

District: HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, September 24, 2026

Time: 4:30 P.M.

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

[**ZOOM LINK**](#)

Meeting ID: 972 1734 2493

Passcode: 074218

CALL IN: +1 305 224 1968

Mute/Unmute: *6

Agenda

For the full agenda packet, please contact Patricia@HavenmgtSol.com

I. Call to Order / Roll Call

II. Audience Comments – Agenda Items *(limited to 3 minutes per individual)*

III. Professional Staff Updates

A. Stantec Engineering - Project Manager Greg Woodcock

B. District Attorney – Kutak Rock

1. Resolution 2026-09 Adopting Annual Meeting Schedule for
FY 2026-2027

[**EXHIBIT 1**](#)

IV. Security Services

[**EXHIBIT 2**](#)

V. Fields Services Report

A. Landscape Maintenance Report *(to be distributed)*

[**EXHIBIT 3**](#)

B. Presentation of the Highland Meadows II Field Report

[**EXHIBIT 4**](#)

VI. Administrative Matters

A. Consideration for Acceptance – August 2026 Unaudited Financial
Statements

[**EXHIBIT 5**](#)

B. Consideration for Approval – The Meeting Minutes of the Regular
Board of Supervisors Meeting Held August 27, 2026

[**EXHIBIT 6**](#)

VII. District Manager

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

IX. Supervisor Requests

X. Adjournment

EXHIBIT 1
RETURN TO AGENDA

RESOLUTION 2026-09

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE
FOR FISCAL YEAR 2026-2027 AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Highland Meadows II Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026-2027 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026-2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24 day of September 2026.

ATTEST:

**HIGHLAND MEADOWS II COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026-2027 Annual Meeting Schedule

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the Highland Meadows II Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at Shamrock First Church 2661 Marshall Rd., Haines City, FL 33844 unless otherwise indicated as follows:

October 22
November 26
December 24
January 28
February 25
March 25
April 22
May 27
June 24
July 22
August 26
September 23

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Haven Management Solutions, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 or by calling (407) 574-3250.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 574-3250 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

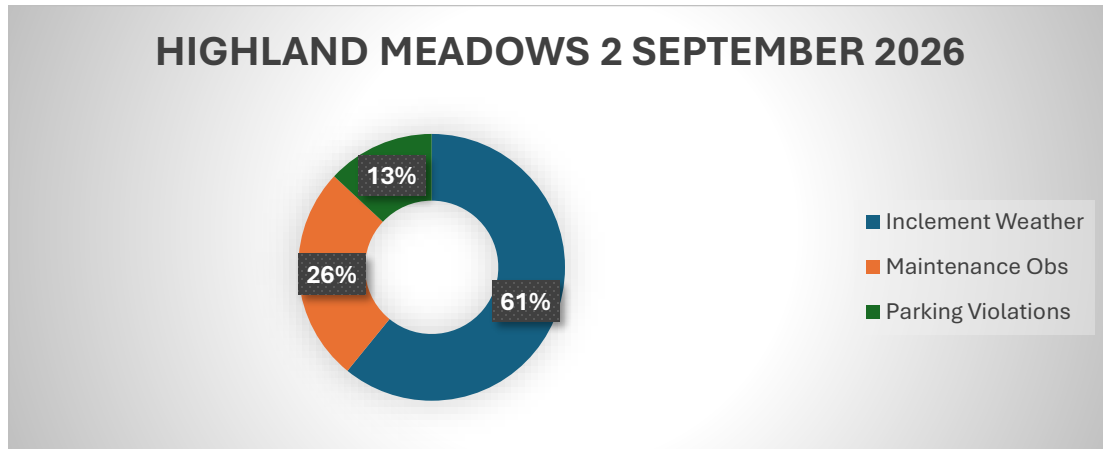
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

EXHIBIT 2
RETURN TO AGENDA



Highland Meadows 2 CDD September 2026



813 Security Activity Summary- Reporting Period: Aug 21, 2026 - Sept 15, 2026

During the reporting period, officers documented multiple weather-related safety incidents, several parking violations, and a handful of maintenance concerns at the Highland Meadows 2 community.

Incident Activity Summary

Weather-Related Safety Events

A total of 14 inclement weather incidents were reported involving lightning detected near the pool area. In each case, officers took appropriate action by:

- Monitoring weather conditions.
- Clearing the pool and surrounding areas.
- Advising residents of temporary closures.
- Documenting conditions with photographs/completing reports

Parking Violations

Three parking violations were reported:

1. Vehicle blocking sidewalk path at 740 Greenshank Dr.
2. Two vehicles blocking sidewalk access at 3020 Sanderling St.

Prepared by:
Vinny
8/15/2026



3. Tan Toyota van blocking sidewalk path at 3041 Sanderling St.

Maintenance Activity Summary

Pool Light Repairs

Pool lighting was the primary maintenance concern during the reporting period.

- Officer reported a pool light separating from the pool wall.
- Follow-up documentation indicated the repair was completed.
- Approximately one week later, the same pool light was reported as having detached again.

Multiple reports were submitted regarding an ant infestation affecting:

- Front gate area
- Pool table/common areas
- Lockbox

Officers described hundreds of ants in affected locations. Multiple reports were generated to ensure awareness and follow-up.

BOLO

Officers have been on the lookout for a resident riding his 4-wheeler around, he has been spotted but has not been approached or identified by security at this time.

Missing Keys / Lockbox Issue

An officer discovered the vendor lockbox open with keys and a key fob missing. The issue was reported to the Officer in Charge (OIC) for follow-up. DM determined the pool company had them. They were returned.

Security personnel maintained an active presence throughout the reporting period, responding proactively to weather-related hazards, documenting parking violations, and identifying maintenance concerns impacting resident safety and community appearance. There were **no** other major issues reported during this time.

Prepared by:
Vinny
8/15/2026

EXHIBIT 3
RETURN TO AGENDA

EXHIBIT 4
RETURN TO AGENDA

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

Clubhouse & Amenity Center Inspections		Max Allowed	Allocated	
All bathroom toilet bowls are clean		10	9	
All bathroom Soap and Paper Towel Dispensers are Reasonably Full		10	9	
Bathroom Floors Are Clean		10	8	
All Paper Waste Has Been Thrown Out and Minimum Amount Remains		10	9	
If On Site Staff - Does Pool Furniture Look Wiped Down		10	10	
No Ant Beds Present		10	5	Small ant beds in pool area
Pool Appears to Be Cleaned		10	8	
Pool Maintenance Logs are Present		10	8	
Outside Resrtroom Area Trash Receptacles Appear to be Emptied Regularly		10	8	
Pet Waste Stations at the Amenity Center have Waste Station Bags and Appear to Empties Regularly		10	7	Spoken with cleaning crew about dog park maintenance
Pool Area Pavers Appear to be Clean and Lanai Concrete Areas are not in need of Pressure Wash		10	8	Could be pressure washed if wantded, not needed
Tot Lot Looks Clean		10	9	
Total Points Amenity Center Inspection. Failure is at 80%		82%	120	98

EXHIBIT 5
RETURN TO AGENDA

Highland Meadows II Community Development District

**Summary Financial Statements
(Unaudited)**

August 31, 2026

Highland Meadows II
Balance Sheet
August 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	333,781	706,384	-	-	1,040,165
4 Cash - Money Market Account-Restricted Cash		-	-	-	-
5 Cash - Operating Account South State	315,145	-		-	315,145
6 Cash - Reserve Fund					
7 Investments:					
8 Revenue Trust Fund	-	-	1,275,207	-	1,275,207
9 Interest Fund	-	-	-	-	-
10 Debt Service Reserve Fund	-	-	718,163	-	718,163
11 Prepayment Fund	-	-	1,742	-	1,742
12 Optional Redemption	-	-	10	-	10
13 Acquisition and Construction	-	-	-	499,675	499,675
13 On Roll Assessments Receivable	-	-	-	-	-
14 Accounts Receivable	268	-	-	-	268
15 Due from Other Funds	-	-	-	-	-
16 Due from General Fund	-	-	99,482	-	99,482
16 Deposits	2,390	-	-	-	2,390
17 Prepaid Items	5,182	-	-	-	5,182
18 Total Assets	\$ 656,767	\$ 706,384	\$ 2,094,604	\$ 499,675	\$ 3,957,429
19 Liabilities:					
20 Accounts Payable	\$ 738	\$ -	\$ -	\$ -	\$ 738
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	-	-	2,094,604	499,675	2,594,279
35 Net Change in Fund Balance	75,064	-	-	-	75,064
35 Total Liabilities & Fund Balance	\$ 656,767	\$ 706,384	\$ 2,094,604	\$ 499,675	\$ 3,957,430

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through August 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	-	-	29,407	29,407
4 Miscellaneous Revnue	-	-	9,179	9,179
5 Fund Balance Forward	10,000	-	-	-
6 Total Revenues	1,058,025	1,048,025	1,090,530	42,505
7 Expenditures:				
8 Financial & Administrative				
9 Supervisor Compensation	24,000	22,000	10,400	11,600
10 District Management	51,800	47,483	48,524	(1,041)
11 District Engineer	20,000	18,333	39,156	(20,822)
12 Dissimination Agent	7,000	6,417	6,116	301
13 Trustee Fees	26,787	24,555	24,300	255
17 Dues, Licenses & Fees	175	175	175	-
14 Auditing Services	4,000	4,000	7,500	(3,500)
15 Arbitrage Rebate Calculation	2,700	2,475	-	2,475
16 Public Officials Liability Insurance	3,214	3,214	-	3,214
17 Legal Advertising	3,000	2,750	-	2,750
18 Website Hosting, Maintenance & Backup	2,015	1,847	1,538	310
19 Miscellaneous Fees	-	-	1,679	(1,679)
20 Tax Collector/Property Appraiser Fee	22,027	22,027	52,652	(30,625)
21 Postage & Delivery	1,000	917	2,501	(1,585)
22 Assessment Roll	5,200	4,767	4,543	224
23 Administrative Contingency	6,500	5,958	-	5,958
24 District Counsel	40,000	36,667	23,312	13,355
25 Total Financial & Administrative	219,418	203,585	222,395	(18,811)
26 Security Operations				
27 Security Services & Patrol	55,000	50,417	61,197	(10,780)
28 Access Control Maintenance & Repair	5,000	4,583	3,750	833
29 Total Security Operations	60,000	55,000	64,947	(9,947)
30 Utilities				
31 Utility Services	28,000	25,667	4,283	21,383
32 Utility - Streetlights	70,000	64,167	60,062	4,105
33 Utility Services	6,000	5,500	2,108	3,392
34 Total Utilities	104,000	95,333	66,452	28,881

Highland Meadows II
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through August 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	176,000	178,083	(2,083)
39 Irrigation Maintenance and Repair	16,000	14,667	7,574	7,092
40 Landscape - Fertilizer	36,000	33,000	-	33,000
41 Landscape Replacement Plants & Shrubs	30,000	27,500	1,200	26,300
42 Miscellaneous Expenditure	5,000	4,583	311	4,273
43 Maintenance Repairs	11,976	10,978	39,594	(28,616)
44 Sidewalk Maintenance & Repair	8,000	7,333	21,665	(14,332)
45 Capital Projects	15,000	13,750	49,087	(35,337)
46 Field Services	12,000	11,000	10,484	516
47 Total Other Physical Environment	365,601	327,436	344,640	(6,204)

48 Parks & Recreation

49 Pool Services Contract	63,600	58,300	55,353	2,947
50 Amenity Facility Janitorial Service Contract	21,600	19,800	26,400	(6,600)
51 Telephone, Internet, Cable	3,000	2,750	2,148	602
52 Maintenance & Repairs	13,807	12,656	424	12,232
53 Pest Control & Termite Bond	1,500	1,375	312	1,063
54 Miscellaneous Expenditure	5,000	4,583	32,394	(27,811)
55 Office Supplies	500	458	-	458
56 Total Parks & Recreation	109,007	99,923	117,032	(17,109)

57 Total Expenditures before other financing sources (uses)

858,026	781,277	815,466	(23,189)
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58 Other Financing Sources (Uses)

59 Increase in Asset Reserves	200,000	-	200,000	(200,000)
60 Increase in Emergency Reserves	-	-	-	-
61 Interfund Transfer In	-	-	-	-
62 Interfund Transfer Out	-	-	-	-
63 Total Other Financing Sources (Uses)	200,000	-	200,000	(200,000)

64 Excess Expenditures Over (Under) Revenues

-	266,748	75,064	19,317
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65 Fund Balance - Beginning

Increase In Emergency Reserves	-
Decrease in Fund Balance Forward	-

66 Fund Balance - Ending

\$ 556,537

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

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

Highland Meadows II
Debt Service Funds
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through August 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 sources (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 August 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 sources (uses)	-	117,695
8 Excess Expenditures Over (Under) Revenues	-	(105,709)
9 Other Sources (Uses)		
10 Transfer In	-	
11 Transfer Out	-	-
12 Total Other Sources (Uses)	-	-
13 Fund Balance - Beginning		605,384
14 Fund Balance - Ending	-	\$ 499,673.81

Highland Meadows II
Check Register
August 31, 2026

Balance per Bank Statement	\$	348,553.81
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(33,408.42)
	\$	315,145.39

Beginning Balance	\$	(395.00)
Receipts		358,197.64
Disbursements		(42,657.25)
<i>Balance per Book</i>	\$	315,145.39

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
	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

Highland Meadows II Check Register FY2026						
Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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		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
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

Highland Meadows II Check Register FY2026						
Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
12/31/2025	123125ach6	Duke Energy	3950 N 10th St,		32.48	2,283,864.11
12/31/2025	123125ach11	Duke Energy	1200 Patterson Rd Lite, For service		32.49	2,283,831.62
12/31/2025			Deposit	26,050.27		2,309,881.89
12/31/2025				2,230,496.67	38,727.05	2,309,881.89
1/1/2026	010126ach	CITY OF DAVENPORT	3 hihgland meadows phase 3 park 11/5-12/4/25		22.34	2,309,859.55
1/1/2026	010126ach3	CITY OF DAVENPORT	1019 Condor Dr Pool (11/5-12/4/25)		110.00	2,309,749.55
1/1/2026	010126ach3	CITY OF DAVENPORT	1015 Condor Dr Cabana (11/5-12/4/25)		178.87	2,309,570.68
1/1/2026	010126ach4	CITY OF DAVENPORT	3001 Golden Eagle Way (11/5-12/4/25		49.84	2,309,520.84
1/1/2026		5187 ECS INTEGRATIONS LLC	camera mgmt		280.00	2,309,240.84
1/1/2026		5188 ECS INTEGRATIONS LLC	access control		555.00	2,308,685.84
1/1/2026		5189 Mele Environmental Services LLC	landscape monthly		16,208.33	2,292,477.51
1/1/2026		5190 Mele Environmental Services LLC	landscape monthly		16,208.33	2,276,269.18
1/1/2026		5195 Haven Management Solutions, LLC	January Management Services		6,333.33	2,269,935.85
1/4/2026		5191 Cooper Pools	Monhthly Pool Maint		4,600.00	2,265,335.85
1/4/2026		5192 Cooper Pools	Monhthly Pool Maint		4,600.00	2,260,735.85
1/5/2026		5193 Kutak Rock LLP	Legal Services		3,418.00	2,257,317.85
1/6/2026		5194 JCS Investigations	Security		4,780.00	2,252,537.85
1/8/2026		5196 Cooper Pools	Monhthly Pool Maint		4,600.00	2,247,937.85
1/8/2026		5197 Cooper Pools	poor repairs		1,747.56	2,246,190.29
1/9/2026			Deposit	10,064.02		2,256,254.31
1/10/2026		5198 Good Home Services, LLC	Repair/mant-mailboxes		115.00	2,256,139.31
1/12/2026		1/12/2026 FI Dept of Health in Polk County	Dept of Health Pool Fee		280.35	2,255,858.96
1/13/2026		5201 Mele Environmental Services LLC	irrigation repairs		785.00	2,255,073.96
1/13/2026		5202 Danielle Fence	Estimate 2187		1,406.00	2,253,667.96
1/14/2026		5199 Bay Island Contracting & Repair LLC	Repair-Concrete/Sidewalk		17,320.00	2,236,347.96
1/15/2026		5200 Good Home Services, LLC	Temporary valve box coer		90.00	2,236,257.96
1/15/2026		5203 Shamrock First Baptist Church	Meeting Space Dec		100.00	2,236,157.96
1/15/2026		5204 Shamrock First Baptist Church	Meeting Space Jan		100.00	2,236,057.96
1/20/2026	012026ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Jan		190.00	2,235,867.96
1/20/2026	012026ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.50	2,235,835.46
1/20/2026	012026ach2	Duke Energy	1015 Condor Dr,		1,235.39	2,234,600.07
1/20/2026	012026ach3	Duke Energy	0 PATTERSON RD Lite		842.93	2,233,757.14
1/20/2026	012026ach4	Duke Energy	00 PATTERSON RD		283.15	2,233,473.99
1/22/2026		5205 EV Pro Solutions	Elec svc call		1,000.00	2,232,473.99
1/25/2026		5207 Deborah Galbraith	BOS MTG 1-22-26		200.00	2,232,273.99
1/25/2026		5208 Joellen Dibrango	01-22-26 BOS MTG		200.00	2,232,073.99
1/25/2026		5209 Kristen Anderson	01-22-26 BOS MTG		200.00	2,231,873.99
1/25/2026		5210 Mario Munoz	01-22-26 BOS MTG		200.00	2,231,673.99
1/25/2026		5211 813 Security & Protective Services	CDD facilites/adminstration		240.00	2,231,433.99
1/25/2026		5212 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,354.00	2,229,079.99
1/26/2026		5213 U.S. BANK	trustee fees series 2014		4,310.00	2,224,769.99
1/26/2026		5214 U.S. BANK	trustee fees series 2014 II INT		4,310.00	2,220,459.99
1/26/2026		5215 U.S. BANK	Trustee Fees 2017 Series		4,290.63	2,216,169.36
1/27/2026		5216 Kutak Rock LLP	Legal Services		1,392.00	2,214,777.36
1/29/2026			Deposit	4,034.29		2,218,811.65
1/30/2026		5218 Good Home Services, LLC	Dog park lock install		45.00	2,218,766.65
1/30/2026		5219 Good Home Services, LLC	Playground removal		3,175.00	2,215,591.65
1/31/2026				14,098.31	108,388.55	2,215,591.65
2/2/2026		5221 Mele Environmental Services LLC	landscape monthly		16,208.33	2,199,383.32
2/2/2026		5220 Haven Management Solutions, LLC	January Management Services		6,333.33	2,193,049.99
2/2/2026	020226ach	Duke Energy	108 tanger st irrigation		32.50	2,193,017.49
2/2/2026	020226ach2	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.50	2,192,984.99
2/2/2026		2/2/2026 Duke Energy	0000 PATTERSON RD		167.40	2,192,817.59
2/2/2026		2/2/2026 Duke Energy	1000 DUNLIN ST. SIGN A		32.50	2,192,785.09
2/2/2026		2/2/2026 Duke Energy	000 PATTERSON RD, LITE HM PH 6 SL		394.44	2,192,390.65
2/2/2026		2/2/2026 Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH4A SL		426.79	2,191,963.86
2/2/2026		2/2/2026 Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2B		592.72	2,191,371.14
2/2/2026		2/2/2026 Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		613.49	2,190,757.65
2/2/2026		2/2/2026 Duke Energy	000 OLSEN RD, LITE HGH MDW PH3 SL		712.60	2,190,045.05
2/2/2026		2/2/2026 Duke Energy	000 PATTERSON RD, LITE HM PH 5 SL		1,165.15	2,188,879.90
2/3/2026		5222 Cooper Pools	Monhthly Pool Maint		4,600.00	2,184,279.90
2/3/2026	020327ach'	Duke Energy	2901 N 10th St Entry		32.50	2,184,247.40
2/3/2026	020326ach4	Duke Energy	600 Eaglecrest Dr,		32.50	2,184,214.90
2/3/2026	020326ach	Duke Energy	2901 N 10th St Entry		32.50	2,184,182.40
2/3/2026	020326ach5	Duke Energy	3950 N 10th St,		32.48	2,184,149.92
2/3/2026	020326ach6	Duke Energy	1200 Patterson Rd Lite, For service		32.50	2,184,117.42
2/4/2026		2/4/2026 CITY OF DAVENPORT	3 hihgland meadows phase 3 park		22.34	2,184,095.08
2/4/2026		2/4/2026 CITY OF DAVENPORT	3001 Golden Eagle Way		49.84	2,184,045.24
2/4/2026		2/4/2026 CITY OF DAVENPORT	1019 Condor Dr Pool		110.00	2,183,935.24
2/4/2026		2/4/2026 CITY OF DAVENPORT	1015 Condor Dr Cabana		131.50	2,183,803.74
2/9/2026			Service Charge		483.92	2,183,319.82
2/11/2026		5224 Mele Environmental Services LLC	irrigation repairs		275.00	2,183,044.82
2/12/2026		5225 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,354.00	2,180,690.82
2/12/2026			Deposit	13,208.91		2,193,899.73
2/18/2026	021826ach	Duke Energy	541 Pheasant Dr Entry Lighting,		32.50	2,193,867.23
2/18/2026		21826 Duke Energy	1015 Condor Dr,		1,574.18	2,192,293.05
2/19/2026		5226 Good Home Services, LLC	Grind down sidewalk		175.00	2,192,118.05
2/19/2026	021926ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844, Feb		190.00	2,191,928.05
2/20/2026	022026ach	Duke Energy	0 PATTERSON RD Lite		855.45	2,191,072.60
2/25/2026		5228 U.S. BANK	Trustee Fees 2019 Series 7/7A		4,506.13	2,186,566.47
2/25/2026		5229 EV Pro Solutions	Elec svc call		2,250.00	2,184,316.47

Highland Meadows II Check Register FY2026						
Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
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

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4/1/2026		5273 Haven Management Solutions, LLC	April Management Services		6,333.33	519,046.21
4/1/2026	040126ach	Duke Energy	1200 Patterson Rd Lite,		32.64	519,013.57
4/1/2026	040126ach2	Duke Energy	990 Condor Dr Entry		32.65	518,980.92
4/1/2026	040126ach3	Duke Energy	2901 N 10th St well		32.66	518,948.26
4/1/2026	040126ach4	Duke Energy	600 Eaglecrest Dr,		32.66	518,915.60
4/1/2026	040126ach6	Duke Energy	3950 N 10th St,		32.66	518,882.94
4/1/2026	040126ach7	Duke Energy	2901 N 10th St entry		32.66	518,850.28
4/1/2026	040126ach9	Duke Energy	599 Patterson rd		61.60	518,788.68
4/2/2026		5274 813 Security & Protective Services	Security		4,851.50	513,937.18
4/2/2026		5275 813 Security & Protective Services	Security		5,175.00	508,762.18
4/2/2026		5276 Intergra Realty Resources	Appraisal		4,000.00	504,762.18
4/2/2026		5277 Accurate Drilling Solutions, LLC	Maint/repair		1,199.83	503,562.35
4/2/2026		5278 Cooper Pools	Monthly Pool Maint		4,600.00	498,962.35
4/2/2026		5280 ECS INTEGRATIONS LLC	camera mgmt		280.00	498,682.35
4/3/2026	040326ach	CITY OF DAVENPORT	3001 Golden Eagle Way		49.84	498,632.51
4/3/2026	040326ach1	CITY OF DAVENPORT	3 hihgland meadows phase 3 park		22.34	498,610.17
4/7/2026		5281 ECS INTEGRATIONS LLC	100 pool cards		926.00	497,684.17
4/7/2026		5282 Stantec Consulting Services Inc	Engineering Services 3.6.26		6,245.50	491,438.67
4/7/2026		5283 Polk County Tax Collector	Postage Reimbursement		370.58	491,068.09
4/7/2026		5284 ECS INTEGRATIONS LLC	access control		555.00	490,513.09
4/7/2026		5285 Mele Environmental Services LLC	landscape monthly		16,208.33	474,304.76
4/12/2026		5286 Highland Meadows II CDD c/o US Bank	Funds DS Series 2014 AA1 5/1/26		65,832.49	408,472.27
4/12/2026		5287 Highland Meadows II CDD c/o US Bank	Funds DS Series 2014 AA2 5/1/26		96,963.21	311,509.06
4/12/2026		5288 Highland Meadows II CDD c/o US Bank	Funds DS Series 2016 AA3 5/1/26		97,170.69	214,338.37
4/12/2026		5289 Highland Meadows II CDD c/o US Bank	Funds DS Series 2016 AA4 5/1/26		101,430.65	112,907.72
4/12/2026		5290 Highland Meadows II CDD c/o US Bank	Funds DS Series 2017 AA4 B/C 5/1/26		155,935.85	(43,028.13)
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	Monthly Pool Maint		4,600.00	538,265.39
5/4/2026	050426ach	Duke Energy	1200 Patterson Rd Lite,		32.64	538,232.75
5/4/2026	050426ach1	Duke Energy	990 Condor Dr Entry, ENTRANCE LIGHT		32.65	538,200.10
5/4/2026	050426ach2	Duke Energy	2901 N 10th St well		32.65	538,167.45
5/4/2026	050426ach3	Duke Energy	2901 N 10th St entry		32.65	538,134.80
5/4/2026	050426ach4	Duke Energy	3950 N 10th St,		32.65	538,102.15
5/4/2026	050426ach5	Duke Energy	600 Eaglecrest Dr,		32.66	538,069.49
5/4/2026	050426ach6	Duke Energy	599 Patterson rd		92.40	537,977.09
5/5/2026	050526ach	CITY OF DAVENPORT	3 hihgland meadows dog pk		22.34	537,954.75
5/5/2026	050526ach2	CITY OF DAVENPORT	3001 Golden Eagle Way		54.01	537,900.74
5/7/2026		5314 813 Security & Protective Services	Security		5,902.00	531,998.74
5/7/2026		5316 Good Home Services, LLC	remove dog station		125.00	531,873.74
5/7/2026	052826ach6	Duke Energy	0 N 10TH ST, LITE HIGHLAND MDWS PH 2A		577.63	531,296.11
5/8/2026		5315 Good Home Services, LLC	repair shade umbrella		30.00	531,266.11

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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
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

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	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 FI 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

NEW BANK ACCOUNT					\$	(395.00)
	8/1/2026 085R		Reverse of GJE 085 -- Fraudulent check to 813 Security Services - JE to reconcile account afi	6,958.00		6,563.00
	8/17/2026	10 POLK COUNTY PROPERTY APPRAISER	Property Appraiser		24,488.42	(17,925.42)
	8/18/2026 081826ach	Duke Energy	1015 Condor Dr Pool/Cabana		1,057.75	(18,983.17)
	8/18/2026 081826ach2	Duke Energy	541 Pheasant Dr Entry		32.65	(19,015.82)
	8/19/2026	5384 813 Security & Protective Services	Security		6,958.00	(25,973.82)
	8/20/2026	1 Deborah Galbraith	072326BOSMTG		200.00	(26,173.82)
	8/20/2026	3 Joellen Dibrango	072326BOSMTG		200.00	(26,373.82)
	8/20/2026	4 Mario Munoz	072326BOSMTG		200.00	(26,573.82)
	8/20/2026	5 Adam King	072326BOSMTG		200.00	(26,773.82)
	8/20/2026	2 Kristen Anderson	072326BOSMTG		200.00	(26,973.82)
	8/20/2026		Funds Transfer	351,239.64		324,265.82
	8/21/2026 082526ach	Duke Energy	0 Patterson Rd Lite Mdws 4B&C SL		795.43	323,470.39
	8/27/2026	17 Irrigation Landscape (ILS)	Irrigation Repairs PH 4		775.00	322,695.39
	8/27/2026	19 Advanced Drainage Solutions	stabilization		4,250.00	318,445.39
	8/27/2026	16 Kristen Anderson	082726BOSMTG		200.00	318,245.39
	8/31/2026	18 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	316,045.39
	8/31/2026	12 Deborah Galbraith	082726BOSMTG		200.00	315,845.39
	8/31/2026	13 Joellen Dibrango	082726BOSMTG		200.00	315,645.39
	8/31/2026	14 Mario Munoz	082726BOSMTG		200.00	315,445.39
	8/31/2026	15 Adam King	082726BOSMTG		200.00	315,245.39
	8/31/2026	20 Shamrock First Baptist Church	Meeting Space Aug		100.00	315,145.39
8/31/2026				358,197.64	42,657.25	315,145.39

EXHIBIT 7
RETURN TO AGENDA

**MINUTES OF 08/27/26 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, August 27, 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 (via virtual means)	Board of Supervisors, Assistant Secretary
Adam King	Board of Supervisors, Assistant Secretary

Also present were:

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

It was acknowledged that a quorum was established with Chairwoman Galbraith, Supervisor Anderson, Supervisor DiBrango, and Supervisor Munoz via virtual means. Supervisor King joined the meeting at 6:02 PM.

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

- No audience comments.

III. Professional Staff Updates

A. Stantec Engineering – Greg Woodcock

1. Discussion of Proposed Playground Locations

Mr. Woodcock presented the different types of playground equipment in the agenda, noting the capacity, age ranges, and overall space required for each of the playgrounds. The first playground had a capacity of 25, was for ages 2 to 5 or 5 to 12 and required a 26 foot by 31-foot area. The second playground also had a capacity of 25, was for ages 5 to 12, and required a 30 by 25 area. The third playground was for ages 2 to 5 and would require a 20 by 25 area. Chairwoman Galbraith asked why the Board was being presented with this item now, and where would the money come from. Ms. Thibault advised that there had been conversation regarding having a playground in the Phase 7 area, noting that the board had specifically requested that options be brought forward for Board consideration. She stated that in order to get the grant, the playground would need to be in excess of \$100,000, which she noted the pieces were not, nor could the District afford \$100,000. Supervisor DiBrango noted she would like to visit this in next year's budget. The Board agreed.

2. Professional Services Agreement Change Order - \$10,000

Mr. Woodcock explained the agreement change order, noting that Highland Meadows II was over budget, so they were requesting a change order for \$10,000 to carry through the remainder of the fiscal year. He advised that there were pending charges to the amount of \$6,902, which would leave the Board \$3,098 for the remainder of the fiscal year. Mr. Woodcock confirmed that he would not return with another change order were the Board to exceed this one. He explained that once they go over budget, they cannot invoice without the change order. Ms. Thibault elaborated on the change

order. Mr. Woodcock advised that if they were to go over the amount budgeted by the change order, Stantec would eat those costs.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor King, WITH ALL IN FAVOR, the Board Approved the Professional Services Agreement Change Order for \$10,000 for the Highland Meadows II Community Development District.

B. District Attorney – Kutak Rock

Mr. Magee confirmed that the release of the Haines City enforcement lien has been discharged, which had been recorded by the city in the official books. He advised that they were legally finished with the PRWC. Chairwoman Galbraith asked for confirmation that any construction has nothing to do with the CDD Board. Mr. Magee confirmed this to be correct. Note that the construction had been sticking to the right-of-way.

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

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

1. Motion to Open the Public Hearing

On a MOTION by Supervisor DiBrango, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board Opened the Public Hearing for on the FY2016-2027 Operating Budget for the Highland Meadows II Community Development District.

2. Presentation of the FY 2026-2027 Operating Budget

Ms. Thibault presented the budget, beginning with a slide showcasing what has been done lately. She explained that they had expended \$432,277 in fiscal year 2026, noting that \$13,232 had been spent on fencing impacted by individuals kicking in fence panels. Ms. Thibault explained that they had numerous Yucca plants planted behind the fence to mitigate this issue. She noted that the finalizing the permit class wall was \$50,632, they had expended \$28,700 on erosion repairs, and \$12,895 for well and irrigation repairs. She continued reporting that they had expended \$6,350 to tear down the old playground, and \$117,696 to erect a new playground. Ms. Thibault advised that the first District event, the Easter egg hunt, was expended for \$485, about \$2,290 was spent on various pressure washing, and \$200,000 was contributed to the reserves fund. The total amount expended in 2026 was \$432,277. Ms. Thibault presented the financial review, noting that the CPI (Cost of Living) in the noted Tampa area, including Polk County, was at 3.06% from May 2025 to July 2026. She advised that the CPI that was published did not include an amount to be set aside for the reserves. Ms. Thibault noted that the CPI increased by 3.06%. but their budget was only increasing 3%, and of that budget, \$200,000 of it was for the reserves, so they were able to come in under the cost of living while contributing to the reserves. She reported that the overall expenditure summary for the District was still at \$1,113,238, comprising of administrative expenditures of 17%, debt administration of 4%, utilities of 9%, security operations of 6%, other physical environment of 36%, parks and recreation of 11%, and other financing sources, which is the reserves contribution, of 18%. Ms. Thibault advised that the administrative expenditures were \$190,828, noting that figure was less than the 2024 and 2025 actuals. She explained that the increase for 2027 compared to 2026 was slight, at \$7,887. She also explained the decreases and increases, noting that the District Engineer and District Counsel increased. The debt administration did not change in 2026; utilities and security operations increased in 2026. Ms. Thibault explained 813's role in the community, noting they keep an eye out for criminal activity. Supervisor DiBrango commented on the traffic. The Board discussed the fencing issue and the phases with a resident, noting the legal measures taken to attempt to prevent someone kicking through the fence. Ms. Thibault reported that other physical environments and property and liability decreased. She explained that the increase for capital projects would come out of the capital project's budget. Parks and recreation and amenity facility janitorial services increased. Operating reserves maintain that they should have about 2 months of reserves set aside for operating. Ms. Thibault elaborated, noting that the District does not have any money coming in during the shift between fiscal years, and the operating reserve acts as a savings account for that time period. She explained the capital assets reserve, noting that prior to the current Board, there were no contributions being made to the reserves, and that the reserves would cover anything like bathroom or playground failures. Ms. Thibault advised that the reserve total would be \$906,000, leaving

91 them with a deficit of \$1,120,861 in the reserves. She presented the assessments chart that shows the 3% increase of
92 \$22.88, and the line-by-line increases and decreases. Ms. Thibault explained trust indentures and a dissemination agent,
93 noting the site www.emmma.msrb.org to view the bonds related to Highland Meadows II. She explained arbitrage noting
94 its importance in making sure there is not a liability associated with the bonds.

95 3. Public Comments on the FY 2026-2027 Operating Budget

96 A resident asked if the bonds are public record for the individuals or companies involved, and whether the bonds
97 have changed hands. Ms. Thibault advised that the specific bondholder is not public record. Michelle Smith from the
98 HOA division 7 asked if the pool janitorial is just for the pool. Ms. Thibault noted that they oversee the entire amenity
99 center, including emptying the dog waste stations. Ms. Smith asked if they could have members of the community
100 volunteer and save money there. Ms. Thibault advised that they could not because dog waste is considered hazardous
101 material. She noted that they provide attendance at the pool on the weekends. Ms. Smith expressed concerns over the
102 lack of inspection and attention at the pool, the weed killer, the canopies not being installed, the lounge chairs not being
103 power washed, and bugs in the pool. Ms. Thibault advised that the Board had prioritized the safety items that could lead
104 to legal liabilities and erosion issues over items like the canopies. Ms. Smith expressed concerns over the landscape
105 company. Ms. Thibault advised that they receive updates and complaints about the landscaping company from Dana
106 Bryant, a licensed professional, and would potentially discuss going with a new landscape company in the fall. Ms. Smith
107 asked about speedbumps. Ms. Thibault explained that the District does not have speedbumps due to the cost.

108 Another resident expressed concerns over people coming out too fast on a street that children walk on.

109 A resident asked what areas were considered public versus private property. Ms. Thibault advised that the CDD was
110 considered a government entity. Supervisor DiBrango reiterated that the Board has had to focus on safety items before
111 other issues can be addressed.

112 A resident asked if the soccer field was included in the budget or if it was going to remain as-is. Ms. Thibault advised
113 that they were trying to identify a project for that amenity center that would consider expansion. She asked if they could
114 extend the time the security was available to when the sun goes down. The Board noted that the pool is open until 8 PM.
115 The resident reported that the people at the pool had been removing them from the pool at 7.

116 Another resident asked if a camera had been placed in the junction between Patterson and Eaglecrest. Ms. Thibault
117 advised that the city had placed a flock camera there.

118 A resident asked about opening another pool. Chairwoman Galbraith noted that the largest issue they have faced has
119 been residents causing damage. A resident noted that the security team was not proving the service, noting that they are
120 sitting on their phones.

121 Chairwoman Galbraith advised that speed bumps had been in discussion for 6 years. She detailed the issues that had
122 to be taken care of before they could address speed bumps, like the ADA mats, sidewalk cracks, and the waste hazard.

123 4. Motion to Close the Public Hearing

124 On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
125 Closed the Public Hearing for on the FY2016-2027 Operating Budget for the Highland Meadows II Community
126 Development District.

127 **B. Consideration for Adoption Resolution 2026-07, Annual Appropriation Resolution & Adopting the FY 2026-**
128 **2027 Operating Budget**

129 On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board
130 Adopted Resolution 2026-07 for the Annual Appropriation Resolution & Adopting the FY2016-2027 Operating Budget
131 for the Highland Meadows II Community Development District.

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

1. Motion to Open the Public Hearing

On a MOTION by Supervisor Anderson, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board Opened the Public Hearing for the Levying of O&M Assessments for the FY 2026-2027 Operating Budget for the Highland Meadows II Community Development District.

2. Presentation of the FY 2026-2027 Assessments

Ms. Thibault presented the Assessments, reporting that the 2027 assessments for a single-family in Assessment Area 1 would be \$1,348.20, in Assessment Area 2 it would be \$1,353.04, Assessment Area 3A would be \$1,352.31, Assessment Area 3B would be \$1,816.07, Assessment Area 4 would be \$1,816.07, Assessment Area 4BC would be \$1,633.69, Assessment Area 5A would be \$1,867.59, Assessment Area 5B would be \$1,893.36, Assessment Area 5C would be \$1,919.12. Assessment Area 6A would be \$1,921.86, Assessment Area 7 would be \$1,814.42

3. Public Comments on the FY 2026-2027 Assessments

There were no public comments.

4. Motion to Close the Public Hearing

On a MOTION by Supervisor King, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board Closed the Public Hearing for the Levying of O&M Assessments for the FY 2026-2027 Operating Budget for the Highland Meadows II Community Development District.

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

On a MOTION by Supervisor Anderson, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-08 providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2026-2027 Budget for the Highland Meadows II Community Development District.

V. Security Services

The Board noted they had also heard comments regarding the security team sitting on their phones. The security representative presented the monthly report. He advised that the rovers do so in their personal vehicles, though they are working on getting magnets or signs for the outside of the cars. He confirmed he would address the phone comments with the guards. Chairwoman Galbraith reminded residents that the security team can only be called for issues involving common areas. The security representative asked if there was going to be a change in the hours. The Board noted the hours would be different on Labor Day.

VI. Field Services Report

A. Presentation of Highland Meadows II Field Report

Mr. Bryant introduced himself to the residents present. He discussed irrigation controllers with one of the residents who expressed concerns over wasting water. Mr. Bryant presented his report, noting that it is better for the grass in the common areas by the retention ponds to not be mowed too often. He advised that the clock at one of the monuments was not working, and there were 2 main line breaks. He hypothesized that the lighting strike had something to do with the breaks. He advised that one of the controllers would be expensive to replace because the controller is no longer manufactured. He suggested purchasing the controller through eBay for the best price.

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of \$250 for the ADM Controller Behind Monument 5 for the Highland Meadows II Community Development District.

Mr. Bryant advised that he would have to track the wires to sort out the entrances to 4 and 5. He explained the 2-wire, noting that when there is an issue, it is a process of elimination to sort out what is wrong. He confirmed there was not an ETA for when the monuments will be completed. He advised there would be an irrigation repair on 3.

Chairwoman Galbraith asked about the cracked sidewalks. Mr. Bryant asked who was doing the grinding.

A resident reported that the light on Persian and 10 was out again.

Mr. Bryant presented a walk-on verbal proposal for the wash-out in 6 on Sandestin. He noted the resident created the wash-out. Supervisor Anderson advised that the address was 218 Sandestin Drive. Ms. Thibault advised that she was sending the photos to Mr. Magee to address a letter. Mr. Bryant was instructed to not touch anything on the resident's property. Mr. Bryant advised that the resident's downspout was pointed directly at District property.

Mr. Bryant agreed to push the erosion from the downspout matter to October. Ms. Thibault asked Mr. Magee if they could charge the resident. He noted it could be included in the initial letter, but they do not have the power to enforce the collection.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of \$3,500 to Repair the Erosion from the Downspout from 218 Sandestin Drive for the Highland Meadows II Community Development District.

Mr. Comings presented the walk-on proposal for signs from Image 360 and Florida Brothers, noting a \$200 difference in price. He advised that the signs themselves were very similar. The Board discussed whether waiting on the signs would be an option. Mr. Comings advised that they have heard numerous complaints from residents regarding the signs.

On a MOTION by Supervisor Anderson, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board Approved the Image 360 Proposal at \$1,034.78 and the Good Homes Proposal for \$600 for the Installation for the Highland Meadows II Community Development District.

B. Consideration of Proposals

Ms. Thibault presented the pet waste proposals, noting these items could be pushed to the new fiscal year. Chairwoman Galbraith expressed concerns over residents not using the waste stations. Ms. Thibault noted the item would be brought back.

199VII. Administrative Matters

A. Consideration for Acceptance – July 2026 Unaudited Financial Statements

Ms. Thibault reported that the District was running about \$35,000 over budget.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Accepted the July 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 July 23, 2026

Ms. Thibault confirmed the changes were made.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Accepted the July 23, 2026 Meeting Minutes of the Regular Board of Supervisors Meeting for the Highland Meadows II Community Development District.

C. Consideration for Ratification:

Ms. Thibault briefly presented the ratifications.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor King, WITH ALL IN FAVOR, the Board Ratified the Exhibits 14 A-D for the Highland Meadows II Community Development District.

Ms. Thibault requested an amended motion to revoke the 218 Sandestin proposal.

On a MOTION by Supervisor Anderson, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board Motioned to Revoke the 218 Sandestin Proposal for the Highland Meadows II Community Development District.

- The Board discussed the fraudulent check, noting that the bank had reimbursed the funds. Mr. Comings advised that he had worked with the bank to pay the checks already cut. Ms. Thibault advised that they are in good standing and have not suffered liability. She explained positive pay to the Board, noting it would be an expensive option. Ms. Thibault detailed the next steps.

District Management

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

Supervisor Requests

Supervisor DiBrango discussed a sign on Willert island to prevent trash dumping. Mr. Comings shared the walk-on proposal for signage he had brought.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of \$250 for Two Good Homes Signs on Willet for the Highland Meadows II Community Development District.

Adjournment

There being no further business, the meeting was adjourned.

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

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

Signature

Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

