052	967,900	8,753,210

FY 2026 Budgeted Increase for Asset Reserves $200,000 for an approximate total of $706,000 – Reflecting a deficit of $977,255.

FY 2027 Budgeted Increase for Asset Reserves $200,000 for an approximate total of $906,000 – Reflecting a deficit of $1,120,861

QUESTIONS/COMMENTS

HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027
ADOPTED ANNUAL BUDGET

STATEMENT 1
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET GENERAL FUND (O&M)

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
1	**I.**								
2	**REVENUES**								
3	**ALL REVENUES**								
4	INTEREST EARNINGS	1,278	2,043	26,282	49,867		15,809	-	-
5	SPECIAL ASSESSMENTS - TAX ROLL	854,813	855,045	858,353	853,355	1,048,025	1,037,054	1,079,466	31,441
6	FUND BALANCE FORWARD	-	-	-	-	10,000		33,772	23,772
7	MISCELLANEOUS REVENUE	8,885	320	35,144	-			-	-
8	**ALL REVENUES Total**	**864,976**	**857,408**	**919,779**	**903,222**	**1,058,025**	**1,052,863**	**1,113,238**	**55,213**
9	**REVENUES Total**	**864,976**	**857,408**	**919,779**	**903,222**	**1,058,025**	**1,052,863**	**1,113,238**	**55,213**
10	**II.**								
11	**EXPENDITURES**								
12	**GENERAL ADMINISTRATIVE**								
13	SUPERVISORS FEES	4,400	10,200	12,600	10,200	24,000	5,200	16,000	(8,000)
14	ADMINISTRATIVE SERVICE	-	-	-	-	-		-	-
15	DISTRICT MANAGEMENT	-	41,445	44,458	48,060	51,800	26,941	51,804	4
16	DISTRICT ENGINEER	16,463	6,775	51,115	58,900	20,000	6,245	25,000	5,000
17	ASSESSMENT ROLL	5,000	5,000	8,413	4,333	5,200	2,377	5,220	20
18	TAX COLLECTOR/ PROPERTY APPRAISER FEES	-	-	22,026	22,027	22,027	28,154	28,000	5,973
19	AUDITING SERVICES	3,685	-	7,230	7,150	4,000		4,800	800
20	POSTAGE & DELIVERY	549	82	-	2,775	1,000	371	1,000	-
21	PUBLIC OFFICIALS LIABILITY INSURANCE	2,692	2,566	2,656	2,922	3,214		3,314	100
22	LEGAL ADVERTISING	2,477	7,628	2,810	1,149	3,000		2,000	(1,000)
23	DUES, LICENSES & FEES	175	175	975	175	175	175	175	-
24	MISCELLANEOUS FEES	654	4,998	1,950	-	-		-	-
25	WEBSITE HOSTING, MAINTENANCE, BACKUP	1,100	5,045	1,996	1,538	2,015		2,015	-
26	DISTRICT COUNSEL	18,008	49,985	86,539	53,215	40,000	23,311	45,000	5,000
27	ADMINISTRATIVE CONTINGENCY	-	-	-	4,790	6,500	1,114	6,500	-
28	**GENERAL ADMINISTRATIVE Total**	**55,203**	**133,899**	**242,769**	**217,234**	**182,931**	**93,888**	**190,828**	**7,897**
29	**DEBT ADMINISTRATION**								
30	DISSEMINATION AGENT	8,850	2,833	11,325	5,833	7,000	3,199	7,000	-
31	TRUSTEE FEES	26,469	22,890	23,309	12,836	26,787	16,200	26,787	(0)
32	ARBITRAGE REBATE CALCULATION	2,700	2,700	2,700	-	2,700	-	2,700	-
33	**DEBT ADMINISTRATION Total**	**38,019**	**28,423**	**37,334**	**18,669**	**36,487**	**19,399**	**36,487**	**(0)**

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
34	**UTILITIES**								
35	ELECTRIC UTILITY SERVICES	18,239	26,301	13,629	6,366	28,000	1,882	28,000	-
36	STREET LIGHTS	55,396	66,303	63,930	76,032	70,000	38,311	71,400	1,400
37	WATER-SEWER UTILITY SERVICES	5,237	5,821	3,730	5,531	6,000	1,886	6,120	120
38	**UTILITIES Total**	**78,872**	**98,425**	**81,289**	**87,929**	**104,000**	**42,079**	**105,520**	**1,520**
39	**SECURITY OPERATIONS**								
40	SECURITY SERVICES AND PATROLS	15,382	43,631	40,388	65,248	55,000	29,745	62,100	7,100
41	ACCESS CONTROL MAINTENANCE & REPAIR	-	7,303	1,784	8,430	5,000	1,876	5,000	-
42	**SECURITY OPERATIONS Total**	**15,382**	**50,934**	**42,172**	**73,678**	**60,000**	**31,621**	**67,100**	**7,100**
43	**OTHER PHYSICAL ENVIRONMENT**								
44	LANDSCAPE INSPECTION SERVICES	-	-	6,020	-	-	-	-	-
45	PROPERTY INSURANCE	13,103	14,244	21,417	29,339	36,000	33,245	28,245	(7,755)
46	GENERAL LIABILITY INSURANCE	2,387	2,894	2,995	3,295	3,625	3,397	4,287	662
47	LANDSCAPE MAINTENANCE	192,000	227,462	191,270	192,413	192,000	97,042	194,508	2,508
48	IRRIGATION MAINTENANCE & REPAIR	9,181	11,786	5,516	10,747	16,000	5,050	16,000	-
49	SIDEWALK MAINTENANCE & REPAIR	-	3,991	6,265	880	8,000	-	8,000	-
50	LANDSCAPE- FERTILIZER	35,336	11,384	-	-	36,000	-	36,000	-
51	MAINTENANCE & REPAIR	5,216	12,401	8,880	2,480	11,976	25,911	11,976	-
52	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	13,604	1,050	-	7,755	30,000	1,200	30,000	-
53	FIELD SERVICES	15,450	5,408	-	-	12,000	5,483	12,000	-
54	CAPITAL PROJECTS	-	-	-	254,743	15,000	66,502	50,000	35,000
55	MISCELLANEOUS EXPENSE/ CONTINGENCY	23,291	34,848	3,500	4,213	5,000	12,892	5,000	-
56	**OTHER PHYSICAL ENVIRONMENT Total**	**309,568**	**325,468**	**245,863**	**505,865**	**365,601**	**250,722**	**396,016**	**30,415**
57	**PARK & RECREATION**								
58	TELEPHONE, INTERNET, CABLE	2,166	2,484	2,290	2,117	3,000	1,149	3,000	-
59	POOL SERVICE CONTRACT	23,880	51,534	41,755	53,972	63,600	31,772	63,480	(120)
60	POOL PERMITS	-	-	280	-	-	280	-	-
61	AMENITY MAINTENANCE & REPAIRS	10,740	22,558	103,713	3,961	13,807	1,924	13,807	-
62	AMENITY FACILITY JANITORIAL SERVICE	10,910	8,470	16,643	26,283	21,600	13,930	30,000	8,400
63	PEST CONTROL & TERMITE BOND	835	908	1,079	1,242	1,500	312	1,500	-
64	OFFICE SUPPLIES	-	3	-	-	500	954	500	-
65	MISCELLANEOUS EXPENSE	2,769	9,553	625	232	5,000	15,027	5,000	-
66	TRUE UP TO AUDIT - FY 2023	-	88,071	-	-	-	-	-	-
67	**PARK & RECREATION Total**	**51,300**	**183,581**	**166,385**	**87,807**	**109,007**	**65,348**	**117,287**	**8,280**
68	**TOTAL EXPENDITURES BEFORE THER FINANCING SOURCES/USES**	**548,344**	**820,730**	**815,812**	**991,182**	**858,026**	**503,057**	**913,238**	**55,212**

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
69	**OTHER FINANCING SOURCES/USES**								
70	INCREASE IN ASSET RESERVES	69,469	-	-	229,283	200,000	-	200,000	-
71	INCREASE IN EMERGENCY RESERVES	-	-	-	50,000	-	-	-	-
72	**OTHER FINANCING SOURCES/USES Total**	**69,469**	**-**	**-**	**279,283**	**200,000**	**-**	**200,000**	**-**
73	**EXPENDITURES Total**	**617,813**	**820,730**	**815,812**	**1,270,465**	**1,058,026**	**503,057**	**1,113,238**	**55,212**
74	III								
75	**FUND BALANCE**								
76	**FUND BALANCE BEGINNING**								
77	NET CHANGE IN FUND BALANCE	247,163	36,678	105,075	(367,243)	-	549,806	0	-
	AUDIT ADJUSTMENT			-					
78	FUND BALANCE - BEGINNING	662,777	909,940	946,618	1,051,693	963,733		1,163,733	-
79	INCREASE IN FUND BALANCE FOR RESERVES	-	-	-	279,283	200,000		200,000	-
80	LESS FUND BALANCE FORWARD FOR CAPITAL PROJECTS	-	-	-	-	-		(33,772)	-
81	**FUND BALANCE ENDING**	**909,940**	**946,618**	**1,051,693**	**963,733**	**1,163,733**		**1,329,962**	**-**
82									
83	**FUND BALANCE USES:**								
84	LESS FUND BALANCE FORWARD	-	-	-	-			-	-
85	NONSPENDABLE - PREPAIDS & DEPOSITS	46,271	54,441	44,167	44,167	44,167		44,167	-
86	ASSIGNED - OPERATING RESERVE - GFOA RECOMMENS 2 MONTHS	250,267	343,579	141,338	141,338	141,338		176,338	-
87	ASSIGNED - ASSET RESERVE	-	-	270,717	506,383	706,383		906,383	-
88	ASSIGNED - EMERGENCY RESERVES	-	-	-	50,000	50,000		50,000	-
89	UNASSIGNED FUND BALANCE	613,402	548,598	613,712	221,846	221,845		153,074	-
90	**FUND BALANCE USES: Total**	**909,940**	**946,618**	**1,069,934**	**963,733**	**1,163,733**		**1,329,962**	**-**

STATEMENT 2
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET - RESERVES

		FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY25 TO FY26
1	**REVENUES**			
2	**ALL REVENUES**			
3	ASSESSMENTS LEVIED (NET ON-ROLL):	-	-	-
4	EXCESS FEES	-	-	-
5	INTEREST & MISCELLANEOUS	-	-	-
6	**ALL REVENUES Total**	**-**	**-**	**-**
7	**EXPENDITURES**			
8	**EXPENDITURES**			
9	**EXPENDITURES Total**	**-**	**-**	**-**
10	**OTHER SOURCES/(USES)**			
11	**OTHER FINANCING SOURCES & USES**			
12	TRANSFER IN (OUT) FROM GENERAL FUND	200,000	200,000	-
13	CAPITAL IMPROVEMENT PLAN (CIP)	-		-
14	INCREASE IN RESERVE FUND BALANCE	-		-
15	**OTHER FINANCING SOURCES & USES Total**	**200,000**	**200,000**	**-**
16	**EXCESS OF REVENUES OVER (UNDER) EXPENDITURES**	**200,000**	**200,000**	**-**
17				
18	**FUND BALANCE**			
19	FUND BALANCE - BEGINNING	506,383	706,383	
20	NET CHANGE IN FUND BALANCE	200,000	200,000	
21	**FUND BALANCE Total**	**706,383**	**906,383**	

Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)
2023	395,000	748,074	2033	557,100	5,022,684	2043	710,200	2,834,634
2024	408,800	1,158,323	2034	576,600	5,234,111	2044	735,100	3,592,149
2025	423,100	1,506,983	2035	596,800	4,562,483	2045	760,800	4,233,039
2026	437,900	1,683,255	2036	617,700	3,848,220	2046	787,400	4,969,308
2027	453,200	2,026,861	2037	639,300	685,743	2047	815,000	5,432,210
2028	469,100	2,511,791	2038	598,000	1,290,636	2048	843,500	6,316,688
2029	485,500	2,896,126	2039	618,900	1,719,083	2049	873,000	7,236,960
2030	502,500	3,332,486	2040	640,600	1,703,080	2050	903,600	7,393,970
2031	520,100	3,877,734	2041	663,000	2,176,711	2051	935,200	8,081,395
2032	538,300	4,432,606	2042	686,200	2,373,993	2052	967,900	8,753,210

STATEMENT 3

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
12	**GENERAL ADMINISTRATIVE**			
13	**SUPERVISORS FEES**	Board of Supervisors	1510000	16,000
	Per Chapter 190 of the Florida Statutes, Board members may be compensated $200 per meeting attended. The FY budget includes $12,000 for 12 regular meetings (5 members per meeting) and an additional $12,000 for an additional 12 meetings			
14	**ADMINISTRATIVE SERVICE**	Haven Management		-
	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.			
15	**DISTRICT MANAGEMENT**	Haven Management	1510080	51,804
	The District receives Management, Accounting, and Assessment services under an existing Management Agreement. Amount considers 15 meetings with no additional financial burden			
16	**DISTRICT ENGINEER**	Stantec	1510140	25,000
	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.			
17	**ASSESSMENT ROLL**	Haven Management	1520050	5,220
	Services for preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.			
18	**TAX COLLECTOR/ PROPERTY APPRAISER FEES**	Tax Collector	1513050	28,000
	The tax collector's fee is 2% of assessments collected.			
19	**AUDITING SERVICES**	DiBartolomeo	1510220	4,800
	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.			
20	**POSTAGE & DELIVERY**		1510205	1,000
	For mailing out of any resident notices, printing of any agenda packages, etc.			
21	**PUBLIC OFFICIALS LIABILITY INSURANCE**	EGIS	1510260	3,314
	Protects the Board and staff from claims related to decisions or actions made while doing their official duties. The budgeted amount is based on estimates received for EGIS. (Based on 10% increase from prior year)			
22	**LEGAL ADVERTISING**	Local Newspaper	1510280	2,000
	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation			
23	**DUES, LICENSES & FEES**	DEO	1510300	175
	Annual fee paid to the Florida Department of Economic Opportunity.			
24	**MISCELLANEOUS FEES**		1510360	-
	Estimated for miscellaneous expenditures			
25	**WEBSITE HOSTING, MAINTENANCE, BACKUP**	SchoolStatus / Haven Management	1510320	2,015
	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolStatus - $1,515 includes website compliance and remediation of 750 documents as well as $500 for District Manager upload and oversight			
26	**DISTRICT COUNSEL**	Kutak Rock	1520051	45,000
	On-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.			
27	**ADMINISTRATIVE CONTINGENCY**		1520052	6,500
	Estimated for items not known and considered in the administrative allocations			
28	**GENERAL ADMINISTRATIVE Total**			**190,828**

#	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
11	**EXPENDITURES**	**VENDOR / PROVIDER**	**GL ACCOUNT**	**AMOUNT TOTAL**
29	**DEBT ADMINISTRATION**			
30	**DISSEMINATION AGENT**	Haven Management	1510160	7,000
	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.			
31	**TRUSTEE FEES**	US Bank Trust, N.A.	1510180	26,787
	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee.			
32	**ARBITRAGE REBATE CALCULATION**	AMTEC	1510240	2,700
	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.			
33	**DEBT ADMINISTRATION Total**			**36,487**
34	**UTILITIES**			
35	**ELECTRIC UTILITY SERVICES**	Duke Energy	1530000	28,000
	Covers the cost of electricity for all District facilities. The current average monthly expense is approximately $632, totaling $7,579. Additional funds have been budgeted to account for anticipated increases in rates and usage.			
36	**STREET LIGHTS**	Duke Energy	1530020	71,400
	Covers the cost paid to Duke Energy for the District's streetlight power and maintenance. The current average monthly bill is approximately $5,575, totaling $66,908 annually. Additional has been included to account for potential increases in utility rates and usage.			
37	**WATER-SEWER UTILITY SERVICES**	City of Davenport	1530060	6,120
	Funds allocated to support utility expenditures associated with. Additional funds have been budgeted to account for anticipated increases in rates and usage. water and sewer services for District-operated facilities; reflects an average monthly obligation of $363, totaling $4,354			
38	**UTILITIES Total**			**105,520**
39	**SECURITY OPERATIONS**			
40	**SECURITY SERVICES AND PATROLS**	JCS Security	1521010	62,100
	The District contracts with JCS Investigations and Security Services for roving patrols, weekend amenity coverage, and pool monitoring. Roving patrols cost $1,980 per month, and weekend coverage is $120 per weekend, totaling approximately $30,000 annually. Pool and amenity monitoring is billed at $20 per hour, with the final cost based on scheduled hours. The District has budgeted $45,000 to cover all JCS security services. $20 per hour guard, with the total cost based on the hours and number of guards determined by the board. The budget includes $10,000 to account for additional expenses incurred for increased amenity monitoring.			
41	**ACCESS CONTROL MAINTENANCE & REPAIR**	ECS Integrations	1521025	5,000
	Amenity Access Cards			
42	**SECURITY OPERATIONS Total**			**67,100**
43	**OTHER PHYSICAL ENVIRONMENT**			
45	**PROPERTY INSURANCE**	EGIS	1550040	28,245
	Covers damage or loss to District-owned buildings, equipment, and other property from things like fire, storms, or vandalism.			
46	**GENERAL LIABILITY INSURANCE**	EGIS	1550080	4,287
	Covers the District for claims related to injuries or property damage that happen during District activities or on District property. The budgeted amount is based on estimates received for EGIS. The budgeted amount is based on estimates received for EGIS			
47	**LANDSCAPE MAINTENANCE**	Mele Environmental	1550100	194,508
	The District contracts with Prince and Sons, Inc. for landscape maintenance at a rate of $16,000 per month, totaling $192,000 annually. Services include mowing, trimming, and irrigation inspections for the District's rights-of-way, common areas, and pond banks. Additional services such as mulch installation and plantings are provided upon request and billed separately.			
48	**IRRIGATION MAINTENANCE & REPAIR**	Mele Environmental	1550140	16,000
	Intended to provide for the costs of repairs and maintenance to the sprinkler systems within the District's common areas and right of ways that are not as a part of the landscape maintenance contract.			
49	**SIDEWALK MAINTENANCE & REPAIR**		1541025	8,000
	This budget covers the repair and upkeep of sidewalks within the District. It includes fixing cracks, replacing damaged sections, and addressing safety concerns like trip hazards to ensure sidewalks remain safe and accessible for residents.			

11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
50	**LANDSCAPE- FERTILIZER**	Mele Environmental	1550120	**36,000**
	This covers the cost of applying fertilizer to keep the District's grass and plants healthy.			
51	**MAINTENANCE & REPAIR**		1551016	**11,976**
	As needed for signs and other items not listed above			
52	**LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES**	Mele Environmental	1550180	**30,000**
	Intended to provide for the replacement of dead or deteriorated plants within the District's common areas and right of ways that are not the result of the maintenance contractor's negligence.			
53	**FIELD SERVICES**	Haven Management		**12,000**
	Starting October 1, 2025, the District increased its agreement with Anchor Stone, LLC to provide weekly onsite field services totaling six hours per week. The expanded services are billed at $12,000 annually			
54	**CAPITAL PROJECTS**			**50,000**
	A fund established to set aside money for future capital projects, including but not limited to the community center, tennis court, covered picnic area, adult activity equipment, and splash pad.			
55	**MISCELLANEOUS EXPENSE/ CONTINGENCY**		1551015	**5,000**
	Provides funding for unexpected expenses or future improvements related to landscaping, irrigation, pond enhancements, or amenity upgrades.			
56	**OTHER PHYSICAL ENVIRONMENT Total**			**396,016**
57	**PARK & RECREATION**			
58	**TELEPHONE, INTERNET, CABLE**	Spectrum	1520060	**3,000**
	This budget covers the cost of internet, phone, and cable services at the District's clubhouse. These services support staff operations, resident use, and amenities that require connectivity, such as security systems or smart TVs at an average monthly rate of $190. Additional funds have been budgeted to account for price increases.			
59	**POOL SERVICE CONTRACT**	Cooper Pools	1520020	**63,480**
	This line item covers daily pool cleaning, chemical treatment, bathroom cleaning, and trash removal in and around the pool area. It also includes a pool attendant on-site three days a week. The District pays $4,600 monthly plus an amount of 15% is reserved for repairs			
61	**AMENITY MAINTENANCE & REPAIRS**		1551016	**13,807**
	This line item covers the cost of general maintenance and miscellaneous repairs to District amenities. It includes items such as painting of entry monuments, repairs to park equipment, signage, and other upkeep necessary to preserve the appearance and functionality of community assets.			
62	**AMENITY FACILITY JANITORIAL SERVICE**	Southern Green	1520040	**30,000**
	Provides for routine cleaning and maintenance of the District's amenity facilities, including dusting, restroom sanitation, trash removal, window cleaning, disinfection of high-touch surfaces, and restocking of bathroom supplies.			
63	**PEST CONTROL & TERMITE BOND**	Orkin	1520100	**1,500**
	The District has a contract with Orkin, currently averaging $112 per month for pest management services. Increased budget to account for cost increase.			
64	**OFFICE SUPPLIES**		1520200	**500**
	Covers the cost of basic office supplies needed for daily operations at the District's amenity facilities, such as paper, pens, and printer ink.			
65	**MISCELLANEOUS EXPENSE**		1520120	**5,000**
	Covers unplanned or miscellaneous expenses related to Parks and Recreation that are not included in other budgeted line items.			
67	**PARK & RECREATION Total**			**117,287**
73	**EXPENDITURES Total**			**913,238**

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 DEBT SERVICE BUDGET

	SERIES 2014 AREA 1	SERIES 2014 AREA 2	SERIES 2016 AREA 3	SERIES 2016 AREA 4	SERIES 2017 AREA 4 B/C	SERIES 2017 AREA 5	SERIES 2017 AREA 6	SERIES 2019 AREA 7	TOTAL
REVENUES									
Expected Net Debt Service Revenue	$66,648.56	$98,165.18	$175,974.81	$102,687.99	$157,868.85	$292,319.58	$125,663.94	$203,112.76	$1,222,441.65
TOTAL REVENUES	**$66,648.56**	**$98,165.18**	**$175,974.81**	**$102,687.99**	**$157,868.85**	**$292,319.58**	**$125,663.94**	**$203,112.76**	**$1,222,441.65**
EXPENDITURES (1)									
May 1, 2027 Interest	$22,037.50	$29,009.38	$58,209.38	$33,721.88	$49,593.75	$95,843.79	$40,106.25	$63,751.25	$392,273.18
May 1, 2027 Scheduled Principal Payment	$0.00	$0.00	$55,000.00	$30,000.00	$0.00	$0.00	$0.00	$0.00	$85,000.00
November 1, 2027 Interest	$22,037.50	$29,009.38	$56,662.50	$32,878.13	$49,593.75	$95,843.76	$40,106.25	$63,751.25	$389,882.52
November 1, 2027 Scheduled Principal Payment	$20,000.00	$35,000.00	$0.00	$0.00	$55,000.00	$95,000.00	$40,000.00	$75,000.00	$320,000.00
TOTAL EXPENDITURES	**$64,075.00**	**$93,018.76**	**$169,871.88**	**$96,600.01**	**$154,187.50**	**$286,687.55**	**$120,212.50**	**$202,502.50**	**$1,187,155.70**
EXCESS REVENUE OVER EXPENDITURES	**$2,573.56**	**$5,146.42**	**$6,102.93**	**$6,087.98**	**$3,681.35**	**$5,632.03**	**$5,451.44**	**$610.26**	**$35,285.95**

(1) Scheduled Fiscal Year 2027 Debt Service Payments Per Trustee as of March 12, 2026.

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE) $	INCREASE (DECREASE) %
Single Family - Assmt. Area 1				
Debt Service	$562.72	$562.72	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,325.32**	**$1,348.20**	**$22.88**	**1.73%**
Single Family - Assmt. Area 2				
Debt Service	$567.56	$567.56	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,330.16**	**$1,353.04**	**$22.88**	**1.72%**
Single Family - Assmt. Area 3A				
Debt Service	$566.83	$566.83	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,329.43**	**$1,352.31**	**$22.88**	**1.72%**
Single Family - Assmt. Area 3B				
Debt Service	$1,030.59	$1,030.59	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,793.19**	**$1,816.07**	**$22.88**	**1.28%**
Single Family - Assmt. Area 4				
Debt Service	$1,030.59	$1,030.59	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,793.19**	**$1,816.07**	**$22.88**	**1.28%**
Single Family - Assmt. Area 4BC				
Debt Service	$848.21	$848.21	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,610.81**	**$1,633.69**	**$22.88**	**1.42%**
Single Family - Assmt. Area 5A				
Debt Service	$1,082.11	$1,082.11	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,844.71**	**$1,867.59**	**$22.88**	**1.24%**
Single Family - Assmt. Area 5B				
Debt Service	$1,107.88	$1,107.88	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,870.48**	**$1,893.36**	**$22.88**	**1.22%**
Single Family - Assmt. Area 5C				
Debt Service	$1,133.64	$1,133.64	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,896.24**	**$1,919.12**	**$22.88**	**1.21%**

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE) $	%
Single Family - Assmt. Area 6A				
Debt Service	$842.09	$842.09	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,604.69**	**$1,627.57**	**$22.88**	**1.43%**
Single Family - Assmt. Area 6B				
Debt Service	$1,136.38	$1,136.38	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,898.98**	**$1,921.86**	**$22.88**	**1.20%**
Single Family - Assmt. Area 7				
Debt Service	$1,028.94	$1,028.94	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,791.54**	**$1,814.42**	**$22.88**	**1.28%**

(1) **Annual debt service assessment includes principal, interest, Polk County collection costs and early payment discount costs.**

(2) **Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Polk County collection costs and early payment discount costs.**

STATEMENT 5
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 ADOPTED ANNUAL BUDGET TOTAL O&M AND DS ASSESSMENTS

Lot Type/Area	O&M /GF COUNT	O&M / GF per unit FY 2026	DEBT SERVICE COUNT	DEBT SERVICE SERIES 2014 (AREA 1) per unit	DEBT SERVICE SERIES 2014 (AREA 2) per unit	DEBT SERVICE SERIES 2016 (AREA 3) per unit	DEBT SERVICE SERIES 2016 (AREA 4) per unit	DEBT SERVICE SERIES 2017 (AREA 5) per unit	DEBT SERVICE SERIES 2017 (AREA 6) per unit	DEBT SERVICE SERIES 2017 (AREA 4/BC AA7) per unit	DEBT SERVICE SERIES 2019 (AREA 7/7A AA8) per unit	TOTAL FY 2026 O&M + DS PER UNIT, GROSS ON ROLL
SF Series 2014 (Area 1)	126	$785.48	126	$562.72								$1,348.20
SF Series 2014 (Area 2)	184	$785.48	184		$567.56							$1,353.04
SF Series 2016 (Area 3 A)	103	$785.48	103			$566.83						$1,352.31
SF Series 2016 (Area 3 B)	125	$785.48	125			$1,030.59						$1,816.07
SF Series 2016 (Area 4)	106	$785.48	106				$1,030.59					$1,816.07
SF Series 2017 (Area 4/BC)	199	$785.48	198					$848.21				$1,633.69
SF Series 2017 (Area 5 A)	112	$785.48	112						$1,082.11			$1,867.59
SF Series 2017 (Area 5 B)	70	$785.48	70						$1,107.88			$1,893.36
SF Series 2017 (Area 5 C)	99	$785.48	99						$1,133.64			$1,919.12
SF Series 2017 (Area 6 A)	40	$785.48	40							$842.09		$1,627.57
SF Series 2017 (Area 6 B)	88	$785.48	88							$1,136.38		$1,921.86
SF Series 2019 (Area 7)	210	$785.48	210								$1,028.94	$1,814.42
Total Count	**1,462**		**1,461**									

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

TRIM NOTICE

FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		$1,079,466.25
PLUS: INCREASE FOR TRIM NOTICE @	0.00%	$0.00
TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		$1,079,466.25
COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @	6.00%	$68,902.10
TOTAL GROSS FY 2027 O&M ASSESSMENT		$1,148,368.36

FISCAL YEAR 2027 PER LOT ANNUAL ASSESSMENTS

BOND ISSUE ASSMT. AREA REFERENCE	ASSESSMENT AREA	TOTAL # OF LOTS ASSESSED O&M	TOTAL # OF LOTS ASSESSED DEBT SERVICE SERIES 2014	DEBT SERVICE SERIES 2016	DEBT SERVICE SERIES 2017	DEBT SERVICE SERIES 2019	DEBT SERVICE (1) SERIES 2014 AREA 1	SERIES 2014 AREA 2	SERIES 2016 AREA 3	SERIES 2016 AREA 4	SERIES 2017 AREA 4B/C	SERIES 2017 AREA 5	SERIES 2017 AREA 6	SERIES 2019 AREA 7	FY 2027 O&M	TOTAL (2)
SF 14 1	Single Family - Assmt. Area 1	126	126	0	0	0	$562.72	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$785.48	$1,348.20
SF 14 2	Single Family - Assmt. Area 2	184	184	0	0	0	$0.00	$567.56	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$785.48	$1,353.04
SF 16 3A	Single Family - Assmt. Area 3A	103	0	103	0	0	$0.00	$0.00	$566.83	$0.00	$0.00	$0.00	$0.00	$0.00	$785.48	$1,352.31
SF 16 3B	Single Family - Assmt. Area 3B	125	0	125	0	0	$0.00	$0.00	$1,030.59	$0.00	$0.00	$0.00	$0.00	$0.00	$785.48	$1,816.07
SF 16 4	Single Family - Assmt. Area 4	106	0	106	0	0	$0.00	$0.00	$0.00	$1,030.59	$0.00	$0.00	$0.00	$0.00	$785.48	$1,816.07
SF 17 4BC	Single Family - Assmt. Area 4BC	199	0	0	198	0	$0.00	$0.00	$0.00	$0.00	$848.21	$0.00	$0.00	$0.00	$785.48	$1,633.69
SF 17 5A	Single Family - Assmt. Area 5A	112	0	0	112	0	$0.00	$0.00	$0.00	$0.00	$0.00	$1,082.11	$0.00	$0.00	$785.48	$1,867.59
SF 17 5B	Single Family - Assmt. Area 5B	70	0	0	70	0	$0.00	$0.00	$0.00	$0.00	$0.00	$1,107.88	$0.00	$0.00	$785.48	$1,893.36
SF 17 5C	Single Family - Assmt. Area 5C	99	0	0	99	0	$0.00	$0.00	$0.00	$0.00	$0.00	$1,133.64	$0.00	$0.00	$785.48	$1,919.12
SF 17 6A	Single Family - Assmt. Area 6A	40	0	0	40	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$842.09	$0.00	$785.48	$1,627.57
SF 17 6B	Single Family - Assmt. Area 6B	88	0	0	88	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,136.38	$0.00	$785.48	$1,921.86
SF 19 7	Single Family - Assmt. Area 7	210	0	0	0	210	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,028.94	$785.48	$1,814.42
TOTAL		**1,462**	**310**	**334**	**607**	**210**										

FISCAL YEAR 2027 TOTAL ASSESSMENT REVENUE

BOND ISSUE ASSMT. AREA REFERENCE	ASSESSMENT AREA	TOTAL # OF LOTS ASSESSED O&M	TOTAL # OF LOTS ASSESSED DEBT SERVICE SERIES 2014	DEBT SERVICE SERIES 2016	DEBT SERVICE SERIES 2017	DEBT SERVICE SERIES 2019	DEBT SERVICE (1) SERIES 2014 AREA 1	SERIES 2014 AREA 2	SERIES 2016 AREA 3	SERIES 2016 AREA 4	SERIES 2017 AREA 4B/C	SERIES 2017 AREA 5	SERIES 2017 AREA 6	SERIES 2019 AREA 7	FY 2027 O&M	TOTAL (2)
SF 14 1	Single Family - Assmt. Area 1	126	126	0	0	0	$70,902.72	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$98,970.19	$169,872.91
SF 14 2	Single Family - Assmt. Area 2	184	184	0	0	0	$0.00	$104,431.04	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$144,527.89	$248,958.93
SF 16 3A	Single Family - Assmt. Area 3A	103	0	103	0	0	$0.00	$0.00	$58,383.49	$0.00	$0.00	$0.00	$0.00	$0.00	$80,904.20	$139,287.69
SF 16 3B	Single Family - Assmt. Area 3B	125	0	125	0	0	$0.00	$0.00	$128,823.75	$0.00	$0.00	$0.00	$0.00	$0.00	$98,184.71	$227,008.46
SF 16 4	Single Family - Assmt. Area 4	106	0	106	0	0	$0.00	$0.00	$0.00	$109,242.54	$0.00	$0.00	$0.00	$0.00	$83,260.63	$192,503.17
SF 17 4BC	Single Family - Assmt. Area 4BC	199	0	0	198	0	$0.00	$0.00	$0.00	$0.00	$167,945.58	$0.00	$0.00	$0.00	$156,310.06	$324,255.64
SF 17 5A	Single Family - Assmt. Area 5A	112	0	0	112	0	$0.00	$0.00	$0.00	$0.00	$0.00	$121,196.32	$0.00	$0.00	$87,973.50	$209,169.82
SF 17 5B	Single Family - Assmt. Area 5B	70	0	0	70	0	$0.00	$0.00	$0.00	$0.00	$0.00	$77,551.60	$0.00	$0.00	$54,983.44	$132,535.04
SF 17 5C	Single Family - Assmt. Area 5C	99	0	0	99	0	$0.00	$0.00	$0.00	$0.00	$0.00	$112,230.36	$0.00	$0.00	$77,762.29	$189,992.65
SF 17 6A	Single Family - Assmt. Area 6A	40	0	0	40	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$33,683.60	$0.00	$31,419.11	$65,102.71
SF 17 6B	Single Family - Assmt. Area 6B	88	0	0	88	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,001.44	$0.00	$69,122.04	$169,123.48
SF 19 7	Single Family - Assmt. Area 7	210	0	0	0	210	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$216,077.40	$164,950.31	$381,027.71
TOTAL		**1,462**	**310**	**334**	**607**	**210**	**$70,902.72**	**$104,431.04**	**$187,207.24**	**$109,242.54**	**$167,945.58**	**$310,978.28**	**$133,685.04**	**$216,077.40**	**$1,148,368.36**	**$2,448,838.20**
LESS: Polk County Collection Costs (2%) and Early Payment Discount Costs (4%)							($4,254.16)	($6,265.86)	($11,232.43)	($6,554.55)	($10,076.73)	($18,658.70)	($8,021.10)	($12,964.64)	($68,902.10)	($146,930.29)
NET REVENUE TO BE COLLECTED							**$66,648.56**	**$98,165.18**	**$175,974.81**	**$102,687.99**	**$157,868.85**	**$292,319.58**	**$125,663.94**	**$203,112.76**	**$1,079,466.25**	**$2,301,907.90**

(1) Annual debt service assessment per lot adopted in connection with the Highland Meadows II CDD Series 2014, Series 2016, Series 2017 and Series 2019 bond issues. Annual assessment includes principal, interest, Polk County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2026 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

EXHIBIT 4

RETURN TO AGENDA

RESOLUTION 2026-07
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Highland Meadows II Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Highland Meadows II Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27 DAY OF August, 2026.

ATTEST:

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027
ADOPTED ANNUAL BUDGET

STATEMENT 1
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET GENERAL FUND (O&M)

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
1	**I.**								
2	**REVENUES**								
3	**ALL REVENUES**								
4	INTEREST EARNINGS	1,278	2,043	26,282	49,867		15,809	-	-
5	SPECIAL ASSESSMENTS - TAX ROLL	854,813	855,045	858,353	853,355	1,048,025	1,037,054	1,079,466	31,441
6	FUND BALANCE FORWARD	-	-	-	-	10,000		33,772	23,772
7	MISCELLANEOUS REVENUE	8,885	320	35,144	-			-	-
8	**ALL REVENUES Total**	**864,976**	**857,408**	**919,779**	**903,222**	**1,058,025**	**1,052,863**	**1,113,238**	**55,213**
9	**REVENUES Total**	**864,976**	**857,408**	**919,779**	**903,222**	**1,058,025**	**1,052,863**	**1,113,238**	**55,213**
10	**II.**								
11	**EXPENDITURES**								
12	**GENERAL ADMINISTRATIVE**								
13	SUPERVISORS FEES	4,400	10,200	12,600	10,200	24,000	5,200	16,000	(8,000)
14	ADMINISTRATIVE SERVICE	-	-	-	-	-		-	-
15	DISTRICT MANAGEMENT	-	41,445	44,458	48,060	51,800	26,941	51,804	4
16	DISTRICT ENGINEER	16,463	6,775	51,115	58,900	20,000	6,245	25,000	5,000
17	ASSESSMENT ROLL	5,000	5,000	8,413	4,333	5,200	2,377	5,220	20
18	TAX COLLECTOR/ PROPERTY APPRAISER FEES	-	-	22,026	22,027	22,027	28,154	28,000	5,973
19	AUDITING SERVICES	3,685	-	7,230	7,150	4,000		4,800	800
20	POSTAGE & DELIVERY	549	82	-	2,775	1,000	371	1,000	-
21	PUBLIC OFFICIALS LIABILITY INSURANCE	2,692	2,566	2,656	2,922	3,214		3,314	100
22	LEGAL ADVERTISING	2,477	7,628	2,810	1,149	3,000		2,000	(1,000)
23	DUES, LICENSES & FEES	175	175	975	175	175	175	175	-
24	MISCELLANEOUS FEES	654	4,998	1,950	-	-		-	-
25	WEBSITE HOSTING, MAINTENANCE, BACKUP	1,100	5,045	1,996	1,538	2,015		2,015	-
26	DISTRICT COUNSEL	18,008	49,985	86,539	53,215	40,000	23,311	45,000	5,000
27	ADMINISTRATIVE CONTINGENCY	-	-	-	4,790	6,500	1,114	6,500	-
28	**GENERAL ADMINISTRATIVE Total**	**55,203**	**133,899**	**242,769**	**217,234**	**182,931**	**93,888**	**190,828**	**7,897**
29	**DEBT ADMINISTRATION**								
30	DISSEMINATION AGENT	8,850	2,833	11,325	5,833	7,000	3,199	7,000	-
31	TRUSTEE FEES	26,469	22,890	23,309	12,836	26,787	16,200	26,787	(0)
32	ARBITRAGE REBATE CALCULATION	2,700	2,700	2,700	-	2,700	-	2,700	-
33	**DEBT ADMINISTRATION Total**	**38,019**	**28,423**	**37,334**	**18,669**	**36,487**	**19,399**	**36,487**	**(0)**

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
34	**UTILITIES**								
35	ELECTRIC UTILITY SERVICES	18,239	26,301	13,629	6,366	28,000	1,882	28,000	-
36	STREET LIGHTS	55,396	66,303	63,930	76,032	70,000	38,311	71,400	1,400
37	WATER-SEWER UTILITY SERVICES	5,237	5,821	3,730	5,531	6,000	1,886	6,120	120
38	**UTILITIES Total**	**78,872**	**98,425**	**81,289**	**87,929**	**104,000**	**42,079**	**105,520**	**1,520**
39	**SECURITY OPERATIONS**								
40	SECURITY SERVICES AND PATROLS	15,382	43,631	40,388	65,248	55,000	29,745	62,100	7,100
41	ACCESS CONTROL MAINTENANCE & REPAIR	-	7,303	1,784	8,430	5,000	1,876	5,000	-
42	**SECURITY OPERATIONS Total**	**15,382**	**50,934**	**42,172**	**73,678**	**60,000**	**31,621**	**67,100**	**7,100**
43	**OTHER PHYSICAL ENVIRONMENT**								
44	LANDSCAPE INSPECTION SERVICES	-	-	6,020	-	-	-	-	-
45	PROPERTY INSURANCE	13,103	14,244	21,417	29,339	36,000	33,245	28,245	(7,755)
46	GENERAL LIABILITY INSURANCE	2,387	2,894	2,995	3,295	3,625	3,397	4,287	662
47	LANDSCAPE MAINTENANCE	192,000	227,462	191,270	192,413	192,000	97,042	194,508	2,508
48	IRRIGATION MAINTENANCE & REPAIR	9,181	11,786	5,516	10,747	16,000	5,050	16,000	-
49	SIDEWALK MAINTENANCE & REPAIR	-	3,991	6,265	880	8,000	-	8,000	-
50	LANDSCAPE- FERTILIZER	35,336	11,384	-	-	36,000	-	36,000	-
51	MAINTENANCE & REPAIR	5,216	12,401	8,880	2,480	11,976	25,911	11,976	-
52	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	13,604	1,050	-	7,755	30,000	1,200	30,000	-
53	FIELD SERVICES	15,450	5,408	-	-	12,000	5,483	12,000	-
54	CAPITAL PROJECTS	-	-	-	254,743	15,000	66,502	50,000	35,000
55	MISCELLANEOUS EXPENSE/ CONTINGENCY	23,291	34,848	3,500	4,213	5,000	12,892	5,000	-
56	**OTHER PHYSICAL ENVIRONMENT Total**	**309,568**	**325,468**	**245,863**	**505,865**	**365,601**	**250,722**	**396,016**	**30,415**
57	**PARK & RECREATION**								
58	TELEPHONE, INTERNET, CABLE	2,166	2,484	2,290	2,117	3,000	1,149	3,000	-
59	POOL SERVICE CONTRACT	23,880	51,534	41,755	53,972	63,600	31,772	63,480	(120)
60	POOL PERMITS	-	-	280	-	-	280	-	-
61	AMENITY MAINTENANCE & REPAIRS	10,740	22,558	103,713	3,961	13,807	1,924	13,807	-
62	AMENITY FACILITY JANITORIAL SERVICE	10,910	8,470	16,643	26,283	21,600	13,930	30,000	8,400
63	PEST CONTROL & TERMITE BOND	835	908	1,079	1,242	1,500	312	1,500	-
64	OFFICE SUPPLIES	-	3	-	-	500	954	500	-
65	MISCELLANEOUS EXPENSE	2,769	9,553	625	232	5,000	15,027	5,000	-
66	TRUE UP TO AUDIT - FY 2023	-	88,071	-	-	-	-	-	-
67	**PARK & RECREATION Total**	**51,300**	**183,581**	**166,385**	**87,807**	**109,007**	**65,348**	**117,287**	**8,280**
68	**TOTAL EXPENDITURES BEFORE THER FINANCING SOURCES/USES**	**548,344**	**820,730**	**815,812**	**991,182**	**858,026**	**503,057**	**913,238**	**55,212**

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
69	**OTHER FINANCING SOURCES/USES**								
70	INCREASE IN ASSET RESERVES	69,469	-	-	229,283	200,000	-	200,000	-
71	INCREASE IN EMERGENCY RESERVES	-	-	-	50,000	-	-	-	-
72	**OTHER FINANCING SOURCES/USES Total**	**69,469**	**-**	**-**	**279,283**	**200,000**	**-**	**200,000**	**-**
73	**EXPENDITURES Total**	**617,813**	**820,730**	**815,812**	**1,270,465**	**1,058,026**	**503,057**	**1,113,238**	**55,212**
74	III								
75	**FUND BALANCE**								
76	**FUND BALANCE BEGINNING**								
77	NET CHANGE IN FUND BALANCE	247,163	36,678	105,075	(367,243)	-	549,806	0	-
	AUDIT ADJUSTMENT			-					
78	FUND BALANCE - BEGINNING	662,777	909,940	946,618	1,051,693	963,733		1,163,733	-
79	INCREASE IN FUND BALANCE FOR RESERVES	-	-	-	279,283	200,000		200,000	-
80	LESS FUND BALANCE FORWARD FOR CAPITAL PROJECTS	-	-	-	-	-		(33,772)	-
81	**FUND BALANCE ENDING**	**909,940**	**946,618**	**1,051,693**	**963,733**	**1,163,733**		**1,329,962**	**-**
82									
83	**FUND BALANCE USES:**								
84	LESS FUND BALANCE FORWARD	-	-	-	-			-	-
85	NONSPENDABLE - PREPAIDS & DEPOSITS	46,271	54,441	44,167	44,167	44,167		44,167	-
86	ASSIGNED - OPERATING RESERVE - GFOA RECOMMENS 2 MONTHS	250,267	343,579	141,338	141,338	141,338		176,338	-
87	ASSIGNED - ASSET RESERVE	-	-	270,717	506,383	706,383		906,383	-
88	ASSIGNED - EMERGENCY RESERVES	-	-	-	50,000	50,000		50,000	-
89	UNASSIGNED FUND BALANCE	613,402	548,598	613,712	221,846	221,845		153,074	-
90	**FUND BALANCE USES: Total**	**909,940**	**946,618**	**1,069,934**	**963,733**	**1,163,733**		**1,329,962**	**-**

STATEMENT 2
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET - RESERVES

		FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY25 TO FY26
1	**REVENUES**			
2	**ALL REVENUES**			
3	ASSESSMENTS LEVIED (NET ON-ROLL):	-	-	-
4	EXCESS FEES	-	-	-
5	INTEREST & MISCELLANEOUS	-	-	-
6	**ALL REVENUES Total**	**-**	**-**	**-**
7	**EXPENDITURES**			
8	**EXPENDITURES**			
9	**EXPENDITURES Total**	**-**	**-**	**-**
10	**OTHER SOURCES/(USES)**			
11	**OTHER FINANCING SOURCES & USES**			
12	TRANSFER IN (OUT) FROM GENERAL FUND	200,000	200,000	-
13	CAPITAL IMPROVEMENT PLAN (CIP)	-		-
14	INCREASE IN RESERVE FUND BALANCE	-		-
15	**OTHER FINANCING SOURCES & USES Total**	**200,000**	**200,000**	**-**
16	**EXCESS OF REVENUES OVER (UNDER) EXPENDITURES**	**200,000**	**200,000**	**-**
17				
18	**FUND BALANCE**			
19	FUND BALANCE - BEGINNING	506,383	706,383	
20	NET CHANGE IN FUND BALANCE	200,000	200,000	
21	**FUND BALANCE Total**	**706,383**	**906,383**	

Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)
2023	395,000	748,074	2033	557,100	5,022,684	2043	710,200	2,834,634
2024	408,800	1,158,323	2034	576,600	5,234,111	2044	735,100	3,592,149
2025	423,100	1,506,983	2035	596,800	4,562,483	2045	760,800	4,233,039
2026	437,900	1,683,255	2036	617,700	3,848,220	2046	787,400	4,969,308
2027	453,200	2,026,861	2037	639,300	685,743	2047	815,000	5,432,210
2028	469,100	2,511,791	2038	598,000	1,290,636	2048	843,500	6,316,688
2029	485,500	2,896,126	2039	618,900	1,719,083	2049	873,000	7,236,960
2030	502,500	3,332,486	2040	640,600	1,703,080	2050	903,600	7,393,970
2031	520,100	3,877,734	2041	663,000	2,176,711	2051	935,200	8,081,395
2032	538,300	4,432,606	2042	686,200	2,373,993	2052	967,900	8,753,210

STATEMENT 3
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
12	**GENERAL ADMINISTRATIVE**			
13	**SUPERVISORS FEES**	Board of Supervisors	1510000	16,000
	Per Chapter 190 of the Florida Statutes, Board members may be compensated $200 per meeting attended. The FY budget includes $12,000 for 12 regular meetings (5 members per meeting) and an additional $12,000 for an additional 12 meetings			
14	**ADMINISTRATIVE SERVICE**	Haven Management		-
	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.			
15	**DISTRICT MANAGEMENT**	Haven Management	1510080	51,804
	The District receives Management, Accounting, and Assessment services under an existing Management Agreement. Amount considers 15 meetings with no additional financial burden			
16	**DISTRICT ENGINEER**	Stantec	1510140	25,000
	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.			
17	**ASSESSMENT ROLL**	Haven Management	1520050	5,220
	Services for preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.			
18	**TAX COLLECTOR/ PROPERTY APPRAISER FEES**	Tax Collector	1513050	28,000
	The tax collector's fee is 2% of assessments collected.			
19	**AUDITING SERVICES**	DiBartolomeo	1510220	4,800
	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.			
20	**POSTAGE & DELIVERY**		1510205	1,000
	For mailing out of any resident notices, printing of any agenda packages, etc.			
21	**PUBLIC OFFICIALS LIABILITY INSURANCE**	EGIS	1510260	3,314
	Protects the Board and staff from claims related to decisions or actions made while doing their official duties. The budgeted amount is based on estimates received for EGIS. (Based on 10% increase from prior year)			
22	**LEGAL ADVERTISING**	Local Newspaper	1510280	2,000
	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation			
23	**DUES, LICENSES & FEES**	DEO	1510300	175
	Annual fee paid to the Florida Department of Economic Opportunity.			
24	**MISCELLANEOUS FEES**		1510360	-
	Estimated for miscellaneous expenditures			
25	**WEBSITE HOSTING, MAINTENANCE, BACKUP**	SchoolStatus / Haven Management	1510320	2,015
	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolStatus - $1,515 includes website compliance and remediation of 750 documents as well as $500 for District Manager upload and oversight			
26	**DISTRICT COUNSEL**	Kutak Rock	1520051	45,000
	On-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.			
27	**ADMINISTRATIVE CONTINGENCY**		1520052	6,500
	Estimated for items not known and considered in the administrative allocations			
28	**GENERAL ADMINISTRATIVE Total**			190,828

	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
29	**DEBT ADMINISTRATION**			
30	DISSEMINATION AGENT	Haven Management	1510160	7,000
	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.			
31	TRUSTEE FEES	US Bank Trust, N.A.	1510180	26,787
	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee.			
32	ARBITRAGE REBATE CALCULATION	AMTEC	1510240	2,700
	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.			
33	**DEBT ADMINISTRATION Total**			**36,487**
34	**UTILITIES**			
35	ELECTRIC UTILITY SERVICES	Duke Energy	1530000	28,000
	Covers the cost of electricity for all District facilities. The current average monthly expense is approximately $632, totaling $7,579. Additional funds have been budgeted to account for anticipated increases in rates and usage.			
36	STREET LIGHTS	Duke Energy	1530020	71,400
	Covers the cost paid to Duke Energy for the District's streetlight power and maintenance. The current average monthly bill is approximately $5,575, totaling $66,908 annually. Additional has been included to account for potential increases in utility rates and usage.			
37	WATER-SEWER UTILITY SERVICES	City of Davenport	1530060	6,120
	Funds allocated to support utility expenditures associated with. Additional funds have been budgeted to account for anticipated increases in rates and usage. water and sewer services for District-operated facilities; reflects an average monthly obligation of $363, totaling $4,354			
38	**UTILITIES Total**			**105,520**
39	**SECURITY OPERATIONS**			
40	SECURITY SERVICES AND PATROLS	JCS Security	1521010	62,100
	The District contracts with JCS Investigations and Security Services for roving patrols, weekend amenity coverage, and pool monitoring. Roving patrols cost $1,980 per month, and weekend coverage is $120 per weekend, totaling approximately $30,000 annually. Pool and amenity monitoring is billed at $20 per hour, with the final cost based on scheduled hours. The District has budgeted $45,000 to cover all JCS security services. $20 per hour guard, with the total cost based on the hours and number of guards determined by the board. The budget includes $10,000 to account for additional expenses incurred for increased amenity monitoring.			
41	ACCESS CONTROL MAINTENANCE & REPAIR	ECS Integrations	1521025	5,000
	Amenity Access Cards			
42	**SECURITY OPERATIONS Total**			**67,100**
43	**OTHER PHYSICAL ENVIRONMENT**			
45	PROPERTY INSURANCE	EGIS	1550040	28,245
	Covers damage or loss to District-owned buildings, equipment, and other property from things like fire, storms, or vandalism.			
46	GENERAL LIABILITY INSURANCE	EGIS	1550080	4,287
	Covers the District for claims related to injuries or property damage that happen during District activities or on District property. The budgeted amount is based on estimates received for EGIS. The budgeted amount is based on estimates received for EGIS			
47	LANDSCAPE MAINTENANCE	Mele Environmental	1550100	194,508
	The District contracts with Prince and Sons, Inc. for landscape maintenance at a rate of $16,000 per month, totaling $192,000 annually. Services include mowing, trimming, and irrigation inspections for the District's rights-of-way, common areas, and pond banks. Additional services such as mulch installation and plantings are provided upon request and billed separately.			
48	IRRIGATION MAINTENANCE & REPAIR	Mele Environmental	1550140	16,000
	Intended to provide for the costs of repairs and maintenance to the sprinkler systems within the District's common areas and right of ways that are not as a part of the landscape maintenance contract.			
49	SIDEWALK MAINTENANCE & REPAIR		1541025	8,000
	This budget covers the repair and upkeep of sidewalks within the District. It includes fixing cracks, replacing damaged sections, and addressing safety concerns like trip hazards to ensure sidewalks remain safe and accessible for residents.			

11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
50	**LANDSCAPE- FERTILIZER**	Mele Environmental	1550120	36,000
	This covers the cost of applying fertilizer to keep the District's grass and plants healthy.			
51	**MAINTENANCE & REPAIR**		1551016	11,976
	As needed for signs and other items not listed above			
52	**LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES**	Mele Environmental	1550180	30,000
	Intended to provide for the replacement of dead or deteriorated plants within the District's common areas and right of ways that are not the result of the maintenance contractor's negligence.			
53	**FIELD SERVICES**	Haven Management		12,000
	Starting October 1, 2025, the District increased its agreement with Anchor Stone, LLC to provide weekly onsite field services totaling six hours per week. The expanded services are billed at $12,000 annually			
54	**CAPITAL PROJECTS**			50,000
	A fund established to set aside money for future capital projects, including but not limited to the community center, tennis court, covered picnic area, adult activity equipment, and splash pad.			
55	**MISCELLANEOUS EXPENSE/ CONTINGENCY**		1551015	5,000
	Provides funding for unexpected expenses or future improvements related to landscaping, irrigation, pond enhancements, or amenity upgrades.			
56	**OTHER PHYSICAL ENVIRONMENT Total**			**396,016**
57	**PARK & RECREATION**			
58	**TELEPHONE, INTERNET, CABLE**	Spectrum	1520060	3,000
	This budget covers the cost of internet, phone, and cable services at the District's clubhouse. These services support staff operations, resident use, and amenities that require connectivity, such as security systems or smart TVs at an average monthly rate of $190. Additional funds have been budgeted to account for price increases.			
59	**POOL SERVICE CONTRACT**	Cooper Pools	1520020	63,480
	This line item covers daily pool cleaning, chemical treatment, bathroom cleaning, and trash removal in and around the pool area. It also includes a pool attendant on-site three days a week. The District pays $4,600 monthly plus an amount of 15% is reserved for repairs			
61	**AMENITY MAINTENANCE & REPAIRS**		1551016	13,807
	This line item covers the cost of general maintenance and miscellaneous repairs to District amenities. It includes items such as painting of entry monuments, repairs to park equipment, signage, and other upkeep necessary to preserve the appearance and functionality of community assets.			
62	**AMENITY FACILITY JANITORIAL SERVICE**	Southern Green	1520040	30,000
	Provides for routine cleaning and maintenance of the District's amenity facilities, including dusting, restroom sanitation, trash removal, window cleaning, disinfection of high-touch surfaces, and restocking of bathroom supplies.			
63	**PEST CONTROL & TERMITE BOND**	Orkin	1520100	1,500
	The District has a contract with Orkin, currently averaging $112 per month for pest management services. Increased budget to account for cost increase.			
64	**OFFICE SUPPLIES**		1520200	500
	Covers the cost of basic office supplies needed for daily operations at the District's amenity facilities, such as paper, pens, and printer ink.			
65	**MISCELLANEOUS EXPENSE**		1520120	5,000
	Covers unplanned or miscellaneous expenses related to Parks and Recreation that are not included in other budgeted line items.			
67	**PARK & RECREATION Total**			**117,287**
73	**EXPENDITURES Total**			**913,238**

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 DEBT SERVICE BUDGET

	SERIES 2014 AREA 1	SERIES 2014 AREA 2	SERIES 2016 AREA 3	SERIES 2016 AREA 4	SERIES 2017 AREA 4 B/C	SERIES 2017 AREA 5	SERIES 2017 AREA 6	SERIES 2019 AREA 7	TOTAL
REVENUES									
Expected Net Debt Service Revenue	$66,648.56	$98,165.18	$175,974.81	$102,687.99	$157,868.85	$292,319.58	$125,663.94	$203,112.76	$1,222,441.65
TOTAL REVENUES	**$66,648.56**	**$98,165.18**	**$175,974.81**	**$102,687.99**	**$157,868.85**	**$292,319.58**	**$125,663.94**	**$203,112.76**	**$1,222,441.65**
EXPENDITURES (1)									
May 1, 2027 Interest	$22,037.50	$29,009.38	$58,209.38	$33,721.88	$49,593.75	$95,843.79	$40,106.25	$63,751.25	$392,273.18
May 1, 2027 Scheduled Principal Payment	$0.00	$0.00	$55,000.00	$30,000.00	$0.00	$0.00	$0.00	$0.00	$85,000.00
November 1, 2027 Interest	$22,037.50	$29,009.38	$56,662.50	$32,878.13	$49,593.75	$95,843.76	$40,106.25	$63,751.25	$389,882.52
November 1, 2027 Scheduled Principal Payment	$20,000.00	$35,000.00	$0.00	$0.00	$55,000.00	$95,000.00	$40,000.00	$75,000.00	$320,000.00
TOTAL EXPENDITURES	**$64,075.00**	**$93,018.76**	**$169,871.88**	**$96,600.01**	**$154,187.50**	**$286,687.55**	**$120,212.50**	**$202,502.50**	**$1,187,155.70**
EXCESS REVENUE OVER EXPENDITURES	**$2,573.56**	**$5,146.42**	**$6,102.93**	**$6,087.98**	**$3,681.35**	**$5,632.03**	**$5,451.44**	**$610.26**	**$35,285.95**

(1) Scheduled Fiscal Year 2027 Debt Service Payments Per Trustee as of March 12, 2026.

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE) $	%
Single Family - Assmt. Area 1				
Debt Service	$562.72	$562.72	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,325.32**	**$1,348.20**	**$22.88**	**1.73%**
Single Family - Assmt. Area 2				
Debt Service	$567.56	$567.56	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,330.16**	**$1,353.04**	**$22.88**	**1.72%**
Single Family - Assmt. Area 3A				
Debt Service	$566.83	$566.83	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,329.43**	**$1,352.31**	**$22.88**	**1.72%**
Single Family - Assmt. Area 3B				
Debt Service	$1,030.59	$1,030.59	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,793.19**	**$1,816.07**	**$22.88**	**1.28%**
Single Family - Assmt. Area 4				
Debt Service	$1,030.59	$1,030.59	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,793.19**	**$1,816.07**	**$22.88**	**1.28%**
Single Family - Assmt. Area 4BC				
Debt Service	$848.21	$848.21	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,610.81**	**$1,633.69**	**$22.88**	**1.42%**
Single Family - Assmt. Area 5A				
Debt Service	$1,082.11	$1,082.11	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,844.71**	**$1,867.59**	**$22.88**	**1.24%**
Single Family - Assmt. Area 5B				
Debt Service	$1,107.88	$1,107.88	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,870.48**	**$1,893.36**	**$22.88**	**1.22%**
Single Family - Assmt. Area 5C				
Debt Service	$1,133.64	$1,133.64	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,896.24**	**$1,919.12**	**$22.88**	**1.21%**

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE) $	%
Single Family - Assmt. Area 6A				
Debt Service	$842.09	$842.09	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,604.69**	**$1,627.57**	**$22.88**	**1.43%**
Single Family - Assmt. Area 6B				
Debt Service	$1,136.38	$1,136.38	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,898.98**	**$1,921.86**	**$22.88**	**1.20%**
Single Family - Assmt. Area 7				
Debt Service	$1,028.94	$1,028.94	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,791.54**	**$1,814.42**	**$22.88**	**1.28%**

(1) **Annual debt service assessment includes principal, interest, Polk County collection costs and early payment discount costs.**

(2) **Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Polk County collection costs and early payment discount costs.**

STATEMENT 5
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 ADOPTED ANNUAL BUDGET TOTAL O&M AND DS ASSESSMENTS

Lot Type/Area	O&M /GF COUNT	O&M / GF per unit FY 2026	DEBT SERVICE COUNT	DEBT SERVICE SERIES 2014 (AREA 1) per unit	DEBT SERVICE SERIES 2014 (AREA 2) per unit	DEBT SERVICE SERIES 2016 (AREA 3) per unit	DEBT SERVICE SERIES 2016 (AREA 4) per unit	DEBT SERVICE SERIES 2017 (AREA 5) per unit	DEBT SERVICE SERIES 2017 (AREA 6) per unit	DEBT SERVICE SERIES 2017 (AREA 4/BC AA7) per unit	DEBT SERVICE SERIES 2019 (AREA 7/7A AA8) per unit	TOTAL FY 2026 O&M + DS PER UNIT, GROSS ON ROLL
SF Series 2014 (Area 1)	126	$785.48	126	$562.72								$1,348.20
SF Series 2014 (Area 2)	184	$785.48	184		$567.56							$1,353.04
SF Series 2016 (Area 3 A)	103	$785.48	103			$566.83						$1,352.31
SF Series 2016 (Area 3 B)	125	$785.48	125			$1,030.59						$1,816.07
SF Series 2016 (Area 4)	106	$785.48	106				$1,030.59					$1,816.07
SF Series 2017 (Area 4/BC)	199	$785.48	198					$848.21				$1,633.69
SF Series 2017 (Area 5 A)	112	$785.48	112						$1,082.11			$1,867.59
SF Series 2017 (Area 5 B)	70	$785.48	70						$1,107.88			$1,893.36
SF Series 2017 (Area 5 C)	99	$785.48	99						$1,133.64			$1,919.12
SF Series 2017 (Area 6 A)	40	$785.48	40							$842.09		$1,627.57
SF Series 2017 (Area 6 B)	88	$785.48	88							$1,136.38		$1,921.86
SF Series 2019 (Area 7)	210	$785.48	210								$1,028.94	$1,814.42
Total Count	**1,462**		**1,461**									

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

TRIM NOTICE

FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		$1,079,466.25
PLUS: INCREASE FOR TRIM NOTICE @	0.00%	$0.00
TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		$1,079,466.25
COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @	6.00%	$68,902.10
TOTAL GROSS FY 2027 O&M ASSESSMENT		$1,148,368.36

FISCAL YEAR 2027 PER LOT ANNUAL ASSESSMENTS

BOND ISSUE ASSMT. AREA REFERENCE	ASSESSMENT AREA	TOTAL # OF LOTS ASSESSED O&M	DEBT SERVICE SERIES 2014	DEBT SERVICE SERIES 2016	DEBT SERVICE SERIES 2017	DEBT SERVICE SERIES 2019	DEBT SERVICE (1) SERIES 2014 AREA 1	SERIES 2014 AREA 2	SERIES 2016 AREA 3	SERIES 2016 AREA 4	SERIES 2017 AREA 4B/C	SERIES 2017 AREA 5	SERIES 2017 AREA 6	SERIES 2019 AREA 7	FY 2027 O&M	TOTAL (2)
SF 14 1	Single Family - Assmt. Area 1	126	126	0	0	0	$562.72	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$785.48	$1,348.20
SF 14 2	Single Family - Assmt. Area 2	184	184	0	0	0	$0.00	$567.56	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$785.48	$1,353.04
SF 16 3A	Single Family - Assmt. Area 3A	103	0	103	0	0	$0.00	$0.00	$566.83	$0.00	$0.00	$0.00	$0.00	$0.00	$785.48	$1,352.31
SF 16 3B	Single Family - Assmt. Area 3B	125	0	125	0	0	$0.00	$0.00	$1,030.59	$0.00	$0.00	$0.00	$0.00	$0.00	$785.48	$1,816.07
SF 16 4	Single Family - Assmt. Area 4	106	0	106	0	0	$0.00	$0.00	$0.00	$1,030.59	$0.00	$0.00	$0.00	$0.00	$785.48	$1,816.07
SF 17 4BC	Single Family - Assmt. Area 4BC	199	0	0	198	0	$0.00	$0.00	$0.00	$0.00	$848.21	$0.00	$0.00	$0.00	$785.48	$1,633.69
SF 17 5A	Single Family - Assmt. Area 5A	112	0	0	112	0	$0.00	$0.00	$0.00	$0.00	$0.00	$1,082.11	$0.00	$0.00	$785.48	$1,867.59
SF 17 5B	Single Family - Assmt. Area 5B	70	0	0	70	0	$0.00	$0.00	$0.00	$0.00	$0.00	$1,107.88	$0.00	$0.00	$785.48	$1,893.36
SF 17 5C	Single Family - Assmt. Area 5C	99	0	0	99	0	$0.00	$0.00	$0.00	$0.00	$0.00	$1,133.64	$0.00	$0.00	$785.48	$1,919.12
SF 17 6A	Single Family - Assmt. Area 6A	40	0	0	40	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$842.09	$0.00	$785.48	$1,627.57
SF 17 6B	Single Family - Assmt. Area 6B	88	0	0	88	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,136.38	$0.00	$785.48	$1,921.86
SF 19 7	Single Family - Assmt. Area 7	210	0	0	0	210	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,028.94	$785.48	$1,814.42
TOTAL		1,462	310	334	607	210										

FISCAL YEAR 2027 TOTAL ASSESSMENT REVENUE

BOND ISSUE ASSMT. AREA REFERENCE	ASSESSMENT AREA	TOTAL # OF LOTS ASSESSED O&M	DEBT SERVICE SERIES 2014	DEBT SERVICE SERIES 2016	DEBT SERVICE SERIES 2017	DEBT SERVICE SERIES 2019	DEBT SERVICE (1) SERIES 2014 AREA 1	SERIES 2014 AREA 2	SERIES 2016 AREA 3	SERIES 2016 AREA 4	SERIES 2017 AREA 4B/C	SERIES 2017 AREA 5	SERIES 2017 AREA 6	SERIES 2019 AREA 7	FY 2027 O&M	TOTAL (2)
SF 14 1	Single Family - Assmt. Area 1	126	126	0	0	0	$70,902.72	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$98,970.19	$169,872.91
SF 14 2	Single Family - Assmt. Area 2	184	184	0	0	0	$0.00	$104,431.04	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$144,527.89	$248,958.93
SF 16 3A	Single Family - Assmt. Area 3A	103	0	103	0	0	$0.00	$0.00	$58,383.49	$0.00	$0.00	$0.00	$0.00	$0.00	$80,904.20	$139,287.69
SF 16 3B	Single Family - Assmt. Area 3B	125	0	125	0	0	$0.00	$0.00	$128,823.75	$0.00	$0.00	$0.00	$0.00	$0.00	$98,184.71	$227,008.46
SF 16 4	Single Family - Assmt. Area 4	106	0	106	0	0	$0.00	$0.00	$0.00	$109,242.54	$0.00	$0.00	$0.00	$0.00	$83,260.63	$192,503.17
SF 17 4BC	Single Family - Assmt. Area 4BC	199	0	0	198	0	$0.00	$0.00	$0.00	$0.00	$167,945.58	$0.00	$0.00	$0.00	$156,310.06	$324,255.64
SF 17 5A	Single Family - Assmt. Area 5A	112	0	0	112	0	$0.00	$0.00	$0.00	$0.00	$0.00	$121,196.32	$0.00	$0.00	$87,973.50	$209,169.82
SF 17 5B	Single Family - Assmt. Area 5B	70	0	0	70	0	$0.00	$0.00	$0.00	$0.00	$0.00	$77,551.60	$0.00	$0.00	$54,983.44	$132,535.04
SF 17 5C	Single Family - Assmt. Area 5C	99	0	0	99	0	$0.00	$0.00	$0.00	$0.00	$0.00	$112,230.36	$0.00	$0.00	$77,762.29	$189,992.65
SF 17 6A	Single Family - Assmt. Area 6A	40	0	0	40	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$33,683.60	$0.00	$31,419.11	$65,102.71
SF 17 6B	Single Family - Assmt. Area 6B	88	0	0	88	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,001.44	$0.00	$69,122.04	$169,123.48
SF 19 7	Single Family - Assmt. Area 7	210	0	0	0	210	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$216,077.40	$164,950.31	$381,027.71
TOTAL		1,462	310	334	607	210	$70,902.72	$104,431.04	$187,207.24	$109,242.54	$167,945.58	$310,978.28	$133,685.04	$216,077.40	$1,148,368.36	$2,448,838.20
LESS: Polk County Collection Costs (2%) and Early Payment Discount Costs (4%)							($4,254.16)	($6,265.86)	($11,232.43)	($6,554.55)	($10,076.73)	($18,658.70)	($8,021.10)	($12,964.64)	($68,902.10)	($146,930.29)
NET REVENUE TO BE COLLECTED							$66,648.56	$98,165.18	$175,974.81	$102,687.99	$157,868.85	$292,319.58	$125,663.94	$203,112.76	$1,079,466.25	$2,301,907.90

(1) Annual debt service assessment per lot adopted in connection with the Highland Meadows II CDD Series 2014, Series 2016, Series 2017 and Series 2019 bond issues. Annual assessment includes principal, interest, Polk County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2026 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

EXHIBIT 5

RETURN TO AGENDA

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE) $	INCREASE (DECREASE) %
Single Family - Assmt. Area 1				
Debt Service	$562.72	$562.72	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,325.32**	**$1,348.20**	**$22.88**	**1.73%**
Single Family - Assmt. Area 2				
Debt Service	$567.56	$567.56	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,330.16**	**$1,353.04**	**$22.88**	**1.72%**
Single Family - Assmt. Area 3A				
Debt Service	$566.83	$566.83	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,329.43**	**$1,352.31**	**$22.88**	**1.72%**
Single Family - Assmt. Area 3B				
Debt Service	$1,030.59	$1,030.59	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,793.19**	**$1,816.07**	**$22.88**	**1.28%**
Single Family - Assmt. Area 4				
Debt Service	$1,030.59	$1,030.59	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,793.19**	**$1,816.07**	**$22.88**	**1.28%**
Single Family - Assmt. Area 4BC				
Debt Service	$848.21	$848.21	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,610.81**	**$1,633.69**	**$22.88**	**1.42%**
Single Family - Assmt. Area 5A				
Debt Service	$1,082.11	$1,082.11	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,844.71**	**$1,867.59**	**$22.88**	**1.24%**
Single Family - Assmt. Area 5B				
Debt Service	$1,107.88	$1,107.88	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,870.48**	**$1,893.36**	**$22.88**	**1.22%**
Single Family - Assmt. Area 5C				
Debt Service	$1,133.64	$1,133.64	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,896.24**	**$1,919.12**	**$22.88**	**1.21%**

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE) $	INCREASE (DECREASE) %
Single Family - Assmt. Area 1				
Debt Service	$562.72	$562.72	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,325.32**	**$1,348.20**	**$22.88**	**1.73%**
Single Family - Assmt. Area 2				
Debt Service	$567.56	$567.56	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,330.16**	**$1,353.04**	**$22.88**	**1.72%**
Single Family - Assmt. Area 3A				
Debt Service	$566.83	$566.83	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,329.43**	**$1,352.31**	**$22.88**	**1.72%**
Single Family - Assmt. Area 3B				
Debt Service	$1,030.59	$1,030.59	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,793.19**	**$1,816.07**	**$22.88**	**1.28%**
Single Family - Assmt. Area 4				
Debt Service	$1,030.59	$1,030.59	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,793.19**	**$1,816.07**	**$22.88**	**1.28%**
Single Family - Assmt. Area 4BC				
Debt Service	$848.21	$848.21	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,610.81**	**$1,633.69**	**$22.88**	**1.42%**
Single Family - Assmt. Area 5A				
Debt Service	$1,082.11	$1,082.11	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,844.71**	**$1,867.59**	**$22.88**	**1.24%**
Single Family - Assmt. Area 5B				
Debt Service	$1,107.88	$1,107.88	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,870.48**	**$1,893.36**	**$22.88**	**1.22%**
Single Family - Assmt. Area 5C				
Debt Service	$1,133.64	$1,133.64	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,896.24**	**$1,919.12**	**$22.88**	**1.21%**

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE) $	%
Single Family - Assmt. Area 6A				
Debt Service	$842.09	$842.09	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,604.69**	**$1,627.57**	**$22.88**	**1.43%**
Single Family - Assmt. Area 6B				
Debt Service	$1,136.38	$1,136.38	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,898.98**	**$1,921.86**	**$22.88**	**1.20%**
Single Family - Assmt. Area 7				
Debt Service	$1,028.94	$1,028.94	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,791.54**	**$1,814.42**	**$22.88**	**1.28%**

(1) **Annual debt service assessment includes principal, interest, Polk County collection costs and early payment discount costs.**

(2) **Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Polk County collection costs and early payment discount costs.**

STATEMENT 5
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 ADOPTED ANNUAL BUDGET TOTAL O&M AND DS ASSESSMENTS

Lot Type/Area	O&M /GF COUNT	O&M / GF per unit FY 2026	DEBT SERVICE COUNT	DEBT SERVICE SERIES 2014 (AREA 1) per unit	DEBT SERVICE SERIES 2014 (AREA 2) per unit	DEBT SERVICE SERIES 2016 (AREA 3) per unit	DEBT SERVICE SERIES 2016 (AREA 4) per unit	DEBT SERVICE SERIES 2017 (AREA 5) per unit	DEBT SERVICE SERIES 2017 (AREA 6) per unit	DEBT SERVICE SERIES 2017 (AREA 4/BC AA7) per unit	DEBT SERVICE SERIES 2019 (AREA 7/7A AA8) per unit	TOTAL FY 2026 O&M + DS PER UNIT, GROSS ON ROLL
SF Series 2014 (Area 1)	126	$785.48	126	$562.72								$1,348.20
SF Series 2014 (Area 2)	184	$785.48	184		$567.56							$1,353.04
SF Series 2016 (Area 3 A)	103	$785.48	103			$566.83						$1,352.31
SF Series 2016 (Area 3 B)	125	$785.48	125			$1,030.59						$1,816.07
SF Series 2016 (Area 4)	106	$785.48	106				$1,030.59					$1,816.07
SF Series 2017 (Area 4/BC)	199	$785.48	198					$848.21				$1,633.69
SF Series 2017 (Area 5 A)	112	$785.48	112						$1,082.11			$1,867.59
SF Series 2017 (Area 5 B)	70	$785.48	70						$1,107.88			$1,893.36
SF Series 2017 (Area 5 C)	99	$785.48	99						$1,133.64			$1,919.12
SF Series 2017 (Area 6 A)	40	$785.48	40							$842.09		$1,627.57
SF Series 2017 (Area 6 B)	88	$785.48	88							$1,136.38		$1,921.86
SF Series 2019 (Area 7)	210	$785.48	210								$1,028.94	$1,814.42
Total Count	**1,462**		**1,461**									

EXHIBIT 6

RETURN TO AGENDA

RESOLUTION 2026-08
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Highland Meadows II Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Polk County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

   b. O&M Assessment Imposition. Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

   c. Maximum Rate. Pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

   a. Tax Roll Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

   b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 27 DAY OF August, 2026.

ATTEST:

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By:______________________________

Its:______________________________

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027
ADOPTED ANNUAL BUDGET

STATEMENT 1

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

FY 2027 PROPOSED BUDGET GENERAL FUND (O&M)

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
1	I.								
2	**REVENUES**								
3	**ALL REVENUES**								
4	INTEREST EARNINGS	1,278	2,043	26,282	49,867		15,809	-	-
5	SPECIAL ASSESSMENTS - TAX ROLL	854,813	855,045	858,353	853,355	1,048,025	1,037,054	1,079,466	31,441
6	FUND BALANCE FORWARD	-	-	-	-	10,000		33,772	23,772
7	MISCELLANEOUS REVENUE	8,885	320	35,144	-			-	-
8	**ALL REVENUES Total**	**864,976**	**857,408**	**919,779**	**903,222**	**1,058,025**	**1,052,863**	**1,113,238**	**55,213**
9	**REVENUES Total**	**864,976**	**857,408**	**919,779**	**903,222**	**1,058,025**	**1,052,863**	**1,113,238**	**55,213**
10	II.								
11	**EXPENDITURES**								
12	**GENERAL ADMINISTRATIVE**								
13	SUPERVISORS FEES	4,400	10,200	12,600	10,200	24,000	5,200	16,000	(8,000)
14	ADMINISTRATIVE SERVICE	-	-	-	-	-		-	-
15	DISTRICT MANAGEMENT	-	41,445	44,458	48,060	51,800	26,941	51,804	4
16	DISTRICT ENGINEER	16,463	6,775	51,115	58,900	20,000	6,245	25,000	5,000
17	ASSESSMENT ROLL	5,000	5,000	8,413	4,333	5,200	2,377	5,220	20
18	TAX COLLECTOR/ PROPERTY APPRAISER FEES	-	-	22,026	22,027	22,027	28,154	28,000	5,973
19	AUDITING SERVICES	3,685	-	7,230	7,150	4,000		4,800	800
20	POSTAGE & DELIVERY	549	82	-	2,775	1,000	371	1,000	-
21	PUBLIC OFFICIALS LIABILITY INSURANCE	2,692	2,566	2,656	2,922	3,214		3,314	100
22	LEGAL ADVERTISING	2,477	7,628	2,810	1,149	3,000		2,000	(1,000)
23	DUES, LICENSES & FEES	175	175	975	175	175	175	175	-
24	MISCELLANEOUS FEES	654	4,998	1,950	-	-		-	-
25	WEBSITE HOSTING, MAINTENANCE, BACKUP	1,100	5,045	1,996	1,538	2,015		2,015	-
26	DISTRICT COUNSEL	18,008	49,985	86,539	53,215	40,000	23,311	45,000	5,000
27	ADMINISTRATIVE CONTINGENCY	-	-	-	4,790	6,500	1,114	6,500	-
28	**GENERAL ADMINISTRATIVE Total**	**55,203**	**133,899**	**242,769**	**217,234**	**182,931**	**93,888**	**190,828**	**7,897**
29	**DEBT ADMINISTRATION**								
30	DISSEMINATION AGENT	8,850	2,833	11,325	5,833	7,000	3,199	7,000	-
31	TRUSTEE FEES	26,469	22,890	23,309	12,836	26,787	16,200	26,787	(0)
32	ARBITRAGE REBATE CALCULATION	2,700	2,700	2,700	-	2,700	-	2,700	-
33	**DEBT ADMINISTRATION Total**	**38,019**	**28,423**	**37,334**	**18,669**	**36,487**	**19,399**	**36,487**	**(0)**

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
34	**UTILITIES**								
35	ELECTRIC UTILITY SERVICES	18,239	26,301	13,629	6,366	28,000	1,882	28,000	-
36	STREET LIGHTS	55,396	66,303	63,930	76,032	70,000	38,311	71,400	1,400
37	WATER-SEWER UTILITY SERVICES	5,237	5,821	3,730	5,531	6,000	1,886	6,120	120
38	**UTILITIES Total**	**78,872**	**98,425**	**81,289**	**87,929**	**104,000**	**42,079**	**105,520**	**1,520**
39	**SECURITY OPERATIONS**								
40	SECURITY SERVICES AND PATROLS	15,382	43,631	40,388	65,248	55,000	29,745	62,100	7,100
41	ACCESS CONTROL MAINTENANCE & REPAIR	-	7,303	1,784	8,430	5,000	1,876	5,000	-
42	**SECURITY OPERATIONS Total**	**15,382**	**50,934**	**42,172**	**73,678**	**60,000**	**31,621**	**67,100**	**7,100**
43	**OTHER PHYSICAL ENVIRONMENT**								
44	LANDSCAPE INSPECTION SERVICES	-	-	6,020	-	-	-	-	-
45	PROPERTY INSURANCE	13,103	14,244	21,417	29,339	36,000	33,245	28,245	(7,755)
46	GENERAL LIABILITY INSURANCE	2,387	2,894	2,995	3,295	3,625	3,397	4,287	662
47	LANDSCAPE MAINTENANCE	192,000	227,462	191,270	192,413	192,000	97,042	194,508	2,508
48	IRRIGATION MAINTENANCE & REPAIR	9,181	11,786	5,516	10,747	16,000	5,050	16,000	-
49	SIDEWALK MAINTENANCE & REPAIR	-	3,991	6,265	880	8,000	-	8,000	-
50	LANDSCAPE- FERTILIZER	35,336	11,384	-	-	36,000	-	36,000	-
51	MAINTENANCE & REPAIR	5,216	12,401	8,880	2,480	11,976	25,911	11,976	-
52	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	13,604	1,050	-	7,755	30,000	1,200	30,000	-
53	FIELD SERVICES	15,450	5,408	-	-	12,000	5,483	12,000	-
54	CAPITAL PROJECTS	-	-	-	254,743	15,000	66,502	50,000	35,000
55	MISCELLANEOUS EXPENSE/ CONTINGENCY	23,291	34,848	3,500	4,213	5,000	12,892	5,000	-
56	**OTHER PHYSICAL ENVIRONMENT Total**	**309,568**	**325,468**	**245,863**	**505,865**	**365,601**	**250,722**	**396,016**	**30,415**
57	**PARK & RECREATION**								
58	TELEPHONE, INTERNET, CABLE	2,166	2,484	2,290	2,117	3,000	1,149	3,000	-
59	POOL SERVICE CONTRACT	23,880	51,534	41,755	53,972	63,600	31,772	63,480	(120)
60	POOL PERMITS	-	-	280	-	-	280	-	-
61	AMENITY MAINTENANCE & REPAIRS	10,740	22,558	103,713	3,961	13,807	1,924	13,807	-
62	AMENITY FACILITY JANITORIAL SERVICE	10,910	8,470	16,643	26,283	21,600	13,930	30,000	8,400
63	PEST CONTROL & TERMITE BOND	835	908	1,079	1,242	1,500	312	1,500	-
64	OFFICE SUPPLIES	-	3	-	-	500	954	500	-
65	MISCELLANEOUS EXPENSE	2,769	9,553	625	232	5,000	15,027	5,000	-
66	TRUE UP TO AUDIT - FY 2023	-	88,071	-	-	-	-	-	-
67	**PARK & RECREATION Total**	**51,300**	**183,581**	**166,385**	**87,807**	**109,007**	**65,348**	**117,287**	**8,280**
68	**TOTAL EXPENDITURES BEFORE THER FINANCING SOURCES/USES**	**548,344**	**820,730**	**815,812**	**991,182**	**858,026**	**503,057**	**913,238**	**55,212**

		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED	FY 2026 Actual 03.31.20256	FY 2027 Proposed	VARIANCE FY 2025-2026
69	**OTHER FINANCING SOURCES/USES**								
70	INCREASE IN ASSET RESERVES	69,469	-	-	229,283	200,000	-	200,000	-
71	INCREASE IN EMERGENCY RESERVES	-	-	-	50,000	-	-	-	-
72	**OTHER FINANCING SOURCES/USES Total**	**69,469**	**-**	**-**	**279,283**	**200,000**	**-**	**200,000**	**-**
73	**EXPENDITURES Total**	**617,813**	**820,730**	**815,812**	**1,270,465**	**1,058,026**	**503,057**	**1,113,238**	**55,212**
74	III								
75	**FUND BALANCE**								
76	**FUND BALANCE BEGINNING**								
77	NET CHANGE IN FUND BALANCE	247,163	36,678	105,075	(367,243)	-	549,806	0	-
	AUDIT ADJUSTMENT			-					
78	FUND BALANCE - BEGINNING	662,777	909,940	946,618	1,051,693	963,733		1,163,733	-
79	INCREASE IN FUND BALANCE FOR RESERVES	-	-	-	279,283	200,000		200,000	-
80	LESS FUND BALANCE FORWARD FOR CAPITAL PROJECTS	-	-	-	-	-		(33,772)	-
81	**FUND BALANCE ENDING**	**909,940**	**946,618**	**1,051,693**	**963,733**	**1,163,733**		**1,329,962**	**-**
82									
83	**FUND BALANCE USES:**								
84	LESS FUND BALANCE FORWARD	-	-	-	-			-	-
85	NONSPENDABLE - PREPAIDS & DEPOSITS	46,271	54,441	44,167	44,167	44,167		44,167	-
86	ASSIGNED - OPERATING RESERVE - GFOA RECOMMENS 2 MONTHS	250,267	343,579	141,338	141,338	141,338		176,338	-
87	ASSIGNED - ASSET RESERVE	-	-	270,717	506,383	706,383		906,383	-
88	ASSIGNED - EMERGENCY RESERVES	-	-	-	50,000	50,000		50,000	-
89	UNASSIGNED FUND BALANCE	613,402	548,598	613,712	221,846	221,845		153,074	-
90	**FUND BALANCE USES: Total**	**909,940**	**946,618**	**1,069,934**	**963,733**	**1,163,733**		**1,329,962**	**-**

STATEMENT 2
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FY 2027 PROPOSED BUDGET - RESERVES

		FY 2026 ADOPTED	FY 2027 PROPOSED	VARIANCE FY25 TO FY26
1	**REVENUES**			
2	**ALL REVENUES**			
3	ASSESSMENTS LEVIED (NET ON-ROLL):	-	-	-
4	EXCESS FEES	-	-	-
5	INTEREST & MISCELLANEOUS	-	-	-
6	**ALL REVENUES Total**	**-**	**-**	**-**
7	**EXPENDITURES**			
8	**EXPENDITURES**			
9	**EXPENDITURES Total**	**-**	**-**	**-**
10	**OTHER SOURCES/(USES)**			
11	**OTHER FINANCING SOURCES & USES**			
12	TRANSFER IN (OUT) FROM GENERAL FUND	200,000	200,000	-
13	CAPITAL IMPROVEMENT PLAN (CIP)	-		-
14	INCREASE IN RESERVE FUND BALANCE	-		-
15	**OTHER FINANCING SOURCES & USES Total**	**200,000**	**200,000**	**-**
16	**EXCESS OF REVENUES OVER (UNDER) EXPENDITURES**	**200,000**	**200,000**	**-**
17				
18	**FUND BALANCE**			
19	FUND BALANCE - BEGINNING	506,383	706,383	
20	NET CHANGE IN FUND BALANCE	200,000	200,000	
21	**FUND BALANCE Total**	**706,383**	**906,383**	

Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)	Year	Reserve Contributions ($)	Reserve Balances ($)
2023	395,000	748,074	2033	557,100	5,022,684	2043	710,200	2,834,634
2024	408,800	1,158,323	2034	576,600	5,234,111	2044	735,100	3,592,149
2025	423,100	1,506,983	2035	596,800	4,562,483	2045	760,800	4,233,039
2026	437,900	1,683,255	2036	617,700	3,848,220	2046	787,400	4,969,308
2027	453,200	2,026,861	2037	639,300	685,743	2047	815,000	5,432,210
2028	469,100	2,511,791	2038	598,000	1,290,636	2048	843,500	6,316,688
2029	485,500	2,896,126	2039	618,900	1,719,083	2049	873,000	7,236,960
2030	502,500	3,332,486	2040	640,600	1,703,080	2050	903,600	7,393,970
2031	520,100	3,877,734	2041	663,000	2,176,711	2051	935,200	8,081,395
2032	538,300	4,432,606	2042	686,200	2,373,993	2052	967,900	8,753,210

STATEMENT 3
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS / CONTRACTS SUMMARY

	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
12	**GENERAL ADMINISTRATIVE**			
13	SUPERVISORS FEES	Board of Supervisors	1510000	16,000
	Per Chapter 190 of the Florida Statutes, Board members may be compensated $200 per meeting attended. The FY budget includes $12,000 for 12 regular meetings (5 members per meeting) and an additional $12,000 for an additional 12 meetings			
14	ADMINISTRATIVE SERVICE	Haven Management		-
	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.			
15	DISTRICT MANAGEMENT	Haven Management	1510080	51,804
	The District receives Management, Accounting, and Assessment services under an existing Management Agreement. Amount considers 15 meetings with no additional financial burden			
16	DISTRICT ENGINEER	Stantec	1510140	25,000
	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.			
17	ASSESSMENT ROLL	Haven Management	1520050	5,220
	Services for preparing, maintaining and transmitting the annual lien roll with the annual special assessment amounts for the operating, maintenance and capital assessments.			
18	TAX COLLECTOR/ PROPERTY APPRAISER FEES	Tax Collector	1513050	28,000
	The tax collector's fee is 2% of assessments collected.			
19	AUDITING SERVICES	DiBartolomeo	1510220	4,800
	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.			
20	POSTAGE & DELIVERY		1510205	1,000
	For mailing out of any resident notices, printing of any agenda packages, etc.			
21	PUBLIC OFFICIALS LIABILITY INSURANCE	EGIS	1510260	3,314
	Protects the Board and staff from claims related to decisions or actions made while doing their official duties. The budgeted amount is based on estimates received for EGIS. (Based on 10% increase from prior year)			
22	LEGAL ADVERTISING	Local Newspaper	1510280	2,000
	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation			
23	DUES, LICENSES & FEES	DEO	1510300	175
	Annual fee paid to the Florida Department of Economic Opportunity.			
24	MISCELLANEOUS FEES		1510360	-
	Estimated for miscellaneous expenditures			
25	WEBSITE HOSTING, MAINTENANCE, BACKUP	SchoolStatus / Haven Management	1510320	2,015
	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. SchoolStatus - $1,515 includes website compliance and remediation of 750 documents as well as $500 for District Manager upload and oversight			
26	DISTRICT COUNSEL	Kutak Rock	1520051	45,000
	On-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.			
27	ADMINISTRATIVE CONTINGENCY		1520052	6,500
	Estimated for items not known and considered in the administrative allocations			
28	**GENERAL ADMINISTRATIVE Total**			**190,828**

	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
29	**DEBT ADMINISTRATION**			
30	DISSEMINATION AGENT	Haven Management	1510160	7,000
	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.			
31	TRUSTEE FEES	US Bank Trust, N.A.	1510180	26,787
	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee.			
32	ARBITRAGE REBATE CALCULATION	AMTEC	1510240	2,700
	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances.			
33	**DEBT ADMINISTRATION Total**			**36,487**
34	**UTILITIES**			
35	ELECTRIC UTILITY SERVICES	Duke Energy	1530000	28,000
	Covers the cost of electricity for all District facilities. The current average monthly expense is approximately $632, totaling $7,579. Additional funds have been budgeted to account for anticipated increases in rates and usage.			
36	STREET LIGHTS	Duke Energy	1530020	71,400
	Covers the cost paid to Duke Energy for the District’s streetlight power and maintenance. The current average monthly bill is approximately $5,575, totaling $66,908 annually. Additional has been included to account for potential increases in utility rates and usage.			
37	WATER-SEWER UTILITY SERVICES	City of Davenport	1530060	6,120
	Funds allocated to support utility expenditures associated with. Additional funds have been budgeted to account for anticipated increases in rates and usage. water and sewer services for District-operated facilities; reflects an average monthly obligation of $363, totaling $4,354			
38	**UTILITIES Total**			**105,520**
39	**SECURITY OPERATIONS**			
40	SECURITY SERVICES AND PATROLS	JCS Security	1521010	62,100
	The District contracts with JCS Investigations and Security Services for roving patrols, weekend amenity coverage, and pool monitoring. Roving patrols cost $1,980 per month, and weekend coverage is $120 per weekend, totaling approximately $30,000 annually. Pool and amenity monitoring is billed at $20 per hour, with the final cost based on scheduled hours. The District has budgeted $45,000 to cover all JCS security services. $20 per hour guard, with the total cost based on the hours and number of guards determined by the board. The budget includes $10,000 to account for additional expenses incurred for increased amenity monitoring.			
41	ACCESS CONTROL MAINTENANCE & REPAIR	ECS Integrations	1521025	5,000
	Amenity Access Cards			
42	**SECURITY OPERATIONS Total**			**67,100**
43	**OTHER PHYSICAL ENVIRONMENT**			
45	PROPERTY INSURANCE	EGIS	1550040	28,245
	Covers damage or loss to District-owned buildings, equipment, and other property from things like fire, storms, or vandalism.			
46	GENERAL LIABILITY INSURANCE	EGIS	1550080	4,287
	Covers the District for claims related to injuries or property damage that happen during District activities or on District property. The budgeted amount is based on estimates received for EGIS. The budgeted amount is based on estimates received for EGIS			
47	LANDSCAPE MAINTENANCE	Mele Environmental	1550100	194,508
	The District contracts with Prince and Sons, Inc. for landscape maintenance at a rate of $16,000 per month, totaling $192,000 annually. Services include mowing, trimming, and irrigation inspections for the District’s rights-of-way, common areas, and pond banks. Additional services such as mulch installation and plantings are provided upon request and billed separately.			
48	IRRIGATION MAINTENANCE & REPAIR	Mele Environmental	1550140	16,000
	Intended to provide for the costs of repairs and maintenance to the sprinkler systems within the District's common areas and right of ways that are not as a part of the landscape maintenance contract.			
49	SIDEWALK MAINTENANCE & REPAIR		1541025	8,000
	This budget covers the repair and upkeep of sidewalks within the District. It includes fixing cracks, replacing damaged sections, and addressing safety concerns like trip hazards to ensure sidewalks remain safe and accessible for residents.			

	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
11	EXPENDITURES	VENDOR / PROVIDER	GL ACCOUNT	AMOUNT TOTAL
50	LANDSCAPE- FERTILIZER	Mele Environmental	1550120	36,000
	This covers the cost of applying fertilizer to keep the District’s grass and plants healthy.			
51	MAINTENANCE & REPAIR		1551016	11,976
	As needed for signs and other items not listed above			
52	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	Mele Environmental	1550180	30,000
	Intended to provide for the replacement of dead or deteriorated plants within the District's common areas and right of ways that are not the result of the maintenance contractor's negligence.			
53	FIELD SERVICES	Haven Management		12,000
	Starting October 1, 2025, the District increased its agreement with Anchor Stone, LLC to provide weekly onsite field services totaling six hours per week. The expanded services are billed at $12,000 annually			
54	CAPITAL PROJECTS			50,000
	A fund established to set aside money for future capital projects, including but not limited to the community center, tennis court, covered picnic area, adult activity equipment, and splash pad.			
55	MISCELLANEOUS EXPENSE/ CONTINGENCY		1551015	5,000
	Provides funding for unexpected expenses or future improvements related to landscaping, irrigation, pond enhancements, or amenity upgrades.			
56	**OTHER PHYSICAL ENVIRONMENT Total**			**396,016**
57	**PARK & RECREATION**			
58	TELEPHONE, INTERNET, CABLE	Spectrum	1520060	3,000
	This budget covers the cost of internet, phone, and cable services at the District’s clubhouse. These services support staff operations, resident use, and amenities that require connectivity, such as security systems or smart TVs at an average monthly rate of $190. Additional funds have been budgeted to account for price increases.			
59	POOL SERVICE CONTRACT	Cooper Pools	1520020	63,480
	This line item covers daily pool cleaning, chemical treatment, bathroom cleaning, and trash removal in and around the pool area. It also includes a pool attendant on-site three days a week. The District pays $4,600 monthly plus an amount of 15% is reserved for repairs			
61	AMENITY MAINTENANCE & REPAIRS		1551016	13,807
	This line item covers the cost of general maintenance and miscellaneous repairs to District amenities. It includes items such as painting of entry monuments, repairs to park equipment, signage, and other upkeep necessary to preserve the appearance and functionality of community assets.			
62	AMENITY FACILITY JANITORIAL SERVICE	Southern Green	1520040	30,000
	Provides for routine cleaning and maintenance of the District’s amenity facilities, including dusting, restroom sanitation, trash removal, window cleaning, disinfection of high-touch surfaces, and restocking of bathroom supplies.			
63	PEST CONTROL & TERMITE BOND	Orkin	1520100	1,500
	The District has a contract with Orkin, currently averaging $112 per month for pest management services. Increased budget to account for cost increase.			
64	OFFICE SUPPLIES		1520200	500
	Covers the cost of basic office supplies needed for daily operations at the District’s amenity facilities, such as paper, pens, and printer ink.			
65	MISCELLANEOUS EXPENSE		1520120	5,000
	Covers unplanned or miscellaneous expenses related to Parks and Recreation that are not included in other budgeted line items.			
67	**PARK & RECREATION Total**			**117,287**
73	**EXPENDITURES Total**			**913,238**

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2027 DEBT SERVICE BUDGET

	SERIES 2014 AREA 1	SERIES 2014 AREA 2	SERIES 2016 AREA 3	SERIES 2016 AREA 4	SERIES 2017 AREA 4 B/C	SERIES 2017 AREA 5	SERIES 2017 AREA 6	SERIES 2019 AREA 7	TOTAL
REVENUES									
Expected Net Debt Service Revenue	$66,648.56	$98,165.18	$175,974.81	$102,687.99	$157,868.85	$292,319.58	$125,663.94	$203,112.76	$1,222,441.65
TOTAL REVENUES	**$66,648.56**	**$98,165.18**	**$175,974.81**	**$102,687.99**	**$157,868.85**	**$292,319.58**	**$125,663.94**	**$203,112.76**	**$1,222,441.65**
EXPENDITURES (1)									
May 1, 2027 Interest	$22,037.50	$29,009.38	$58,209.38	$33,721.88	$49,593.75	$95,843.79	$40,106.25	$63,751.25	$392,273.18
May 1, 2027 Scheduled Principal Payment	$0.00	$0.00	$55,000.00	$30,000.00	$0.00	$0.00	$0.00	$0.00	$85,000.00
November 1, 2027 Interest	$22,037.50	$29,009.38	$56,662.50	$32,878.13	$49,593.75	$95,843.76	$40,106.25	$63,751.25	$389,882.52
November 1, 2027 Scheduled Principal Payment	$20,000.00	$35,000.00	$0.00	$0.00	$55,000.00	$95,000.00	$40,000.00	$75,000.00	$320,000.00
TOTAL EXPENDITURES	**$64,075.00**	**$93,018.76**	**$169,871.88**	**$96,600.01**	**$154,187.50**	**$286,687.55**	**$120,212.50**	**$202,502.50**	**$1,187,155.70**
EXCESS REVENUE OVER EXPENDITURES	**$2,573.56**	**$5,146.42**	**$6,102.93**	**$6,087.98**	**$3,681.35**	**$5,632.03**	**$5,451.44**	**$610.26**	**$35,285.95**

(1) Scheduled Fiscal Year 2027 Debt Service Payments Per Trustee as of March 12, 2026.

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE) $	INCREASE (DECREASE) %
Single Family - Assmt. Area 1				
Debt Service	$562.72	$562.72	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,325.32**	**$1,348.20**	**$22.88**	**1.73%**
Single Family - Assmt. Area 2				
Debt Service	$567.56	$567.56	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,330.16**	**$1,353.04**	**$22.88**	**1.72%**
Single Family - Assmt. Area 3A				
Debt Service	$566.83	$566.83	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,329.43**	**$1,352.31**	**$22.88**	**1.72%**
Single Family - Assmt. Area 3B				
Debt Service	$1,030.59	$1,030.59	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,793.19**	**$1,816.07**	**$22.88**	**1.28%**
Single Family - Assmt. Area 4				
Debt Service	$1,030.59	$1,030.59	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,793.19**	**$1,816.07**	**$22.88**	**1.28%**
Single Family - Assmt. Area 4BC				
Debt Service	$848.21	$848.21	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,610.81**	**$1,633.69**	**$22.88**	**1.42%**
Single Family - Assmt. Area 5A				
Debt Service	$1,082.11	$1,082.11	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,844.71**	**$1,867.59**	**$22.88**	**1.24%**
Single Family - Assmt. Area 5B				
Debt Service	$1,107.88	$1,107.88	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,870.48**	**$1,893.36**	**$22.88**	**1.22%**
Single Family - Assmt. Area 5C				
Debt Service	$1,133.64	$1,133.64	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,896.24**	**$1,919.12**	**$22.88**	**1.21%**

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE) $	%
Single Family - Assmt. Area 1				
Debt Service	$562.72	$562.72	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,325.32**	**$1,348.20**	**$22.88**	**1.73%**
Single Family - Assmt. Area 2				
Debt Service	$567.56	$567.56	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,330.16**	**$1,353.04**	**$22.88**	**1.72%**
Single Family - Assmt. Area 3A				
Debt Service	$566.83	$566.83	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,329.43**	**$1,352.31**	**$22.88**	**1.72%**
Single Family - Assmt. Area 3B				
Debt Service	$1,030.59	$1,030.59	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,793.19**	**$1,816.07**	**$22.88**	**1.28%**
Single Family - Assmt. Area 4				
Debt Service	$1,030.59	$1,030.59	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,793.19**	**$1,816.07**	**$22.88**	**1.28%**
Single Family - Assmt. Area 4BC				
Debt Service	$848.21	$848.21	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,610.81**	**$1,633.69**	**$22.88**	**1.42%**
Single Family - Assmt. Area 5A				
Debt Service	$1,082.11	$1,082.11	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,844.71**	**$1,867.59**	**$22.88**	**1.24%**
Single Family - Assmt. Area 5B				
Debt Service	$1,107.88	$1,107.88	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,870.48**	**$1,893.36**	**$22.88**	**1.22%**
Single Family - Assmt. Area 5C				
Debt Service	$1,133.64	$1,133.64	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,896.24**	**$1,919.12**	**$22.88**	**1.21%**

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE) $	%
Single Family - Assmt. Area 6A				
Debt Service	$842.09	$842.09	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,604.69**	**$1,627.57**	**$22.88**	**1.43%**
Single Family - Assmt. Area 6B				
Debt Service	$1,136.38	$1,136.38	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,898.98**	**$1,921.86**	**$22.88**	**1.20%**
Single Family - Assmt. Area 7				
Debt Service	$1,028.94	$1,028.94	$0.00	0.00%
Operations & Maintenance	$762.60	$785.48	$22.88	3.00%
Total	**$1,791.54**	**$1,814.42**	**$22.88**	**1.28%**

(1) **Annual debt service assessment includes principal, interest, Polk County collection costs and early payment discount costs.**

(2) **Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Polk County collection costs and early payment discount costs.**

STATEMENT 5
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027 ADOPTED ANNUAL BUDGET TOTAL O&M AND DS ASSESSMENTS

Lot Type/Area	O&M /GF COUNT	O&M / GF per unit FY 2026	DEBT SERVICE COUNT	DEBT SERVICE SERIES 2014 (AREA 1) per unit	DEBT SERVICE SERIES 2014 (AREA 2) per unit	DEBT SERVICE SERIES 2016 (AREA 3) per unit	DEBT SERVICE SERIES 2016 (AREA 4) per unit	DEBT SERVICE SERIES 2017 (AREA 5) per unit	DEBT SERVICE SERIES 2017 (AREA 6) per unit	DEBT SERVICE SERIES 2017 (AREA 4/BC AA7) per unit	DEBT SERVICE SERIES 2019 (AREA 7/7A AA8) per unit	TOTAL FY 2026 O&M + DS PER UNIT, GROSS ON ROLL
SF Series 2014 (Area 1)	126	$785.48	126	$562.72								$1,348.20
SF Series 2014 (Area 2)	184	$785.48	184		$567.56							$1,353.04
SF Series 2016 (Area 3 A)	103	$785.48	103			$566.83						$1,352.31
SF Series 2016 (Area 3 B)	125	$785.48	125			$1,030.59						$1,816.07
SF Series 2016 (Area 4)	106	$785.48	106				$1,030.59					$1,816.07
SF Series 2017 (Area 4/BC)	199	$785.48	198					$848.21				$1,633.69
SF Series 2017 (Area 5 A)	112	$785.48	112						$1,082.11			$1,867.59
SF Series 2017 (Area 5 B)	70	$785.48	70						$1,107.88			$1,893.36
SF Series 2017 (Area 5 C)	99	$785.48	99						$1,133.64			$1,919.12
SF Series 2017 (Area 6 A)	40	$785.48	40							$842.09		$1,627.57
SF Series 2017 (Area 6 B)	88	$785.48	88							$1,136.38		$1,921.86
SF Series 2019 (Area 7)	210	$785.48	210								$1,028.94	$1,814.42
Total Count	**1,462**		**1,461**									

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

TRIM NOTICE

FISCAL YEAR 2027 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		$1,079,466.25
PLUS: INCREASE FOR TRIM NOTICE @	0.00%	$0.00
TOTAL FY 2027 OPERATIONS & MAINTENANCE BUDGET-TAX ROLL		$1,079,466.25
COLLECTION AND EARLY PAYMENT DISCOUNT COSTS @	6.00%	$68,902.10
TOTAL GROSS FY 2027 O&M ASSESSMENT		$1,148,368.36

FISCAL YEAR 2027 PER LOT ANNUAL ASSESSMENTS

BOND ISSUE ASSMT. AREA REFERENCE	ASSESSMENT AREA	TOTAL # OF LOTS ASSESSED O&M	DEBT SERVICE SERIES 2014	DEBT SERVICE SERIES 2016	DEBT SERVICE SERIES 2017	DEBT SERVICE SERIES 2019	DEBT SERVICE (1) SERIES 2014 AREA 1	SERIES 2014 AREA 2	SERIES 2016 AREA 3	SERIES 2016 AREA 4	SERIES 2017 AREA 4B/C	SERIES 2017 AREA 5	SERIES 2017 AREA 6	SERIES 2019 AREA 7	FY 2027 O&M	TOTAL (2)
SF 14 1	Single Family - Assmt. Area 1	126	126	0	0	0	$562.72	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$785.48	$1,348.20
SF 14 2	Single Family - Assmt. Area 2	184	184	0	0	0	$0.00	$567.56	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$785.48	$1,353.04
SF 16 3A	Single Family - Assmt. Area 3A	103	0	103	0	0	$0.00	$0.00	$566.83	$0.00	$0.00	$0.00	$0.00	$0.00	$785.48	$1,352.31
SF 16 3B	Single Family - Assmt. Area 3B	125	0	125	0	0	$0.00	$0.00	$1,030.59	$0.00	$0.00	$0.00	$0.00	$0.00	$785.48	$1,816.07
SF 16 4	Single Family - Assmt. Area 4	106	0	106	0	0	$0.00	$0.00	$0.00	$1,030.59	$0.00	$0.00	$0.00	$0.00	$785.48	$1,816.07
SF 17 4BC	Single Family - Assmt. Area 4BC	199	0	0	198	0	$0.00	$0.00	$0.00	$0.00	$848.21	$0.00	$0.00	$0.00	$785.48	$1,633.69
SF 17 5A	Single Family - Assmt. Area 5A	112	0	0	112	0	$0.00	$0.00	$0.00	$0.00	$0.00	$1,082.11	$0.00	$0.00	$785.48	$1,867.59
SF 17 5B	Single Family - Assmt. Area 5B	70	0	0	70	0	$0.00	$0.00	$0.00	$0.00	$0.00	$1,107.88	$0.00	$0.00	$785.48	$1,893.36
SF 17 5C	Single Family - Assmt. Area 5C	99	0	0	99	0	$0.00	$0.00	$0.00	$0.00	$0.00	$1,133.64	$0.00	$0.00	$785.48	$1,919.12
SF 17 6A	Single Family - Assmt. Area 6A	40	0	0	40	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$842.09	$0.00	$785.48	$1,627.57
SF 17 6B	Single Family - Assmt. Area 6B	88	0	0	88	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,136.38	$0.00	$785.48	$1,921.86
SF 19 7	Single Family - Assmt. Area 7	210	0	0	0	210	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,028.94	$785.48	$1,814.42
TOTAL		**1,462**	**310**	**334**	**607**	**210**										

FISCAL YEAR 2027 TOTAL ASSESSMENT REVENUE

BOND ISSUE ASSMT. AREA REFERENCE	ASSESSMENT AREA	TOTAL # OF LOTS ASSESSED O&M	DEBT SERVICE SERIES 2014	DEBT SERVICE SERIES 2016	DEBT SERVICE SERIES 2017	DEBT SERVICE SERIES 2019	DEBT SERVICE (1) SERIES 2014 AREA 1	SERIES 2014 AREA 2	SERIES 2016 AREA 3	SERIES 2016 AREA 4	SERIES 2017 AREA 4B/C	SERIES 2017 AREA 5	SERIES 2017 AREA 6	SERIES 2019 AREA 7	FY 2027 O&M	TOTAL (2)
SF 14 1	Single Family - Assmt. Area 1	126	126	0	0	0	$70,902.72	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$98,970.19	$169,872.91
SF 14 2	Single Family - Assmt. Area 2	184	184	0	0	0	$0.00	$104,431.04	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$144,527.89	$248,958.93
SF 16 3A	Single Family - Assmt. Area 3A	103	0	103	0	0	$0.00	$0.00	$58,383.49	$0.00	$0.00	$0.00	$0.00	$0.00	$80,904.20	$139,287.69
SF 16 3B	Single Family - Assmt. Area 3B	125	0	125	0	0	$0.00	$0.00	$128,823.75	$0.00	$0.00	$0.00	$0.00	$0.00	$98,184.71	$227,008.46
SF 16 4	Single Family - Assmt. Area 4	106	0	106	0	0	$0.00	$0.00	$0.00	$109,242.54	$0.00	$0.00	$0.00	$0.00	$83,260.63	$192,503.17
SF 17 4BC	Single Family - Assmt. Area 4BC	199	0	0	198	0	$0.00	$0.00	$0.00	$0.00	$167,945.58	$0.00	$0.00	$0.00	$156,310.06	$324,255.64
SF 17 5A	Single Family - Assmt. Area 5A	112	0	0	112	0	$0.00	$0.00	$0.00	$0.00	$0.00	$121,196.32	$0.00	$0.00	$87,973.50	$209,169.82
SF 17 5B	Single Family - Assmt. Area 5B	70	0	0	70	0	$0.00	$0.00	$0.00	$0.00	$0.00	$77,551.60	$0.00	$0.00	$54,983.44	$132,535.04
SF 17 5C	Single Family - Assmt. Area 5C	99	0	0	99	0	$0.00	$0.00	$0.00	$0.00	$0.00	$112,230.36	$0.00	$0.00	$77,762.29	$189,992.65
SF 17 6A	Single Family - Assmt. Area 6A	40	0	0	40	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$33,683.60	$0.00	$31,419.11	$65,102.71
SF 17 6B	Single Family - Assmt. Area 6B	88	0	0	88	0	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,001.44	$0.00	$69,122.04	$169,123.48
SF 19 7	Single Family - Assmt. Area 7	210	0	0	0	210	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$216,077.40	$164,950.31	$381,027.71
TOTAL		**1,462**	**310**	**334**	**607**	**210**	**$70,902.72**	**$104,431.04**	**$187,207.24**	**$109,242.54**	**$167,945.58**	**$310,978.28**	**$133,685.04**	**$216,077.40**	**$1,148,368.36**	**$2,448,838.20**
LESS: Polk County Collection Costs (2%) and Early Payment Discount Costs (4%)							($4,254.16)	($6,265.86)	($11,232.43)	($6,554.55)	($10,076.73)	($18,658.70)	($8,021.10)	($12,964.64)	($68,902.10)	($146,930.29)
NET REVENUE TO BE COLLECTED							**$66,648.56**	**$98,165.18**	**$175,974.81**	**$102,687.99**	**$157,868.85**	**$292,319.58**	**$125,663.94**	**$203,112.76**	**$1,079,466.25**	**$2,301,907.90**

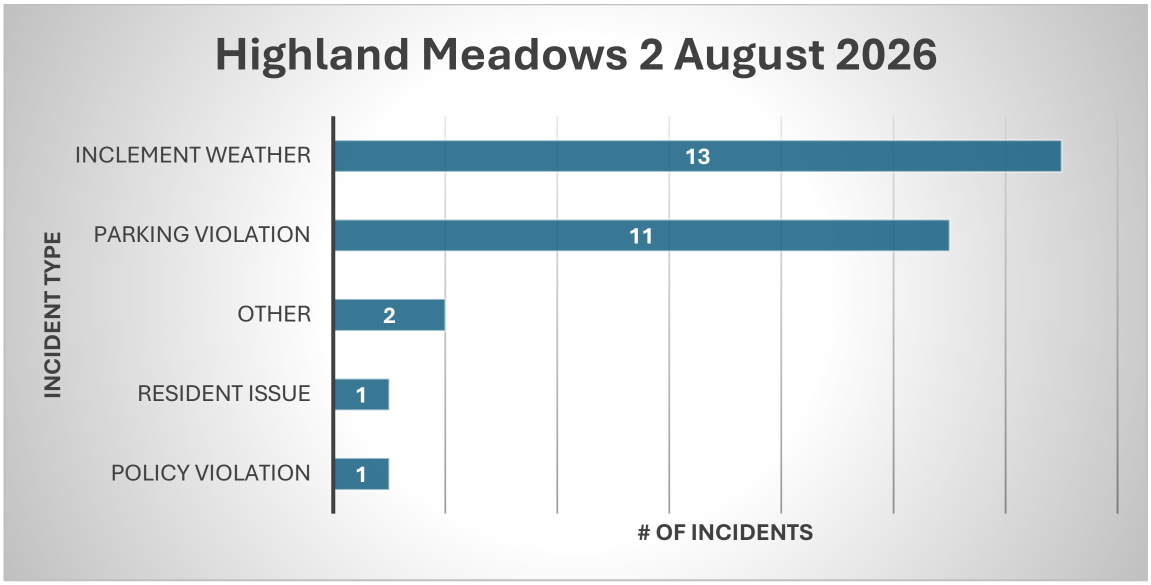
(1) Annual debt service assessment per lot adopted in connection with the Highland Meadows II CDD Series 2014, Series 2016, Series 2017 and Series 2019 bond issues. Annual assessment includes principal, interest, Polk County collection costs and early payment discount costs.

(2) Annual assessment that will appear on the November 2026 Polk County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

EXHIBIT 7

RETURN TO AGENDA

Highland Meadows 2 CDD August 2026



813 Security Activity Summary

Reporting Period: July 15th, 2026- August 20th, 2026

During this reporting period, 813 Security submitted a total of **28 Incident Reports**

Incident Breakdown

- Parking Violations: 11 Reports
- Inclement Weather / Pool Closures: 13 Reports
- Amenity Policy Violations: 1 Report
- Other Issues: 2
- Resident Issue: 1

Inclement Weather Activity

- Officers documented **13** 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.

Prepared by:
Vinny
8/20/2026

Parking Enforcement

Parking violations accounted for the largest category of reported activity. Officers documented **11** vehicles that were obstructing sidewalks throughout the community.

Policy Compliance/Resident Issue

- One incident involved guests possessing beverages within the pool area.
- A significant incident occurred when the guard on duty attempted to enforce the "no food" rule. The resident became verbally abusive and, while being escorted from the pool area, stopped at the gate and temporarily prevented the guard from closing it before eventually leaving. Security recommends sending a letter to address the unnecessary noncompliance (323 Eaglecrest Dr). This was the second disturbance involving this resident; the prior incident, which occurred a few months ago, involved a speaker and loud music. ***Please note, the guard on duty confirmed he had no issues with the mother or siblings, just the one daughter responsible for the foul language and threats.**

Maintenance Reports

- There were no significant maintenance issues observed during this period.
- 813 Security staff have been instructed not to report issues related to private yard maintenance.

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
8/20/2026

EXHIBIT 8

RETURN TO AGENDA

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

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	12	
Turf Fertility - Non Bahia - Color and Growth Density		15	12	
Turf Areas - Weed Control		10	8	
Bed Weed Control		10	9	
Shrub & Plant Pruning & Shape - Deadheading & Appearance		10	9	
Shrub Fertility & Vitality		10	10	
Debris & Trash Management		10	6	
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	84%	100	84	

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	9	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule		10	10	
Total Points Other Landscape Supplmental Items- Failure is at 80%:16 or below	95%	20	19	

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%				

Monthly Field Report

Amenity

- Maintained
- Edging 50/50
- Some shrubs recovered, others have not
- Turf is patchy, thin
- Hawthorn weak
- Jasmine needs a trim


moto g stylus - 2025
Aug 17, 2025

Phase 2 Condor & 10th

- Construction site

Phase 2

- Construction debris
- DRA mowed
- Weeds in the fence/shrub
- Overflow sprayed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moto g stylus · 2025


moto g stylus · 2025

Phase 2 Olsen Entries

- Turf non existing
- Crape Myrtles weak
- Exterior shrubs trimmed

Phase 4 Entry

- New Plantings

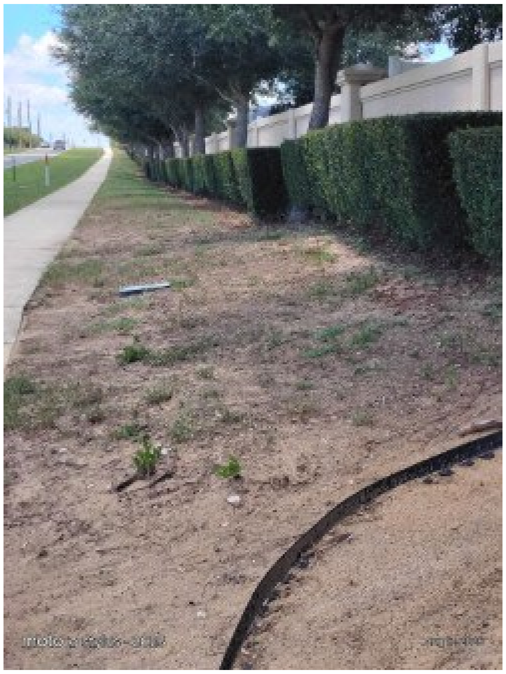
Phase 4

Phase 4

- Perimeter maintained
- Common area maintained
- Entry mowed
- Turf weak
- 50/50 weeds to turf

Phase 4 Tanager & Patterson

- Prepped for enhancement



Phase 4 Persian & 10th

- Prepped for enhancement

Phase 5

- Common areas and DRAs
- Not mowed
- Outfalls and retention walls were sprayed
- Maintained
- Turf is weak

Phase 6

- Mowing in progress
- Hedges trimmed
- Seasonal color ok
- Turf is weak
- Edging hot or miss
- Maintenance complete
- Fence spraying needed
- Outfalls need to be sprayed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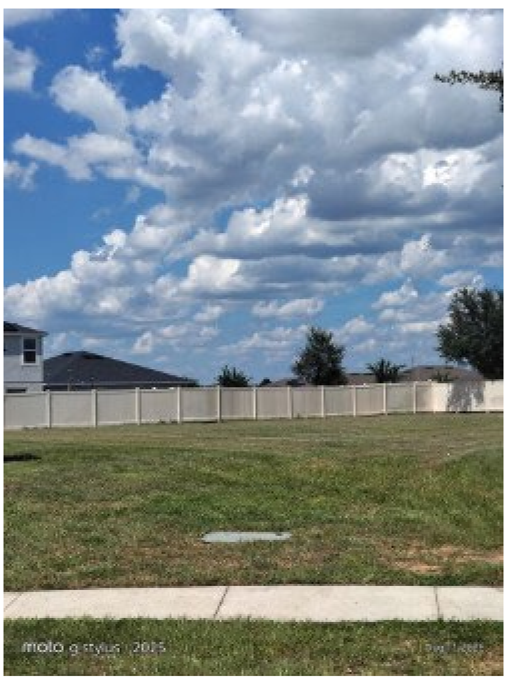
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Phase 6

- Maintenance complete
- Seasonal turf color good

Phase 6A

- Maintenance complete on the perimeter and commons
- Washout on the North face of the DRA due to homeowner runoff

Phase 7 Entry Enhancement

- Turf mowed
- Season color avg
- Perimeter mowed and hedges trimmed

EXHIBIT 9

RETURN TO AGENDA

QUOTE

16227 Wind View Lane
Winter Garden, FL 34787
(407) 604-1008
mike@poopbandit.com

DATE Aug 5th, 2026

SOLD TO
Highland Meadows 2 CDD
C/O Haven Mgmt Solutions

PAYMENT METHOD	CHECK NO.	JOB
Pre-Paid		New Pet Stations

QTY	ITEM	DESCRIPTION	UNIT PRICE		LINE TOTAL
28		Purchase, delivery, assembly, & install pet waste stations	$ 515.00		$ 14,420.00
28		Volume Discount 10%	<51.50>		<1442.00>
		Pricing can change at any time due to supply chain issues			

TOTAL DISCOUNT	
SUBTOTAL	$ 12,978.00
SALES TAX	
TOTAL	**$ 12,978.00**

THANK YOU FOR YOUR BUSINESS!

GENERAL SERVICE AGREEMENT

This Service Agreement (the "Agreement") is made and entered into as of September 1st, 2026, by and between **Highland Meadows 2 CDD** ("the Company") and, Poop Bandit LLC located at 16227 Wind View Ln., Winter Garden, FL 34787, (the "Service Provider"). This agreement is for 16 months of service outlined herein:

WHEREAS, Service Provider independently engages in the business of dog waste station trash removal, and thus providing weekly services.

WHEREAS, the Company desires to hire the Service Provider to perform those services as described herein, and as such, the Service Provider does herein desire to provide such services in accordance with the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the mutual promises established and set forth herein, the Company and Service Provider hereby acknowledge and agree as follows:

SERVICE PROVIDER DUTIES & RESPONSIBILITIES

Services: It shall be agreed upon, that during the term of this Agreement the Service Provider shall provide the services ("Services") that are described within the attached Schedule 1 (the "Schedules") and on any such additional consecutively numbered supplementary schedules, as which may be executed at any time by both parties to this Agreement. Each attached, or subsequently attached Schedule shall contain a description of the deliverables required to be provided by the Service Provider (collectively "Deliverables"), a description of any completion deadlines that pertain to the Deliverables and a description of the corresponding payment terms, including any partial payments for completion of designated milestones comprising each Deliverable.

Service Provider's Control Over Services Provided: The Service Provider shall retain the unqualified right of control over the means, manner and methods by which their Services are rendered and performed, and the right to perform those Services at the location(s) and time(s) that the Service Provider independently determines and sets forth. The Service Provider shall be responsible for providing all equipment, materials and supplies that the Service Provider determines shall be required to timely provide those Services which have been requested by the Service Recipient.

Compliance with Applicable Law: The Service Provider shall be responsible for complying with any and all applicable federal, state and local laws, rules, ordinances, regulations, and/or codes that pertain to the performance of the Services requested and provided. The Service Provider's failure to comply with the responsibilities and duties described in this Paragraph shall constitute a material breach of the Agreement.

Insurance: The Service Provider agrees to secure and maintain, at the Service Providers sole cost and expense, Worker's Compensation Coverage where required by law and General Liability Insurance, as required by the Company.

Permits and Licenses: The Service Provider shall be responsible for acquiring and maintaining, during the term of this Agreement, any and all permits, licenses and authorizations, if applicable, required to conduct the Service Provider's business and to perform the Services requested. The Service Provider's failure to comply with the responsibilities and duties herein shall constitute a material breach of this Agreement.

DUTIES IMPOSED ON THE COMPANY

Fees: The Service Provider's entire compensation for the performance of the Services provided hereunder shall be set forth in specific detail contained within the Schedule that corresponds to the specific Services provided and shall be payable solely by the Company.

Form 1099 Compliance: The Company shall report the amounts it pays the Service Provider on IRS Form 1099, to the extent so required under the Internal Revenue Code.

INDEPENDENT CONTRACTOR RELATIONSHIP

For all intent and purposes, including, but not limited to the Federal Insurance Contributions Act ("FICA"), The Self Employment Contributions Act ("SECA"), the Social Security Act, the Federal Unemployment Tax Act ("FUTA"), the Internal Revenue Code and any and all other federal, state and local laws, rules and regulations, each party hereto, including its officers, agents and employees, shall be at all times an independent contractor relative to the other party. Nothing in this Agreement shall be construed to make or render either party, including any of its officers, agents or employees, an agent, servant or employee of, or a joint venture of with the other.

TERMS AND TERMINATION

Automatic Renewal: The parties agree that at the expiry of the Initial Term or any subsequent renewed term, this Agreement shall be renewed for a further term of 12 months on the same terms and conditions as contained in this Agreement, unless written notice is given by one party to the other parties of its intent not to renew the Agreement at least 60 Days before the expiry of the Initial Term or any subsequent renewed term. Should any price increases occur the Service Provider will give a 60-day notice before the changes take effect.

Breach/Cause for Termination: This Agreement may be terminated at any time by either party should a material breach by the other party remain uncured thirty (30) days after submission of written notice being provided of the breach thereof, or a shorter period of time as may be specified within this Agreement or within the applicable Schedule provided to the Service Provider by the Company.

INDEMNIFICATION

Both parties shall guarantee, guard against and hold harmless the other party, any current or former employees, shareholders, partners or any ownership interest and agents from and/or against any alleged claim, including, but not limited to third-party claims, demands, loss, damages and or expense, including any legal or attorney fees that may be in relation to:

a) any negligence, recklessness or any willful misconduct of the indemnifying party or any other party under the direction or control of the indemnifying party;

b) any material breach of this Agreement by the indemnifying party, or

c) any damage, loss or destruction relating to any property of the indemnifying party or their client or clients, injury or death to any individuals that may result from the actions or inactions of any employee, agent or subcontractor of the indemnifying party as such damage may arise out of or is in the course of fulfilling their obligations under and with relation to this Agreement, and to the extent that such damage may be due to any negligence, unlawful conduct, omission or default of the indemnifying party, their employees, agents or subcontractors.

Full and Complete Agreement: This Agreement has set forth the full and complete agreement and shall supersede any and all prior agreements between the parties concerning all aspects of the subject matter herein contained. The Agreement may not and shall not be amended except by way of a written instrument that must be signed by both parties named hereto.

ARBITRATION AND DISPUTE RESOLUTION

Any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered in accordance with the Commercial Arbitration Rules of the American Arbitration Association, as amended, and shall be governed by the laws of the State of Florida. The Federal Arbitration Act shall govern the interpretation and enforcement of this paragraph. The fees associated with the arbitrator shall be shared equally by both parties. The parties agree that this paragraph shall survive the termination of the Agreement.

IN WITNESS WHEREOF, the parties hereto, each acting pursuant with due and proper authority, have executed this Agreement as of the aforementioned Effective Date.

____
Company Representative

____
Print Name & Title

Date: _________________

Poop Bandit LLC

Michael Wright/Owner
Print Name & Title

DELIVERABLE SERVICES AGREEMENT SCHEDULE 1

BY AND BETWEEN

<u>"The Company"</u> AND Poop Bandit LLC

EFFECTIVE DATE OF:

September 1st, 2026 – December 31st, 2027

Description of Services to be performed by Service Provider:

- As requested, (weekly) Poop Bandit will empty the pet stations (Qty 28) and refill the disposal bags for dog walkers. All dog waste collected will be double-bagged according to EPA standards for pet waste collection.

- ***The Company*** will be invoiced on a pre-paid monthly basis. First month service will be pro-rated depending on start date.

- Poop Bandit Pet Waste Removal Services is a great selling point for non-pet owners.

- Poop Bandit Pet Waste Removal Services is fully insured.

Costs:

- The pet stations will be serviced at a cost of $40 per month per station.

- Dispenser roll bags are invoiced monthly on an as-needed basis at a cost of $8.79 for 200 bags per box/roll. (Pet station trash can liner included)

- **Monthly service cost is $1,120**

<u>Extra Value-Added Services:</u>

The Dog Waste Station Service Includes:

- Emptying dog waste stations on a weekly basis
- Removing all waste within a six-foot radius of waste stations
- Restocking the dog poop bag dispensers each week as needed (poop dispenser bags have a separate charged and will be invoice monthly)
- Maintaining an inventory of all supplies
- Ensuring that all stations are in good working order at all times

Additional Waste Station Services:

- Installation (separate cost as needed)
- Lubricating the locks
- Tightening hardware
- Performing repairs as necessary (separate cost if parts are need for repair)

<u>The company</u> will be invoiced on the 1st of every month:

<u>Payment Terms</u>: Net 30 *<u>Payment Method</u>:* ACH, Credit Card, Check *<u>Late Payment Fee:</u>* at our discretion: $50

EXHIBIT 10

RETURN TO AGENDA

POO PATROL LAKELAND

PROPOSAL FOR PET WASTE STATION SUPPLY, INSTALLATION & WEEKLY SERVICING:

HIGHLAND MEADOWS 2 CDD
RFP NO. 2026-001

PRESENTED BY

POO PATROL LAKELAND

LAKELAND, FL

AUGUST 2026

EXECUTIVE SUMMARY

Poo Patrol Lakeland is pleased to submit this proposal to Highland Meadows 2 CDD for the supply, installation, and ongoing weekly servicing of 28 commercial pet waste stations.

As a locally owned and operated Lakeland business with six years of experience in professional pet waste management, we understand that a successful pet waste station program depends on more than simply installing equipment. It requires consistent service, reliable communication, properly stocked stations, and prompt attention when maintenance issues arise.

Poo Patrol currently provides recurring service to four commercial and community properties with pet waste stations. Our service process includes

- notification upon completion
- photographic documentation of serviced stations
- prompt reporting of damage, vandalism, or other conditions requiring management's attention.

The proposed project will be personally overseen by the owner of Poo Patrol Lakeland, providing Highland Meadows 2 CDD and Haven Management Solutions with direct access and accountability throughout installation and ongoing service.

Our goal is simple: provide Highland Meadows 2 CDD with a professionally installed, dependable pet waste management system while making its ongoing management as hands-off as possible for the community.

ABOUT POO PATROL

LOCAL SERVICE. DIRECT ACCOUNTABILITY.

Poo Patrol Lakeland is a locally owned and operated professional pet waste management company based in Lakeland, Florida. For six years, we have built our business through dependable service, responsive communication, and a reputation our customers can rely upon. Our experience with both residential and commercial properties gives our team a practical understanding of the ongoing attention required to keep stations clean, stocked, functional, and presentable for residents.

WHY CHOOSE POO PATROL?

Six Years of Local Experience

Established experience providing professional pet waste management services in the Polk County area.

Commercial Station Experience

We understand the standards of excellence for installation and maintenance in communities that rely on clean, dependable, and effective service. Happy residents mean success and longevity for the community. We understand how to keep operations effective and dependable, allowing community management to remain as hands-off as possible in its pet waste sanitation needs.

Documented Service

Our team provides completed notifications and photos of completed service.

Proactive Communication

Damage, vandalism, or other maintenance concerns discovered during service are promptly communicated to management.

Local Accountability

As a locally operated company, our reputation is directly tied to the quality and consistency of the service we provide.

PROPOSED WASTE STATION

PROPOSED EQUIPMENT

Poo Patrol recommends a waste station that is hand-welded, powder-coated, rust-proof aluminum which withstands Florida rain and sun. This waste station will not bend or twist in the wind and is backed by Dog Waste Depot's limited lifetime warranty, subject to the manufacturer's terms and exclusions*.

Manufacturer: Dog Waste Depot
Model: Rust-Proof Aluminum Dog Waste Station

Each waste station includes:

- A sign indicating the station with a request to clean up after the pet owner's dog
- A mounting post made of galvanized steel and all necessary mounting hardware
- A 3-roll bag dispenser
- A 10-gallon round waste receptacle with aluminum lid and liner retention clamps

*Please see page 10 of the proposal for warranty information

INSTALLATION & PROJECT IMPLEMENTATION

Poo Patrol Lakeland will provide complete installation of all 28 pet waste stations at locations approved by Highland Meadows 2 CDD. Installation will be personally overseen by the owner of Poo Patrol Lakeland to ensure consistency, proper placement, and professional workmanship throughout the project. The quoted installation price includes all labor, equipment, mounting hardware, and materials necessary for complete installation of all 28 stations.

PROJECT TIMELINE

1. Authorization & Equipment Order
Upon award, approval of station locations, and receipt of payment for equipment purchase, all 28 pet waste stations will be ordered within two business days. Delivery timing will be subject to manufacturer availability and freight transit times.

2. Site Preparation & Utility Clearance
Final station locations will be coordinated with community management prior to installation. Required underground utility locating and clearance must be completed before excavation begins. The community shall approve all final station locations prior to installation and identify or arrange for identification of privately owned underground facilities, including private irrigation, electrical, communication, or other improvements that may not be identified through the public utility locating system. Poo Patrol Lakeland will coordinate required Sunshine 811 notification prior to excavation.

3. Installation
Installation is anticipated to be completed within two weeks following receipt of all stations, subject to weather, site accessibility, utility clearance, and unforeseen site conditions. Each station will be installed plumb, secure, and operational, with disturbed areas restored as reasonably necessary following installation.

4. Final Walkthrough
Upon completion, Poo Patrol will gladly conduct a final walkthrough with an authorized community or management representative to review the completed installation and identify any concerns prior to commencement of recurring service.

5. Weekly Service Begins
Recurring weekly station service can begin immediately following completion and acceptance of the installation.

WEEKLY SERVICE PROGRAM

RELIABLE WEEKLY STATION SERVICE

Following installation, Poo Patrol Lakeland will provide weekly service for all 28 pet waste stations.

Each scheduled service includes:

- Emptying all station waste receptacles
- Lawful disposal of collected pet waste
- Replacement of receptacle liners (minimum of 2.0 mil)
- Replenishment of pet waste bags as needed (minimum of 1.0 mil)
- Cleaning of stations as necessary to maintain a neat appearance
- Visual inspection for damage, vandalism, or missing components
- Prompt notification to management of identified maintenance concerns
- Service completion notification
- Photographic documentation of serviced stations

CONSISTENT WEEKLY SCHEDULING

Highland Meadows 2 CDD is anticipated to be serviced once weekly on a recurring day of the week. While the specific service day may occasionally be adjusted due to holidays, weather, operational requirements, or other circumstances, Poo Patrol Lakeland will maintain the contracted weekly service frequency throughout the term of the agreement. If the scheduled service day changes, community management will be promptly notified.

Our emphasis is not simply on visiting the property once per week, but on ensuring the community receives consistent, documented, and accountable service.

RESPONSIVE LOCAL SUPPORT

Should an issue be identified during service, management will be notified promptly. As a locally owned and operated company, Poo Patrol Lakeland provides direct owner accessibility when questions or service concerns require attention.

REFERENCES

GARRISON PROPERTY SERVICES

Contact: Rachael Ghrissi
Title: Office Manager
Email: rachael@garrisonland.com
Service Provided: Pet Waste Station Management (Woodland Oaks HOA, Lakeland)
Relationship Since: June 2024

PRIME COMMUNITY MANAGEMENT

Contact: Tristan Rafool
Title: Property Manager
Email: Tristan@primehoa.com
Service Provided: Pet Waste Station Installation & Management (South Haven HOA, Winter Haven; Windsor Reserve HOA, Eagle Lake)
Relationship Since: August 2025

GARRISON PROPERTY SERVICES

Contact: Jasmine Velez
Title: Community Manager
Email: JasminV@garrisonland.com
Service Provided: Pet Waste Station Management (Sutton Preserve HOA, Eagle Lake)
Relationship Since: November 2025

PRICING

Description	Quantity	Unit	Extended
Supply of Pet Waste Stations	28	$250	$7000*
Installation	28	$100	$2800*
Weekly Service	28 Stations	-	$400/Week
Annual Service	52 Weeks	-	$20,800
Optional Repair Labor	Hourly	$75/Hour + Materials	N/A
First Year Total	**-**	**-**	**$30,600**

*Payment Terms: Waste station cost is due upon contract award and authorization to proceed, prior to placement of the equipment order. A 25% installation deposit is due upon scheduling of installation, with the remaining installation balance due following completion and final walkthrough. Recurring weekly service will be invoiced monthly in accordance with agreed commercial payment terms.

Pricing for recurring service is based on the initial one-year contract term (52 weeks), with renewal subject to mutual agreement.

INSURANCE & COMPLIANCE

Poo Patrol maintains Commercial General Liability insurance applicable to its pet waste management operations.

Proof of general liability policy documents are included as attachments with this proposal.

Coverage Carried:
$1,000,000 Each Occurrence
$2,000,000 General Aggregate

Upon contract award, additional insured documentation can be provided subject to policy terms and requirements.

EQUIPMENT WARRANTY INFORMATION

The following is the Dog Waste Depot Warranty Guarantee for the proposed pet waste station:

Dog Waste Depot (Seller) shall make good by replacement or, by mutual agreement between Seller and the Customer, repair any failure (fair wear and tear, paint fading, salt corrosion, vandalism, improper use or improper installation, excepted) in a dog waste station, dispenser, can or sign which, under conditions of proper use and maintenance, results from defects in the Seller's manufacture, design, materials or workmanship for as long as the Buyer shall own the dog waste station. The Seller's liability under this Condition shall automatically cease if: The Customer shall not have paid for all Goods supplied provided under any contract by the due date or is otherwise in breach of this or any other contract made with the Seller or, The Seller or its servants or agents are denied full and free right of access to the allegedly defective Goods or the Customer has not properly maintained the Goods or, the defect or failure is caused by willful damage, neglect, misuse, improper installation, accident or abnormal working conditions, or damage caused by landscaping, persons or vehicles, irrigation systems, pesticides, chemicals or abrasive cleaning products, salt water, sun exposure, severe storms or high winds, failure of locks or hinges due to Customers failure to routinely lubricate, or continued use after a defect has become apparent or, damage caused by flood, fire, or other "acts of God" or the Customer is no longer the owner of the Goods or, the Customer has failed to notify the Seller in writing of any defect or suspected defect within 30 days of the same coming to the knowledge of the Customer or, if such defect or failure arises as a result of any inaccurate or incomplete information or details supplied by the Customer or, in any defect or inaccuracy in any operating conditions, equipment or other property of the Customer.

THE WARRANTY SET OUT HEREIN SHALL BE IN LIEU OF ANY WARRANTIES CONDITIONS OR UNDERTAKING WHETHER EXPRESS OR IMPLIED BY STATUTE, COMMON LAW OR OTHERWISE HOWSOEVER WHICH WARRANTIES, CONDITIONS AND UNDERTAKINGS ARE HEREBY EXPRESSLY EXCLUDED, EXCEPT THAT SUCH EXCLUSIONS WILL NOT APPLY. THE SELLER'S RESPONSIBILITY IS LIMITED TO THE TERMS OF THE FOREGOING PROVISIONS OF THIS CONDITION AND (EXCEPT IN RESPECT OF DEATH OR PERSONAL INJURY RESULTING FROM THE NEGLIGENCE OF THE SELLER, ITS SERVANTS OR AGENTS). THE SELLER SHALL NOT BE LIABLE FOR ANY CLAIM FOR DIRECT OR INDIRECT CONSEQUENTIAL OR INCIDENTAL LOSS, INJURY OR DAMAGE WHATSOEVER (INCLUDING, BUT NOT LIMITED TO LOSS OF PROFIT) MADE BY THE CUSTOMER OR ANY THIRD PARTY AGAINST THE SELLER ARISING OUT OF OR IN CONNECTION WITH ANY DEFECT IN THE GOODS AND/OR SERVICES WHETHER OR NOT SUCH DEFECT IS DIRECTLY OR INDIRECTLY WHOLLY OR IN PART CAUSED BY THE ACT, OMISSION, DEFAULT OR NEGLIGENCE OF THE SELLER, ITS SERVANTS OR AGENTS AND WHETHER OR NOT SUCH DEFECT AMOUNTS TO A BREACH OF A FUNDAMENTAL TERM OR A PRIMARY OBLIGATION OF THE CONTRACT OR A FUNDAMENTAL BREACH THEREOF.

CLOSING

Thank you for the opportunity to submit our proposal for Highland Meadows 2 CDD. If management has any questions about the above proposal, please direct them to austin@poopatrollakeland.com or call us directly at 863-288-0879.

Sincerely,

Austin Nesvacil
Owner
Poo Patrol Lakeland

EXHIBIT 11

RETURN TO AGENDA

SCOOPER PROS

HIGHLAND MEADOWS 2 CDD

DOG WASTE MANAGEMENT PROPOSAL - AUGUST 2026

SCOOPER PROS

WHY CHOOSE US?

- Fully Insured & Bonded
- Clean, Professional, Uniformed Technicians
- Reliable & Consistent Service
- Family-Owned & Locally Operated
- Customer-Focused and Ready to Scale
- Photo Documentation of Every Visit
- Responsive Communication

- Scooper Pros is here to help! We provide complete dog-waste station solutions, including procurement, professional installation, and reliable weekly service—rain or shine.
- We can supply and install commercial-grade stations at approved locations, then service each one weekly by emptying waste bins, restocking bag dispensers, cleaning the immediate perimeter, and hauling away all collected waste.
- Our goal is a consistently clean and sanitary community with zero added work for the HOA/CDD.

Client Feedback & Reliability

While our current clients are primarily individual homeowners and residential properties, we have built a consistent five-star reputation for reliability, cleanliness, and clear communication. The core operational requirements for servicing dog-waste stations—fixed weekly routes, consistent emptying, station maintenance, and responsive communication—are the same whether serving a single homeowner or a community of 28 stations. We are fully prepared and equipped to scale this service to an HOA/CDD environment and welcome the opportunity to demonstrate that reliability.

We maintain both a 5.0-star Google and Yelp rating based on reviews from residential clients. Recent comments highlight the same standards an HOA/CDD expects:

- "Great service great communication. Came out fast, clean all needed areas."
- "Very honest company 😊"
- "First, these were the kindest people to talk to. Secondly, they did an amazing job for us. We have two extra large dogs and a big yard. They tackled the job, took a picture and sent it to us when they were done. Communication was outstanding and I'm very glad I hired them!"

These reviews reflect the day-to-day execution we would bring to each of your 28 stations. Full reviews are publicly available on our Google Business Profile.

Process for Servicing HOA/CDD Waste Stations

Scheduling & Route Planning

- Stations are serviced on a fixed weekly schedule agreed upon with the Association.
- Our routes are planned for efficiency and consistency so the same service day/general time window is maintained whenever possible.
- Weather or holiday adjustments are communicated in advance. Missed or delayed service due to weather or other factors will be rescheduled as quickly as possible and the contact is informed.

Service Execution

- Each visit includes emptying the waste receptacle, replacing liners and bags as needed, wiping down stations and a quick visual inspection. Pet waste bags/liners will be a minimum of 1.0mil and receptacle bags will be a minimum thickness 2.0 mil, as requested.
- Any issues (damage, missing parts, overflowing bags left by residents, etc.) are noted on the spot.

Tracking & Documentation

- Every service visit is logged (date, time, station condition, any notes), as well as photo taken of each station at each weekly service.
- A simple service report can be provided quarterly or on request, summarizing completed visits and any observations.

Communication with the Board / Property Manager

- Primary contact is established at the start of service (email + phone). We respond to inquiries within one business day.
- Routine updates: quarterly summary or as-requested status.
- Immediate notification for anything that needs attention (damaged station, repeated overflow, vandalism, etc.).

Station Repairs & Maintenance Issues

- Minor issues (loose hardware, damaged lids, missing bags, etc.) are reported promptly with photos when helpful.
- We can handle basic on-site adjustments or coordinate with the Association on repairs/replacements.
- Clear process: we identify the issue → notify the designated contact → recommend next step (repair by us, parts needed, or Association decision).
- We maintain spare supplies (liners, basic hardware) so routine needs do not create delays.

Dog Waste Station

Round Trash Can with Waste Bag Dispenser & Station Sign

Manufacturer: Dog Waste Depot

PRODUCT DESCRIPTION from Manufacture

Installed dimensions: 72"h x 13"w x 15"d Weight: 38 lbs Meets ADA height requirements

#1 Selling Dog Waste Station in the USA. Voted Best Choice & Best Value. Rust-Proof Aluminum. Hand-Welded. Strong. Field-Proven. Professional Quality. Lifetime Warranty. Landscapers & Property Managers #1 Dog Waste Station. BUILT TO LAST-not to replace. We built the strongest station - RUST-PROOF ALUMINUM, GALVANIZED SQUARE POST, HAND-WELDED STATION.

Procurement & Installation Plan

Highland Meadows 2 CDD - 28 Dog Waste Stations

Phase 1: Order & Procurement

- Upon signed agreement and receipt of deposit (or full payment if preferred), stations are ordered from the manufacturer/supplier.
- Typical lead time for commercial-grade stations: **7–14 business days** (may vary slightly by current inventory and shipping).
- Stations include post, bag dispenser, waste receptacle, signage, and bags/liners.

Phase 2: Site Coordination

- Within 3–5 business days of order confirmation, we schedule a brief on-site walk-through with the designated HOA/CDD or property contact.
- Purpose: Confirm exact station locations, note any access or ground conditions, and mark placement points.
- Final locations approved by the Association before installation begins.

Phase 3: Delivery & Installation

- Stations ship directly to Scooper Pros for installation. Delivery typically occurs **10–18 business days** after order placement, depending on supplier and shipping.
- Installation begins within **3–5 business days** of delivery (weather and site access permitting).
- Installation of all 28 stations, typically completing the full set in **14 working days**.
- Standard method: Set posts in concrete for stability and longevity (or surface-mount where concrete is not feasible/preferred).
- Each station is leveled, secured, and left ready for immediate use (bags and liners installed).

Phase 4: Final Walk-Through & Handover

- Upon completion, a brief walk-through is offered with the HOA/CDD contact to confirm all stations are properly installed and functioning.
- Any punch-list items are addressed promptly.
- Weekly service schedule begins on the next agreed service day after installation is complete.

ITEMIZED PRICING

*Prices Do Not Include Tax

Item Number	Description	Quantity	Unit Price	Extended Price
1	Waste Station (Round Station & Roll Bag)	28	$299.00	$8,372.00 (One Time Fee)
2	Waste Station Installation	28	$85.00	$2,380.00 (One Time Fee)
3	Weekly Station Service, Bag Replacement, & Waste Disposal	28	$15.95	$446.60/week $1,935.27/month
4	Optional Repair or Replacement Services (If needed/applicable)	Hourly	$85	N/A
5	**Annual Cost of Weekly Waste Station Management** Weekly Station Service, Bag Replacement & Waste Disposal	52 Weeks of Service	$446.60/week	$23,223.24

ONE TIME FEES -

Dog Waste Stations: $8,958.04

Station Installation: $2,380.00

Station & Installation Total: $11,504.64

*Prices Include Tax

RECURRING SERVICE FEES -

Weekly Station Service, Bag Replacement & Waste Disposal

Monthly Service Total: $2,070.74

Annual Service Total: $24,848.88

*Prices Include Tax

GRAND TOTAL

Dog Waste Stations: $8,372.00

Station Installation: $2,380.00

Weekly Station Service: $23,223.24

Sub Total: $33,975.24

Tax: $2,378.28

Total: $36,353.52

Terms & Conditions

Common Area Cleaning

- Does not include: Micro debris (cigarettes, needles, glass, etc.), large items (bigger than scoop buckets), or hazmat materials.
- We will not be able to fully clean up pet waste that is covered by leaves or yard debris.

Station Service

- Scooper Pros will need to maintain a set keys to pet waste stations before servicing.
- Station waste bin trash bag and dispenser rolls are included in price.
- If station installation is delayed due to weather or supply chain issues, our team will clean around where the station is to be installed at the same cost until they arrive.
- Final station locations must be approved and provided in writing.

Billing

- One time/initial payment is due upon execution of this agreement & prior to first service visit.
- If paying Monthly, instead of annually, invoices will be sent on the 1st of each month prior to services completed.
- Services completed during the first partial month will be added to the first month invoice (Net 15).
- Invoices that are more than 30 days past due may be subject to late fees and interest penalties.

Emergency Service

- Scooper Pros may be able to provide extra ad-hoc service frequencies in the event of station vandalism, over flowing trash cans, or excess pet waste or community event.
- If an additional visit is required, Scooper Pros will add the service charge on the next invoice or separate invoice if already paid in full.

Member Certificate
In Dues Liability Program

Pet Sitters ASSOCIATES

THIS CERTIFICATE IS ISSUED TO
THE FOLLOWING INSURED MEMBER:

Edward Kollarik

Membership ID Number: 80637
Policy Number: 3ED4170

Scooper Pros
100 East Pine St Suite 110
Orlando, FL 32801
(505) 504-3571

For association questions and/or questions about your insurance plan, please contact PSA headquarters at (715) 450-9513.

Spouse: Lauren Kollarik

Membership Effective: 09/18/2025 **Membership Expires:** 09/18/2026

Optional Coverage: Broadened Property Damage Coverage & Bond

LIMITS OF INSURANCE BODILY INJURY OR PROPERTY DAMAGE:

$1,000,000 Each Occurrence
$2,000,000 General Aggregate
$1,000,000 Personal and Advertising Injury
$2,000,000 Products / Completed Operations Aggregate Limit
$100,000 Damage to Premises Rented to You
$100,000 Each Occurrence / $200,000 Annual Aggregate Animal Liability
$15,000 Each Occurrence for loss of pets in your care, custody, or control
$30,000 Annual Aggregate for loss of pets in your care, custody or control
$1,000 Each Occurrence / $5,000 Annual Aggregate Veterinarian Expense
$10,000 Each Occurrence / $25,000 Annual Aggregate for loss to personal property of your customers in your care, custody or control
$2,000 Each Occurrence for Lost Key coverage for Re-keying of customer's homes
$5,000 Medical Expense Limit

Administered by: RPS Eau Claire, Eau Claire, WI.
Underwritten by: Evanston Insurance Company

File a claim online or call:
1-844-777-8323

$500 per occurrence off-leash deductible toward any claims involving injuries to client pets that arise out of the voluntary releasing of the client pet in your care, custody, or control from its leash, outside of the above ground fenced yard of the pet owner (or pet sitter, if the optional pet daycare & boarding coverage is purchased).

Membership and corresponding insurance coverages are effective at the date and time of purchase or any other future date requested. If payment was made via check, coverage cannot be effective prior to the postmark date. View coverage forms at petsitllc.com/members

Date: 09/18/2025 Authorized Representative: Colleen E Gilis-Harris

MARKEL®

THIS IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. ACTUAL COVERAGE APPLIES PER THE TERMS, CONDITIONS AND EXCLUSIONS AS CONTAINED IN THE INSURANCE POLICY.

SCOOPER PROS

CONTACT US

- Eddie Kollarik - Owner
- Phone: 863.458.4958
- Email: service@scooperpros.com
- Website: scooperpros.com

EXHIBIT 12

RETURN TO AGENDA

Highland Meadows II
Community Development District

Summary Financial Statements
(Unaudited)

July 31, 2026

Highland Meadows II
Balance Sheet
July 31, 2026

		General Fund	Reserve Fund	Debt Service Funds	Capital Project Funds	Total
1	**Assets:**					
2	Cash - Operating Account BU	$ -	$ -	$ -	$ -	$ -
3	Cash - Money Market Account	369,908	706,384	-	-	1,076,292
4	Cash - Money Market Account-Restricted Cash		-	-	-	-
5	Cash - Operating Account South State	331,138	-		-	331,138
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 Asssessments 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**	**$ 708,886**	**$ 706,384**	**$ 2,089,259**	**$ 499,675**	**$ 4,004,203**
19	**Liabilities:**					
20	Accounts Payable	$ 10,151	$ -	$ -	$ -	$ 10,151
21	Sales Tax Payable	10	-	-	-	10
22	Accrued Payable	-	-	-	-	-
23	Deferred Revenue	-	-	-		-
24	Due to Capital Projects	-	-	-	-	-
25	Due to Debt Service	99,482	-	-	-	99,482
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	117,770	-	-	-	117,770
35	**Total Liabilities & Fund Balance**	**$ 708,886**	**$ 706,384**	**$ 2,089,259**	**$ 499,675**	**$ 4,004,203**

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through July 31, 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	$ 1,051,944	$ 3,919
3	Interest Income	-	-	26,764	26,764
4	Miscellaneous Revnue	-	-	761	761
5	Fund Balance Forward	10,000	-	-	-
6	**Total Revenues**	**1,058,025**	**1,048,025**	**1,079,469**	**31,444**
7	**Expenditures:**				
8	**Financial & Administrative**				
9	Supervisor Compensation	24,000	20,000	7,600	12,400
10	District Management	51,800	43,167	44,208	(1,041)
11	District Engineer	20,000	16,667	39,156	(22,489)
12	Dissimination Agent	7,000	5,833	5,532	301
13	Trustee Fees	26,787	22,323	24,300	(1,978)
17	Dues, Licenses & Fees	175	175	175	-
14	Auditing Services	4,000	4,000	7,500	(3,500)
15	Arbitrage Rebate Calculation	2,700	2,250	-	2,250
16	Public Officials Liability Insurance	3,214	3,214	-	3,214
17	Legal Advertising	3,000	2,500	-	2,500
18	Website Hosting, Maintenance & Backup	2,015	1,679	1,538	142
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	833	2,501	(1,668)
22	Assessment Roll	5,200	4,333	4,110	224
23	Administrative Contingency	6,500	5,417	-	5,417
24	District Counsel	40,000	33,333	23,312	10,021
25	**Total Financial & Administrative**	**219,418**	**187,751**	**189,663**	**(1,912)**
26	**Security Operations**				
27	Security Services & Patrol	55,000	45,833	61,197	(15,363)
28	Access Control Maintenance & Repair	5,000	4,167	3,750	417
29	**Total Security Operations**	**60,000**	**50,000**	**64,947**	**(14,947)**
30	**Utilities**				
31	Utility Services	28,000	23,333	4,979	18,354
32	Utility - Streetlights	70,000	58,333	59,266	(933)
33	Utility Services	6,000	5,000	2,447	2,553
34	**Total Utilities**	**104,000**	**86,667**	**66,692**	**19,974**

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through July 31, 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	160,000	161,875	(1,875)
39	Irrigation Maintenance and Repair	16,000	13,333	6,799	6,534
40	Landscape - Fertilizer	36,000	30,000	-	30,000
41	Landscape Replacement Plants & Shrubs	30,000	25,000	1,200	23,800
42	Miscellaneous Expenditure	5,000	4,167	175	3,992
43	Maintenance Repairs	11,976	9,980	39,594	(29,614)
44	Sidewalk Maintenance & Repair	8,000	6,667	17,551	(10,884)
45	Capital Projects	15,000	12,500	49,087	(36,587)
46	Field Services	12,000	10,000	9,484	516
47	**Total Other Physical Environment**	**365,601**	**301,272**	**322,407**	**(11,135)**
48	**Parks & Recreation**				
49	Pool Services Contract	63,600	53,000	50,753	2,247
50	Amenity Facility Janitorial Service Contract	21,600	18,000	24,200	(6,200)
51	Telephone, Internet, Cable	3,000	2,500	1,948	552
52	Maintenance & Repairs	13,807	11,506	424	11,081
53	Pest Control & Termite Bond	1,500	1,250	312	938
54	Miscellaneous Expenditure	5,000	4,167	40,352	(36,185)
55	Office Supplies	500	417	-	417
56	**Total Parks & Recreation**	**109,007**	**90,839**	**117,990**	**(27,151)**
57	**Total Expenditures before other financing sources (uses)**	**858,026**	**716,529**	**761,699**	**(35,170)**
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**	**-**	**331,497**	**117,770**	**(3,726)**
65	**Fund Balance - Beginning**			**481,473**	
	Increase In Emergency Reserves			-	
	Decrease in Fund Balance Forward			-	
66	**Fund Balance - Ending**			**$ 599,243**	

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

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

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

Balance per Bank Statement	$	375,623.89
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(5,715.49)
	$	**369,908.40**
Beginning Balance	$	521,023.64
Receipts		8,391.98
Disbursements		(98,776.72)
Balance per Book	**$**	**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
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

Highland Meadows II
Check Register
FY2026

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
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

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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	Fl 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**
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

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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 sidwalk		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	Monhthly 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
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

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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	Monhthly 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)
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

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
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 hihgland 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

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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**
7/1/2026	5350	Haven Management Solutions, LLC	July Management Services		6,333.33	424,305.57
7/1/2026	070126ach1	Duke Energy	990 Condor Dr Entry, ENT		32.64	424,272.93
7/1/2026	070126ach2	Duke Energy	2901 N 10th St Entry		32.64	424,240.29
7/1/2026	070126ach3	Duke Energy	600 Eaglecrest Dr,		32.65	424,207.64
7/1/2026	070126ach4	Duke Energy	1200 Patterson Rd Lite,		32.65	424,174.99
7/1/2026	070126ach5	Duke Energy	2901 N 10th St well		32.66	424,142.33
7/1/2026	070126ach6	Duke Energy	3950 N 10th St,		32.65	424,109.68
7/1/2026	070126ach7	Duke Energy	565 Patterson Rd Well		123.20	423,986.48
7/1/2026	070126ach8	Duke Energy	599 Patterson Rd		154.00	423,832.48
7/1/2026	7/1/2026	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		665.33	423,167.15
7/2/2026	5351	813 Security & Protective Services	Security		7,002.00	416,165.15
7/2/2026	5352	Cooper Pools	Pool Svc		4,600.00	411,565.15
7/2/2026	5353	Deborah Galbraith	BOS MTG 06-25-26		200.00	411,365.15
7/2/2026	5354	Joellen Dibrango	06-25-26 BOS MTG		200.00	411,165.15
7/2/2026	5355	Mario Munoz	06-25-26 BOS MTG		200.00	410,965.15
7/2/2026	5356	Adam King	06-25-26 BOS MTG		200.00	410,765.15
7/2/2026	5357	Kristen Anderson	06-25-26 BOS MTG		200.00	410,565.15
7/5/2026	5358	Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	408,365.15
7/5/2026	5359	ECS INTEGRATIONS LLC	access control		555.00	407,810.15
7/5/2026	5360	ECS INTEGRATIONS LLC	camera mgmt		280.00	407,530.15
7/5/2026	5361	Mele Environmental Services LLC	landscape monthly		16,208.33	391,321.82
7/8/2026	5362	Good Home Services, LLC	Fence repairs		1,150.00	390,171.82
7/8/2026	5363	Good Home Services, LLC	Remove wooden palette at park		70.00	390,101.82
7/8/2026	5364	Good Home Services, LLC	Repair water fountains		25.00	390,076.82
7/9/2026	5365	Stantec Consulting Services Inc	Engineering Services		2,818.56	387,258.26
7/10/2026	5367	Cooper Pools	Pool maint		581.12	386,677.14
7/15/2026	071526ach	Duke Energy	565 Patterson Rd Well (Final Bill)		137.57	386,539.57
7/15/2026	071526ach2	Duke Energy	599 Patterson Rd (Final Bill)		154.00	386,385.57
7/15/2026	071526ach1	CITY OF DAVENPORT	3 hihgland meadows phase 3 park		22.34	386,363.23
7/15/2026	071526ach2	CITY OF DAVENPORT	3001 Golden Eagle Way		90.15	386,273.08
7/16/2026	071626ach	Duke Energy	541 Pheasant Dr Entry		32.65	386,240.43
7/16/2026	071626ach	Duke Energy	1015 Condor Dr Pool/Cabana		1,097.65	385,142.78
7/20/2026	072026ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844,		199.61	384,943.17
7/21/2026	072126ach	Duke Energy	0 Patterson Rd Lite Mdws 4B&C SL		795.43	384,147.74
7/28/2026	072826ach	Duke Energy	00 PATTERSON RD		236.62	383,911.12
7/29/2026	5370	Good Home Services, LLC	fence repair		150.00	383,761.12
7/29/2026	5371	Good Home Services, LLC	install sign		25.00	383,736.12
7/29/2026	072926ach	Duke Energy	0000 PATTERSON RD		161.38	383,574.74
7/29/2026	072926ach2	Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		368.17	383,206.57
7/29/2026	072926ach3	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		397.25	382,809.32
7/29/2026	072926ach4	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		551.35	382,257.97
7/29/2026	072926ach8	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		570.63	381,687.34
7/29/2026	072926ach10	Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		665.33	381,022.01
7/29/2026	072926ach11	Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,084.78	379,937.23
7/30/2026	5373	Good Home Services, LLC	fence repair		175.00	379,762.23
7/30/2026	073026ach	Duke Energy	1000 DUNLIN ST. SIGN		32.66	379,729.57
7/31/2026	5372	Alphagraphics Tampa Print	Highland Meadows II Mailer		2,130.63	377,598.94
7/31/2026	5374	Good Home Services, LLC	fence repair		50.00	377,548.94
7/31/2026	5376	Good Home Services, LLC	fence repair		325.00	377,223.94
7/31/2026	073126ach	Duke Energy	108 tanger st irrig		32.64	377,191.30
7/31/2026	073126ach2	Duke Energy	341 Meadow Point Dr Well		32.65	377,158.65
7/31/2026	073126ach3	Duke Energy	331 Pheasant Dr Well		32.65	377,126.00
7/31/2026			Deposit	20.75		377,146.75
7/31/2026	7/31/2026	Fl Dept of Health in Polk County	Dept of Health Pool Fee		280.35	376,866.40
7/31/2026	085		Fraudulent check to 813 Security Services - JE to reconcile account after initial check was voided		6,958.00	369,908.40
7/31/2026				**20.75**	**60,751.25**	**369,908.40**

EXHIBIT 13

RETURN TO AGENDA

MINUTES OF 07/23/26 REGULAR MEETING
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Highland Meadows II Community Development District was held Thursday, July 23, 2026, at 4:30 p.m. Shamrock First Church, 2661 Marshall Rd., Haines City, Florida 33844. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

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

Deborah Galbraith .... Board of Supervisors, Chairwoman
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 (via virtual means) .... 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)*

- A resident requested Phases 3A and 3B be renamed to match their legal names, Phase 3 and Phase 3B. Supervisor Anderson noted that the third whereas still had 4B and C listed on them instead of the corresponding HOA. The Board allowed a resident to make a comment on non-agenda items. The resident reported that he had sent an email to the present Board members and Ms. Thibault regarding an issue with the mailbox on the west end of Pheasant. He noted the broken glass had been cleaned up. The resident also noted concerns with the number of cars parked close to the mailbox space, reporting 4 or 5 cars. He noted that he was not accusing the residents of parking illegally and asked that they have to park with at least another car length on each side. The Board confirmed that none of them have to pick up their mail at the west end of Pheasant. Supervisor Anderson asked if they could extend the mailbox pickup area with signs, either in the ground or painted on the curb, so that it could be incorporated into the existing policy without requiring a public hearing. Mr. Woodcock noted that it should not be an issue, but confirmed that he would check to make sure and get back to Ms. Thibault in the next week.
- A resident noted her previous neighbor, who had worked for the postal system, had informed her that parking in the area of the mailbox was illegal. She noted that the area around the Nighthawk mailbox was much bigger. Chairwoman Galbraith noted her belief that there was supposed to be 15 feet on either side of the mailbox that people were not allowed to park in. Ms. Thibault asked Mr. Woodcock to look into adding 15 feet to either side of the mailbox. Supervisor DiBrango noted they had issued similar instructions to residents in Phase 4A, directing them to park on the other street, away from the mailbox.
- A resident commented on the code compliance ordinances, noting that their HOA does not have an agreement with the City of Davenport. Ms. Thibault explained that the CDD roads are public, meaning code compliance could drive through the property. The Board confirmed that there did not have to be an agreement between the management company in Davenport or Haines City. Ms. Thibault advised that even if they had gates, they would have to let

anybody in. Chairwoman Galbraith explained that the Highland Meadows II CDD had to try to comply with the Davenport Code Compliance and the Haines City Code Compliance, noting that the codes were not the same.

- A resident asked if there was a difference between 813 Security and JCS. He asked if there was any contact information available for security, noting that he had the previous information for JCS. Mr. Palevich, with 813, advised that they had a dispatch line and a QR code that could be scanned to send an alert to the dispatch team. He noted that they could put the QR code on a sign in the amenity center and that it could be sent to residents via email. Chairwoman Galbraith asked Mr. Palevich what issues residents were allowed to call them for. Ms. Thibault responded, noting that the security team could not be called regarding any resident issue. She noted neighbors fighting or someone breaking into a home would be calls to the police department, not 813 Security. Ms. Thibault advised that issues like a truck parked illegally in the street or people fighting in the pool area or ingesting/smoking prohibited or illegal substances would be a call to the security team. Mr. Palevich provided the dispatch number (813-400-2899) to the resident. Mr. Palevich advised that calls would be screened and deemed appropriate by their dispatcher.

III. Professional Staff Updates

A. Stantec Engineering – Greg Woodcock

1. Discussion and Update on Outfalls

Mr. Woodcock reported that he had submitted the transfer to have Ruby Run put in the CDD's name, though he was still waiting for the approval to be sent. He continued, noting that they had been working with Advanced Drainage Solutions, Finn Outdoor, and Site Masters to get proposals on the drainage work they had presented last month. Mr. Woodcock reported that Advanced Drainage Solutions had sent a proposal, Finn Outdoor had passed on the project, and he was waiting for a proposal from Site Masters. He shared that the original proposal from Advanced Drainage Solutions was $17,525. Mr. Woodcock reported that he had sent the playground layouts, with sizes, to Frank, who was going to put together a few exhibits. Ms. Thibault reminded the Board of their intent to resurrect a playground in Phase 7. She advised that the lowest estimate they had received was $55,000, which had been deemed fiscally unacceptable. She asked the Board if they would like to advance a playground structure for Phase 7, noting that Frank would be taking the measurements to see what could be put in that space. Ms. Thibault explained that there was a small slide structure and sail shade in that location.

Supervisor Anderson reported that there were two missing ADA mats, one near 480 Pheasant and the other near 361 Golden Eagle Way. Supervisor DiBrango asked if they were going to have the unused playground equipment hauled off. Ms. Thibault advised that that would be Board direction, noting that she could get a quote for the removal. The Board briefly mentioned scrapping the materials, to which Ms. Thibault advised that they would still have to haul the material to the scrapping location. Supervisor Munoz shared that some scrapping companies would come to pick up the material. Mr. Woodcock stated that Advanced Drainage Solutions and Site Masters have large trailers, noting that he would speak with them about moving the scrap material.

B. District Attorney – Kutak Rock

1. Discussion and Status Update of PRWC:

Mr. Magee explained that upon sending the finalized documents to be executed, PRWC wanted to confirm that their contractor would not be implementing the cure portion of the construction. He advised that that was not what the easements he had drafted stated, noting that there was a misunderstanding of the facts from both parties. Mr. Magee confirmed that the easements he had drafted and negotiated were clear that the construction would need to be replaced and put back by the construction crew and contractor. He shared that the PRWC understood the documents to mean that their contractor would do minimal restoration and the District would be expected to cover the majority of it. He advised that Mr. Earlywine and himself had communicated with the PRWC to attempt to salvage the agreement, though unfortunately, the PRWC had moved the project and voided several parcels, including those of the District. Mr. Magee explained that meant that the District property would no longer have any piping, but they also would not receive any funding for the easements, as the easements were no longer needed and the piping would go within the right-of-way. He advised that the PRWC had agreed to pay the attorney fees, noting that the sum of money the Board was expecting would not be coming through. Chairwoman Galbraith asked Mr. Magee to explain why the PRWC was not currently on their property. Mr. Magee explained that where the District property is, is the interior of the sidewalk to the wall and the entire sidewalk to the roadway is county right-of-way property. PRWC decided to stick to their right of way. He noted that were the PRWC to accidentally go into the easement, they would seek reimbursement for that. Mr. Magee advised that the city of Haines City was conducting work in the area, though they would already have the utility easements on CDD parcels.

Supervisor Anderson stated that she wanted it clearly stated on the record who the sidewalks belong to, and who they need to be maintained by moving forward. Mr. Magee advised that the sidewalks were not CDD sidewalks along where the work was being conducted. Chairwoman Galbraith noted that the ground where they took the sidewalk on North 10th Street was okay because it was the city's domain. Mr. Magee confirmed that to be true. Chairwoman Galbraith asked if the PRWC would replace the fence that was scraped and torn up with sod that they tore up, noting that otherwise, Mr. Bryant would have to fix it at cost to the District. Mr. Magee advised that if there was damage from the sidewalk inward, the PRWC would be responsible for it. He noted that they were not currently doing work out in the area; the City of Haines City had contactors out doing work. Ms. Thibault suggested they reach out to Haines City. Mr. Magee advised that the PRWC was aware of the easements, noting that they needed to identify who the contractors currently out in the area were with. Supervisor DiBrango asked if there was anything in writing that would hold the PRWC to repair anything they damaged. Ms. Thibault asked Supervisor Anderson to send her the pictures of the corridor. She noted that she and Mr. Comings would take a look at the area and send a picture and a pin drop to the Board and Mr. Magee.

Mr. Magee advised that the $29,000 lien was being released, so the District would no longer be expected to pay that amount.

IV. Security Services

Mr. Palevich presented his report, noting that they did not receive any resistance when they had to shut the pool down for weather, and mostly faced minor issues with food and beverages at the pool and parking. He noted they had been requested by residents for minor first aid issues, like providing bandages. Mr. Palevich noted that if provided by the Board, they would be able to hand those items out, but they would not be able to administer them. Ms. Thibault advised that upon reaching out to Egis, the insurance company, they had informed her that they could hand out bandages but could not under any circumstances administer them or touch whoever is putting the bandage on. She noted they could purchase a first aid kit for with different sized bandages. Mr. Palevich confirmed that the closet would be a good spot to store the kit. The Board debated waiting to purchase the kit, noting that school had started. Mr. Palevich advised that not all of his staff was CPR certified. Ms. Thibault explained that the pool monitors were not to be considered lifeguards as they operated as pool monitors only. The Board agreed the kit would be kept in the closet.

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of $100 for a First Aid Kit for the Highland Meadows II Community Development District.

Supervisor DiBrango reported that fireworks had been shot down the street, and though the report had stated there was no evidence of them, she noted that there was. Her suggestion to the security team was to look both ways from the address that was given when looking for evidence. Ms. Thibault advised that the revised agenda was included in the agenda. Mr. Palevich advised that there was not an animal issue, the item was just a parking violation. He confirmed that his team would look both ways when documenting the firework debris.

V. Field Services Report

A. Presentation of Highland Meadows II Field Report

Mr. Bryant reported on the Yucca, noting the previous concerns they have had regarding planting. The Board discussed Bayonet Yucca. Mr. Bryant advised that the Bayonet Yucca would need trimming, confirming that he would cut the top 5 /6 feet off each of the plants and plant them every 3 to 4 feet along the 150-foot stretch of wall. He noted they would be planted next week, a foot or two into the ground to improve their chance of survival. Mr. Bryant shared that he would be propagating the Yucca from his home to be planted along the wall. Ms. Thibault asked how this would affect the price. Mr. Bryant stated that it would not affect the price at this point. Mr. Bryant reiterated that he would wait to see if the Yucca takes before he bills. Ms. Thibault advised that they had heard from Phase 4, Phase 3, Phase 3B, and Phase 7 regarding the monument plantings. She stated that the agreement the HOAs approved was not an agreement for what would actually be planted. She continued, noting that each individual HOA would choose their own plantings, and any issue they may have with the vendor as to the plantings, would not be a CDD matter. Ms. Thibault advised that the agreement with the CDD was only to allow the HOAs to place the plant material, and nothing else. She emphasized that anything regarding the plant material installed is between Mr. Bryant and the HOA(s). Mr. Magee confirmed, noting that the CDD would maintain the installation afterwards, but installation and selection would be on the HOA. Supervisor Anderson stated that the plant material is decided through Mr. Bryant. Chairwoman Galbraith added that payment would go to Mr. Bryant. Ms. Thibault advised that the Juniper would be planted and paid for by the CDD as an erosion deterrent. She noted that the installations would likely occur at the same time. Chairwoman Galbreath asked if they could lower the mound on Tanager and Patterson for erosion control. Mr. Bryant noted that the mound likely starts at the monument. He confirmed he could look around the area and use his shovel to investigate. He noted that they were going to plant extra Juniper at the bottom of the mound to slow the water flow. Chairwoman Galbraith noted they were trying to avoid having to redo work. Mr. Bryant reported that the other monument areas were flat and required erosion control between the sidewalk and the beds.

Mr. Bryan presented his report, stating that the lack of spraying, weeding, and maintenance at the DRA retention walls they discussed last month had continued. He reported that the DRAs in Phase 4 had not been mowed, though the perimeter had been. He stated that it could be due to the time he had been checking the DRAs, as it was possible they mowed them at other dates. Supervisor Anderson asked how often the DRAs are supposed to be mowed. Mr. Bryant advised once a month. Chairwoman Galbraith shared that she thought it was weekly during the summer, to which Mr. Bryant advised that that would be unlikely on the DRAs. He asked to see their contracts to confirm. Mr. Byrant reported that in Phase 4 the perimeters and Common DRA were mowed and the edging was almost non-existent. He continued, noting that in Phase 2, the perimeter was mowed and trimmed, the amenity and common areas were not mowed, and the amenity was mowed. In Phase 6 A and B, the common areas and perimeters were mowed, and some of the shrubs in the perimeter looked fuzzy. In Phase 7, the DRAs, columns, and perimeters were mowed. Mr. Bryant advised that weeds were likely the only item he would penalize the team on with the next inspection. He reported that the playground area in Phase 7 had weeds inside the mulch area and the base of mailboxes, noting that weeds should be taken care of at playgrounds and mailboxes. Mr. Bryant reported that the Sugarwood island needed to be sprayed, and that the Willert island had trash dumped on it, which is likely why Mele had not serviced it. Chairwoman Galbraith noted they could contact the HOA company for that phase regarding the trash. Ms. Thibault suggested Mr. Bryant observe the trash on Willet and send her and the Chair a quick price, within reason, to be signed off. She then suggested Mr. Bryant offer a not-to-exceed price to be approved at this time. Mr. Bryant suggested $200. The Board suggested $150. Mr. Bryant expressed his concern about the dump fee. Chairwoman Galbraith advised that the new dump was less expensive than the one they used to use. The Board discussed the location for the new dump, noting it was in Haines City. Mr. Comings suggested they reimburse Mr. Bryant for the dump fee. Ms. Thibault opened the floor for resident comments on the walk-on proposal.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of $150 Plus Dump Fees for the Removal of Trash on Willert, with the Inclusion of the Receipt for the Highland Meadows II Community Development District.

Mr. Bryant suggested that they needed to be harder on the landscaping team about the tops of the walls. Chairwoman Galbraith expressed that she believed that the CDD was responsible for mowing on both sides of the sidewalk in the community.

Mr. Comings reported on the signage, noting that they had received a ballpark number for street signs in Phase 7. He noted that a few Hummingbird and Ruby Run signs were missing. Chairwoman Galbraith asked if the signs had ever been put in, or if they came up gone. Ms. Thibault stated that they could not advise as to how the signs were gone. Mr. Comings noted that the company wanted $1,400 for 6 street signs, including install. Ms. Thibault advised that street signage had to be DOT compliant. Chairwoman Galbraith noted that they needed to remove the "no soliciting" sign in Phase 7. Ms. Thibault suggested a not-to-exceed amount of $50 to have Mr. Bryant include the "no soliciting" sign. Ms. Thibault opened the floor to audience comments on the walk-on proposal.

On a MOTION by Supervisor DiBrango, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of $50 for the Removal of the "No Soliciting" Sign on CDD Property in Phase 7 that is Blocking a Sprinkler for the Highland Meadows II Community Development District.

Mr. Comings confirmed that they were waiting for Mark to install the pool signage. He noted they had purchased 3 signs with different hours. Ms. Thibault recommended they drive through all the other phases to see what other street name signs were missing. Mr. Comings confirmed that he had done so and had that list. He stated that he could get a proposal for all of the missing street name signs. Supervisor King asked if the Cooper Pools repair was completed. Ms. Thibault advised that she would ask Cooper Pools. She advised that they were actually discussing the Mele Environmental Services for irrigation clocks. The amount for the irrigation control clocks was $1,095.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor King, WITH ALL IN FAVOR, the Board Approved the Irrigation Control Clocks Proposal for $1,095 for the Highland Meadows II Community Development District.

Chairwoman Galbraith asked if the electrical unit on Patterson and Tangager was active or dead. Supervisor King asked about the monument lighting on Persian and 10th. The Board noted it was still not working. Ms. Thibault confirmed that she would send that to Mark.

VI. Administrative Matters

A. Consideration for Acceptance – June 2026 Unaudited Financial Statements

Ms. Thibault reported that the expenditure showed that the District was running about $35,000 over budget. She asked the Board to be careful with their spending. Chairwoman Galbraith noted that things in the District kept breaking, leading to having to spend those funds. Supervisor Anderson reported that the fence behind the lift station at 1271 Woodlark was starting to come out. She noted the same happening at the tract and Phase 3. She shared that the panels were down. Supervisor Anderson noted the tract was next to 1410 Woodlark. Ms. Thibault noted that Mr. Magee was going to take care of sidewalk damage caused by the city with the city. She expressed her concerns with the upcoming hurricane season. She noted her expectation, if the area were to be hit by a hurricane, would be for Mark to come to the District the next day and take stock of the fence issues. She confirmed that Mr. Comings would have the same discussion with the sign vendors. Chairwoman Galbraith asked if they checked with housekeeping and janitorial to see what their protocol for hurricane staging was. Mr. Comings noted that it was in their contracts that they were to stage. Ms. Thibault advised that Mr. Bryant would also be there the next day if there were landscaping issues.

Supervisor Anderson asked if they ever received an update on 2901 North Street. Chairwoman Galbraith clarified, noting it was related to Duke Energy. Ms. Thibault confirmed that was where their well was. She explained that the well behind it was not on 10th street, noting that every month they are assessed an amount by the city. The city then takes that amount and applies the credit to the bill as they are not picking up any waste. Supervisor Anderson asked if one of the Stantec invoices should be corrected to not state HOA issues, since they were not supposed to spend money on HOA. Ms. Thibault noted that the item would have to be listed as an HOA issue because the item was being noted as an HOA issue rather than a CDD issue.

> On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Accepted the June 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 June 25, 2026

Ms. Thibault confirmed the changes were made. Chairwoman Galbraith asked if they had the valve map yet. Mr. Bryant confirmed they would get it.

> On a MOTION by Supervisor Munoz, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Accepted the June 25, 2026 Meeting Minutes of the Regular Board of Supervisors Meeting for the Highland Meadows II Community Development District.

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

Ms. Thibault noted that 3A should become 3. She advised that they required a formal proposal to include in the agreement.

> On a MOTION by Supervisor Munoz, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board Approved the Agreement Between the Highland Meadows II Community Development District and Highland Meadows 3A Homeowners Association, Inc. for Entrance Monument Enhancement and Maintenance in Substantial Form, Pending the Final Proposal for the Highland Meadows II Community Development District.

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

> On a MOTION by Supervisor DiBrango, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board Approved the Agreement Between the Highland Meadows II Community Development District and Highland Meadows 3B Homeowners Association, Inc. for Entrance Monument Enhancement and Maintenance in Substantial Form, Pending the Final Proposal for the Highland Meadows II Community Development District.

E. Consideration for Ratification:

Ms. Thibault briefly presented the ratifications.

> On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board Ratified the Good Home Services Proposals for the Highland Meadows II Community Development District.

F. Presentation of Check Register Details

Ms. Thibault confirmed this document would be sent separately moving forward.

VII. District Management

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

Chairwoman Galbraith suggested the public hearing information be reiterated to the residents to improve attendance. Ms. Thibault confirmed that a letter was legally required to be sent 20 days before the hearing.

IX. Supervisor Requests

Supervisor DiBrango requested that they place a sign that says "No Dumping, Property of the CDD" on the Willet island to prevent trash dumping. Chairwoman Galbraith suggested a letter be sent to the HOAs as well, informing them of the financial burden to the District. Ms. Thibault confirmed that Mr. Comings would seek a proposal for the sign with the company they were using for the street name signs.

Supervisor King asked that a digital reference be included regarding the addresses referenced during the proposals. Ms. Thibault advised that she had emailed one to the Board. Mr. Comings noted they could load the list onto the tablets. Ms. Thibault expressed concerns over the lack of specific addresses on their maps. Mr. Comings advised that they would work out a more comprehensive map. Ms. Thibaut advised that if she has prior knowledge of the address being discussed, they could download a map. Mr. Comings advised that he could work with Supervisor Aderson to come up with a comprehensive map using the map with lot numbers.

X. Adjournment

There being no further business, the meeting was adjourned.

On a MOTION by Supervisor Munoz, SECONDED by Supervisor Anderson, 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 14A

RETURN TO AGENDA

ESTIMATE

GOOD HOME SERVICES LLC

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 #	472
Date	07/29/2026

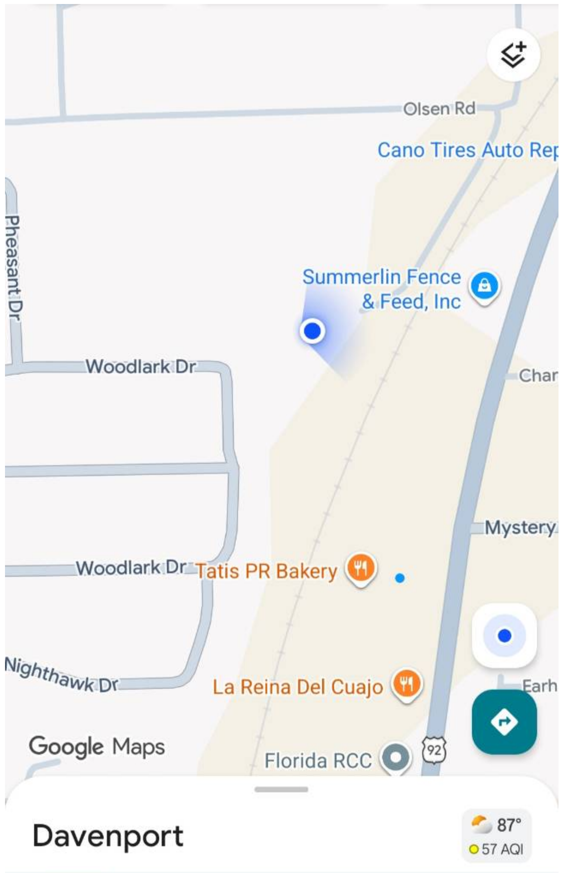
Description	Total
Repair Fence on corner of Woodlark in retention area This is to repair the damaged fence on corner of Woodlark in retention area with the material that is on site. This will include securing the top post so it does not come loose again.	$175.00

Subtotal	$175.00
Total	**$175.00**

Deborah Galbraith
07/29/26

07/29/26

DG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Cano Tires Auto Rep
Pheasant Dr
Summerlin Fence
& Feed, Inc
Woodlark Dr
Char
Mystery
Woodlark Dr
Tatis PR Bakery
Nighthawk Dr
La Reina Del Cuajo
Earh
Google Maps
Florida RCC
92
Davenport
87°
57 AQI

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

07/29/26

EXHIBIT 14B

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 #	473
Date	07/29/2026

Description	Total
Repair Fence next to 1410 Woodlark This is for labor to repair Fence panel at 1410 Woodlark. Pickets are loose, some need removed and repositioned into proper position	$50.00

Subtotal	$50.00
Total	**$50.00**

Deborah Galbraith
07/29/26

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.

07/29/26

Deborah Galbraith

Highland Meadows II

EXHIBIT 14C

RETURN TO AGENDA

ESTIMATE

Prepared For

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

GOOD HOME SERVICES LLC

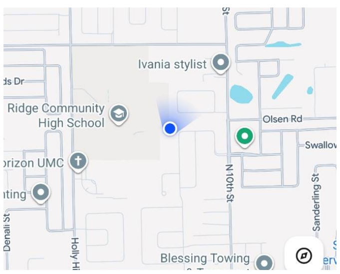
Good Home Services LLC

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

Estimate #	474
Date	07/29/2026

Description	**Total**
Repair Fence on corner of Tanager	$150.00

This is to repair the damaged fence on corner of Tanager with the material that is on site.



Subtotal	$150.00
Total	**$150.00**

Deborah Galbraith
07/29/26

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 14D

RETURN TO AGENDA

ADS
ADVANCED DRAINAGE SOLUTIONS

Proposal for Pond Bank Stabilization and Riprap Restoration

Prepared For: Highland Meadows II CDD

Contractor: Advanced Drainage Solutions (ADS)
Date Created: 07/29/2026
Proposal No. : 1303
Project Location: 218 Sandestin Drive

Scope of Work

Provide stabilization of the existing washout area by importing clean fill material to backfill the eroded section along an approximately 20' x 5' area at the top of the slope. Place and compact fill material in lifts to restore the existing slope and surrounding grade. Install Mirafi geotextile filter fabric over the repaired area and place 6–12 inch FDOT riprap to stabilize the repaired slope. Fine grade all disturbed areas and install one pallet of matching Bahia sod to blend with the existing turf. Perform final cleanup and remove all construction debris upon completion.

Total Project Cost

Pond Bank Erosion Repair (1 Location): **$4,250.00**

Notes

The project pricing includes all labor, equipment, imported fill, Mirafi geotextile fabric, FDOT riprap, matching sod, site cleanup, and debris disposal necessary to complete the work. All repairs will be performed in accordance with the engineer's recommendations. Any additional work requested or required outside the scope of this proposal will be quoted separately and performed only upon approval.

Workmanship Warranty

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

8/4/2026
Accepted date

Deborah Galbraith
Accepted by