

District: HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, October 22, 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
- IV. Security Services** **[EXHIBIT 1](#)**
- V. Fields Services Report**
 - A. Landscape Maintenance Report **[EXHIBIT 2](#)**
 - B. Presentation of the Highland Meadows II Field Report **[EXHIBIT 3](#)**
 - C. Consideration of Resort Cabanas Cabana Cover Proposal - \$19,452** **[EXHIBIT 4](#)**
- VI. Administrative Matters**
 - A. Consideration for Acceptance – September 2026 Unaudited Financial Statements **[EXHIBIT 5](#)**
 - B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held September 24, 2026** **[EXHIBIT 6](#)**

VII. District Manager

A. Consideration of Good Home Services Removal of Playground
Equipment Proposal - \$3,850.00

[EXHIBIT 7](#)

VIII. Other Matters to be Introduced

A. Consideration of Proposal for Annual Palm Tree Trimming - Red
Bird Tree Service - \$6,215.00

[EXHIBIT 8](#)

B. Consideration of Proposal for Palm Tree Trimming – ILS - \$40 per
tree \$4,520 (*to be distributed*)

Note: Mele Landscaping - \$40 per tree per contract - \$5,085

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

X. Supervisor Requests

XI. Adjournment

EXHIBIT 1
RETURN TO AGENDA

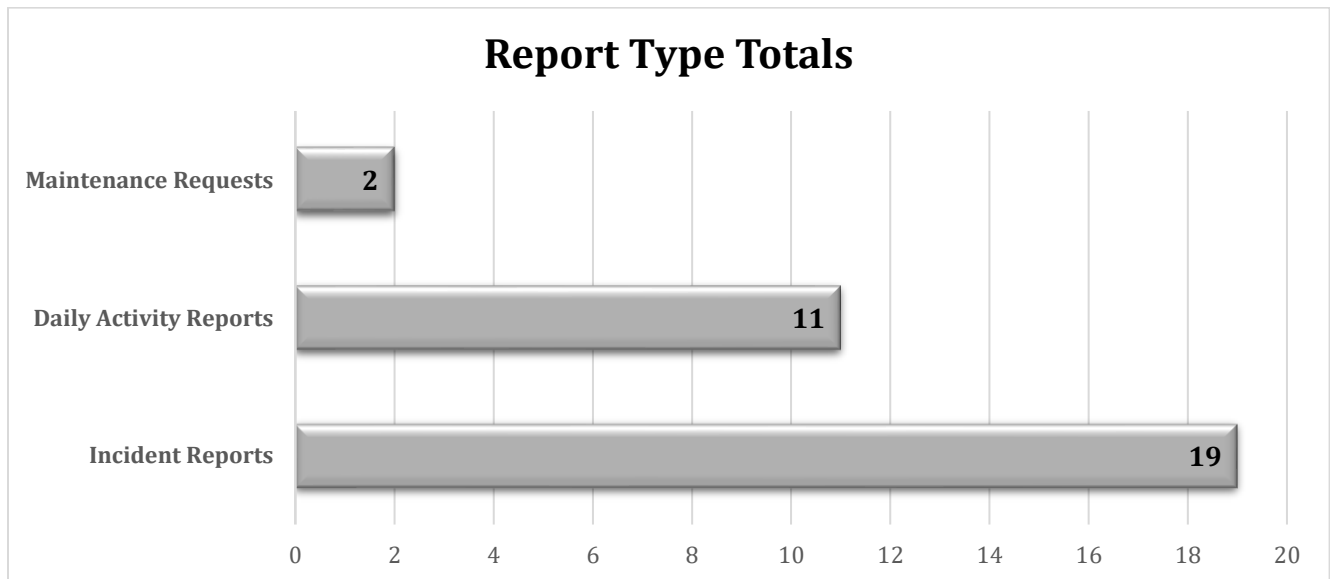


HM2 CDD Security Report October 2026

813 Security Activity Summary

Reporting Period: September 16, 2026 - October 12, 2026

Prepared by: Vinny Palevich | 813 Security and Protective Services LLC



Incident Activity Summary

Incident Category	Reports
Parking Violations	13
Inclement Weather	4
Reckless Driving	1
Policy Violation	1
Total Incident Reports	19

Weather Related Safety Events

Four lightning-related pool closures were documented. Officers monitored conditions, photographed or documented the alerts, and cleared or closed the pool area when appropriate.

Parking Violations

All 13 parking reports involved vehicles fully or partially blocking sidewalks. Officers photographed the vehicles, documented locations and available plate information, and submitted incident reports. The records do not document towing.

Locations included Woodlark Drive, Merlin Street, Greenshank Drive, Sanderling Street, Swan Street, Nighthawk Drive, Meadow Pointe Drive, Citrus Pointe Road, and Swallowtail Drive. Repeat observations occurred at 740 Greenshank.

Pool Rule Compliance

On September 26, an officer observed pizza boxes in the pool area and advised the individuals that food was not permitted. The matter was documented as a policy violation; no additional escalation was recorded.

Off Road Motorcycle Observation

On September 27, an officer observed an adult operating an off-road motorcycle on Condor Drive and exiting the community. The officer notified supervision and completed a report classified as Reckless Driving due to the nature of the driving.

Maintenance Activity Summary

Keypad Cover

A September 26 there was a report of a broken keypad cover.

Key Lockbox

An October 3 a report the key lockbox would not close. The fobs/keys were still in the box. It has been confirmed the keybox is now working.

Daily Activity and Patrol Summary

Multiple daily activity reports document pool supervision and roving patrols. Entries on some days reported no parking violations during the documented patrols. Amenities have been cleared by rover or was empty at the time the rover patrols.

On October 8, an officer observed a disabled vehicle just outside the property. No major issues reported during this period.

Overall Assessment

Security personnel maintained pool supervision and documented neighborhood patrol activity, responding to weather hazards and identifying sidewalk obstructions and access equipment concerns. All 19 incident records indicate that police were not called. The submitted records contain no major emergency incidents. Please utilize QR code and contact dispatch at 813-400-2899 if security concerns are observed.

EXHIBIT 2
RETURN TO AGENDA



Monthly Field Report

Phase 2

- Turf is patchy / weedy
- Maintenance is incomplete





Amenity

- Turf is patchy / weedy
- Hedges are recovering from the freeze
 - Palms need attention



Amenity

- Turf is patchy / weedy
- Maintenance incomplete
- Playground mulch under swings needs to be redistributed, possibly enhanced



Amenity

- Palm debris excessive
- Bed weeds
- Dead plant material needs to be removed



Amenity

- Playground material stored, has been maintained around but gras and weeds have grown up around the equipment and should be sprayed out



Phase 3

- Monument enhancement complete
 - Turf patchy / weedy
 - Maintenance incomplete





Phase 3

- The use of chemicals along fences and around outfalls is excessive



Phase 4

- Turf patchy / weedy
- Palms need attention
- Palm debris excessive





Phase 4

- Turf mowed too short
- Mow duff excessive
- Weeds within the rip rap



Phase 4

- Yucca is continuing to do what it was intended to do
 - Maintenance is complete





Phase 4

- Island continues to be a dumping ground and unmaintained



Phase 4

- Turf is patchy / weedy
- Palms need attention soon



Phase 4

- Monument enhancement is thriving, weeds within need attention
 - Maintenance is incomplete



Phase 5

- Turf patchy / weedy



Phase 6

- Turf patchy / weedy
- Construction damage will be monitored



Phase 7

- Monument enhancement seemed off, irrigation was checked, power meter was off



Phase 7

- Playground equipment mulch weedy
 - Bulletin board over sprayed



HM2 Outfalls

- Outfalls throughout HM2 have been over sprayed creating future erosion issues



EXHIBIT 3
RETURN TO AGENDA

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

Clubhouse & Amenity Center Inspections		Max Allowed	Allocated	
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	8	
No Ant Beds Present		10	9	
Pool Appears to Be Cleaned		10	8	
Pool Maintenance Logs are Present		10	10	
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	
Pool Area Pavers Appear to be Clean and Lanai Concrete Areas are not in need of Pressure Wash		10	7	Could be pressure washed for Spring
Tot Lot Looks Clean		10	8	
Total Points Amenity Center Inspection. Failure is at 80%		88%	120	105



Plant material at pool



Pool looking clean



Some weeds in pool gutters



Playground area looking good

EXHIBIT 4
RETURN TO AGENDA



16215 Piuma Avenue Cerritos, CA 90703-1528
 Phone (562)402-8335 | Fax: (562)924-2233
 Toll Free U.S. Phone (800)422-6827
 California Contractor's License #211771

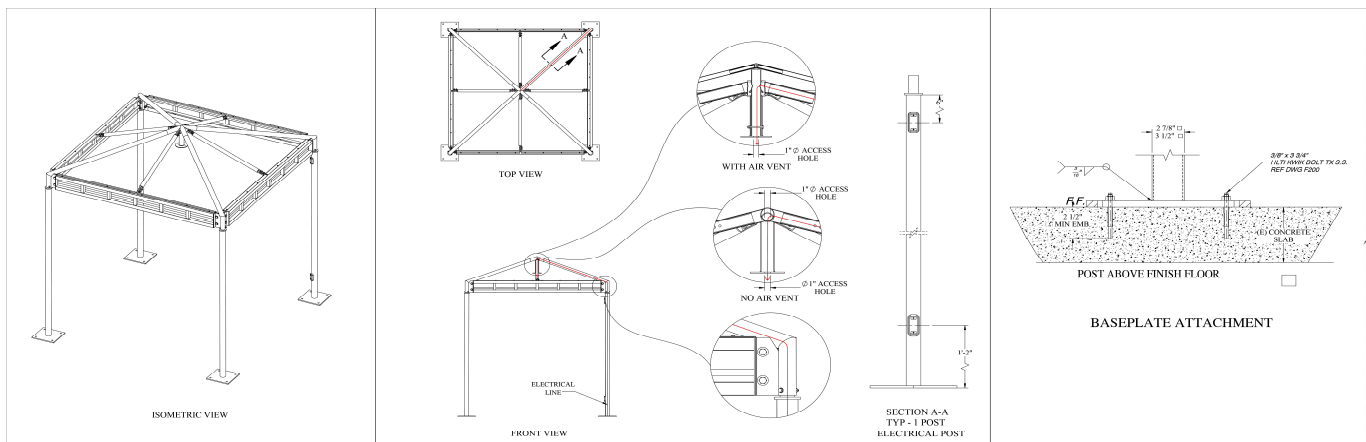
Salesperson: Logan Serda
 logan@resortcabanas.com
 562-402-8677

PROPOSAL

Date: 20 October 2026
 Sold To: Haven Management Solutions
 Street:
 City/State/Zip:
 Contact: Austin Comings
 Phone: 407.378.8427
 Email: Austin@havenmgtsol.com

Quote Validity: 30 Days After Date of Quote
 Ship: **TBD**
 Contact:
 Street:
 City/State/Zip: Haines City, FL
 Phone:
 Fax:

QTY	DESCRIPTION	UNIT COST	AMOUNT
3	Cancun Cabana Top Cover Replacement Only	\$2,053.00	\$6,159.00
3	Cancun Cabana Set of Four (4) Replacement Curtains	\$4,356.00	\$13,068.00
	Exisiting Frame Size: 12'-0" x 12'-0" w/ 8'-0" Leg Height		
	Fabric: Sunbrella Shade, Color: TBD		
3	Packaging & Handling	\$75.00	\$225.00
Sub-Total			\$19,452.00
Haines City, FL Sales Tax		7.00%	\$1,361.64
TBD at time of shipping. ** Freight Charges		TBD	\$0.00
Total w tax, freight will be added at time of shipping			\$20,813.64



****For illustrative purposes only, add-ons available upon request.**

**** Due to fluctuating prices, we cannot accurately estimate freight costs. Actual freight cost will be determined at the time of shipment. ****

If high winds are anticipated, Eide recommends removing fabric covers and curtains to prevent damage.



This quotation is valid for 30 days. The customer's signature on this document indicates his/her acceptance of the contents of this proposal. In the event of a customer cancellation, the customer is responsible for all materials, administrative and manufacturing work performed and all associated costs up to date of cancellation of the order. The customer is entitled to cancel this agreement before midnight of the third day after the date of his/her acceptance signature (Sundays excluded). All installed work is warranted for one (1) year from date of installation. Eide Industries photographs all its products for training and marketing purposes.



16215 Piuma Avenue Cerritos, CA 90703-1528
Phone (562)402-8335 | Fax: (562)924-2233
Toll Free U.S. Phone (800)422-6827
California Contractor's License #211771

Salesperson: Logan Serda
logan@resortcabanas.com
562-402-8677

- Estimated lead time: 6 weeks from customer signature of proposal and receipt of 50% down payment.
- All Resort Cabanas products are custom-made based upon your drawings/dimensions. As a result, we do not offer product returns or refunds.
- The above pricing is based upon products ordered by signing this proposal. If additional paperwork is supplied by the purchase, i.e., Purchase Order Agreement or Contract Submittals, additional costs may be incurred.
- Customer responsible for Use Tax, Federal Tax, import or export duties, fees, discretionary sales surtax or assessments, and State or Local Tax Rate Increases, if applicable.
- If you receive an item that is damaged or defective, please contact us immediately. Defective returns will be accepted for repair within a 30-day period from the date of shipment.

Buyer Acknowledges and Agrees That:

1. The freight terms on the order are "FOB Origin Freight Prepaid/Charged Back."
2. Eide Industries, Inc. is NOT RESPONSIBLE for lost, damaged or late delivery of all or any part of the shipment.
3. The buyer has had the opportunity to select a carrier for shipment of their product and absent their written selection, hereby authorizes Eide Industries to select a carrier.
4. Selection of a carrier by Eide Industries, Inc. does not make Eide liable for any loss, damage, or delay in delivery of all or any part of the shipment.

Notes:

- Please review, sign, and return with appropriate credit card information.
- Make checks payable to Eide Industries Inc. DBA Resort Cabanas
- Please Review our Limits of Liabilities at - <https://resortcabanas.com/wp-content/uploads/eide-rc-limits-liability.pdf>

Frame:	Existing	Shipping Method	Best
Terms:	50% Deposit	Graphics:	No
	Payments via Credit Card will incur a three percent (3%) processing fee.	Fire Retardant:	No
	Merchandise left at Eide for over thirty (30) days will incur half a percent (0.5%) storage fee per month.	FOB:	Cerritos, CA
Balance:	Due prior to shipment. Freight charges will be added to balance. Interest will be charged at one-and one-half percent (1-1/2%) per month on any unpaid balance.	Pre-Engineered:	N/A

Credit Card Number

Credit Card Billing Address

Exp. Date

AVS/CVV/CCV/CW2

Logan Serda, Resort Cabanas

Date

Customer Signature

Date



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EXHIBIT 5
RETURN TO AGENDA

Highland Meadows II Community Development District

**Summary Financial Statements
(Unaudited)**

September 30, 2026

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

	General Fund	Reserve Fund	Debt Service Funds	Capital Project Funds	Total
1 Assets:					
2 Cash - Operating Account BU	\$ -	\$ -	\$ -	\$ -	\$ -
3 Cash - Money Market Account	336,326	706,384	-	-	1,042,710
4 Cash - Money Market Account-Restricted Cash		-	-	-	-
5 Cash - Operating Account South State	278,718	-		-	278,718
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	36,574	-	-	-	36,574
18 Total Assets	\$ 654,276	\$ 706,384	\$ 2,094,604	\$ 499,675	\$ 3,954,939
19 Liabilities:					
20 Accounts Payable	\$ 32,620	\$ -	\$ -	\$ -	\$ 32,620
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	40,692	-	-	-	40,692
35 Total Liabilities & Fund Balance	\$ 654,276	\$ 706,384	\$ 2,094,604	\$ 499,675	\$ 3,954,939

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	-	-	31,972	31,972
4 Miscellaneous Revnue	-	-	9,179	9,179
5 Fund Balance Forward	10,000	10,000	-	(10,000)
6 Total Revenues	1,058,025	1,058,025	1,093,095	35,070
7 Expenditures:				
8 Financial & Administrative				
9 Supervisor Compensation	24,000	24,000	10,400	13,600
10 District Management	51,800	51,800	52,841	(1,041)
11 District Engineer	20,000	20,000	39,156	(19,156)
12 Dissimination Agent	7,000	7,000	6,699	301
13 Trustee Fees	26,787	26,787	24,300	2,487
17 Dues, Licenses & Fees	175	175	175	-
14 Auditing Services	4,000	4,000	7,500	(3,500)
15 Arbitrage Rebate Calculation	2,700	2,700	-	2,700
16 Public Officials Liability Insurance	3,214	3,214	-	3,214
17 Legal Advertising	3,000	3,000	-	3,000
18 Website Hosting, Maintenance & Backup	2,015	2,015	1,538	478
19 Miscellaneous Fees	-	-	1,699	(1,699)
20 Tax Collector/Property Appraiser Fee	22,027	22,027	52,652	(30,625)
21 Postage & Delivery	1,000	1,000	2,501	(1,501)
22 Assessment Roll	5,200	5,200	4,976	224
23 Administrative Contingency	6,500	6,500	-	6,500
24 District Counsel	40,000	40,000	23,312	16,688
25 Total Financial & Administrative	219,418	219,418	227,748	(8,330)
26 Security Operations				
27 Security Services & Patrol	55,000	55,000	68,001	(13,001)
28 Access Control Maintenance & Repair	5,000	5,000	3,750	1,250
29 Total Security Operations	60,000	60,000	71,751	(11,751)
30 Utilities				
31 Utility Services	28,000	28,000	4,283	23,717
32 Utility - Streetlights	70,000	70,000	60,062	9,938
33 Utility Services	6,000	6,000	2,180	3,820
34 Total Utilities	104,000	104,000	66,525	37,475

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	192,000	194,292	(2,292)
39 Irrigation Maintenance and Repair	16,000	16,000	7,574	8,426
40 Landscape - Fertilizer	36,000	36,000	-	36,000
41 Landscape Replacement Plants & Shrubs	30,000	30,000	1,200	28,800
42 Miscellaneous Expenditure	5,000	5,000	311	4,689
43 Maintenance Repairs	11,976	11,976	40,094	(28,118)
44 Sidewalk Maintenance & Repair	8,000	8,000	21,665	(13,665)
45 Capital Projects	15,000	15,000	49,087	(34,087)
46 Field Services	12,000	12,000	11,484	516
47 Total Other Physical Environment	365,601	365,601	362,349	3,252

48 Parks & Recreation

49 Pool Services Contract	63,600	63,600	59,953	3,647
50 Amenity Facility Janitorial Service Contract	21,600	21,600	28,600	(7,000)
51 Telephone, Internet, Cable	3,000	3,000	2,348	652
52 Maintenance & Repairs	13,807	13,807	424	13,383
53 Pest Control & Termite Bond	1,500	1,500	312	1,188
54 Miscellaneous Expenditure	5,000	5,000	32,394	(27,394)
55 Office Supplies	500	500	-	500
56 Total Parks & Recreation	109,007	109,007	124,031	(15,024)

57 Total Expenditures before other financing sources (uses)

858,026	858,026	852,404	5,622
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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

-	(1)	40,692	40,693
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65 Fund Balance - Beginning

Increase In Emergency Reserves	-
Decrease in Fund Balance Forward	-

66 Fund Balance - Ending

\$ 522,164

**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 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 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
September 30, 2026**

Balance per Bank Statement	\$	301,771.11
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(23,053.33)
	\$	278,717.78
Beginning Balance	\$	315,145.39
Receipts		-
Disbursements		(36,427.61)
<i>Balance per Book</i>	\$	278,717.78

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
	11/10/2025		Deposit	5,488.97		113,306.33
	11/11/2025	5151 Cooper Pools	Pool Repairs/Maint		48.13	113,258.20

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

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

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
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

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
	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	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
	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

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Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
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
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

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

NEW BANK ACCOUNT				\$ (395.00)		
	8/1/2026 085R		Reverse of GJE 085 -- Fraudulent check to 813 Security Services - JE to reconcile account after .	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	stablization		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
	9/3/2026	9 Haven Management Solutions, LLC	September Management Services		6,333.33	308,812.06
	9/3/2026	11 POLK COUNTY PROPERTY APPRAISER	Property Appraiser		10.00	308,802.06
	9/5/2026	22 813 Security & Protective Services	Security		6,804.00	301,998.06
	9/7/2026	21 Cooper Pools	Pool Svc		4,600.00	297,398.06
	9/18/2026 091826ach	CITY OF DAVENPORT	3 hihgland meadows dog pk-NEED		22.34	297,375.72
	9/18/2026 091826ach2	CITY OF DAVENPORT	3001 Golden Eagle Way-NEED		49.84	297,325.88
	9/21/2026 092126ach	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844,		199.77	297,126.11
	9/23/2026	1005 Mele Environmental Services LLC	landscape monthly		16,208.33	280,917.78
	9/30/2026	1006 Southern Green Residential & Com Cleaning	Pool Bathroom maint		2,200.00	278,717.78
9/30/2026				-	36,427.61	278,717.78

EXHIBIT 6
RETURN TO AGENDA

**MINUTES OF 09/24/26 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, September 24, 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
Hunter Hurley (via virtual means)	District Counsel, Kutak Rock
Kyle Magee (via virtual means)	District Counsel, Kutak Rock
Greg Woodcock (via virtual means)	Project Manager, Stantec
Salim Hyder	813 Security Services

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

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

- No audience comments.

III. Professional Staff Updates

A. Stantec Engineering – Greg Woodcock

1. Discussion of Proposed Playground Locations

Mr. Woodcock opened the playground discussion. Ms. Thibault explained that an individual had reached out to her about enhancements to the dog park, and she had asked them about putting together a playground. The individual had sent a proposal that did not include the engineering plans or permits for \$9,800. Mr. Woodcock confirmed that would be a great price, estimating that the engineering and design costs would not exceed \$5,000. He recommended they put in \$1,500 for potentially unsafe equipment. He advised that they could likely use the bond funds for the playground, suggesting that they check with Counsel to update the engineer report. Mr. Woodcock confirmed he would check the engineer report he had completed. Ms. Thibault clarified that she was not familiar with the vendor and would request Mr. Woodcock reach out to them to make sure they were capable of completing the job. The Board discussed the project, noting concerns about the old equipment and the budget. Mr. Hurley advised that the District would require someone with the correct liability protection to take care of the equipment. The Board discussed placing the park in Phase 7, noting that they had not made any promises regarding the project. Supervisor DiBrango advised that the equipment would continue to deteriorate the longer it sat out, suggesting that they have the discussion about it now. Supervisor DiBrango stated that she wanted to move forward by removing the old playground. Chairwoman Galbraith agreed.

B. District Attorney – Kutak Rock

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

Ms. Thibault presented the resolution. The Board confirmed that the November and December dates needed to be changed. They agreed on November 17 and December 15 as the new dates.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-09 Adopting the Annual Meeting Schedule for FY 2026-2027 with Changes to the November and December Dates for the Highland Meadows II Community Development District.

Mr. Hurley requested the other District Counsel items be moved further down the agenda until Mr. Magee was able to join the meeting.

2. 218 Sandestin Erosion (addressed after Security)

Mr. Magee discussed the erosion at 218 Sandestin, noting that his understanding had been that Mr. Bryant would be providing that correction and moving forward with a proposal from Advanced Drainage Solutions. He advised that he would send out the letter to the resident. Mr. Magee suggested an option to the Board that could save money on the repair, advising that the resident could bring on their own contractor, obtain a quote, and present it to the Board. If they deemed it acceptable, and it was approved by the District Engineer, the resident would pay for it. Ms. Thibault advised that the work had already been completed. Mr. Magee confirmed he would send a letter to the resident informing them that the work was completed and that the District was seeking payment. Ms. Thibault advised that corrective measures had not been taken by the resident, and asked Mr. Magee to include that request in the letter as well. She explained that they could not force the resident to aim his downspout in a different direction, away from District property, noting that if he refused to pay, their only option of recourse would be to pursue him in small claims court. Ms. Thibault advised that it would cost about \$2,000 to take the issue to small claims court.

IV. Security Services

813 reported that most of their reports come from minor issues, such as closing the pool due to weather. Ms. Thibault reported on an issue within Phase 6, noting that the information they have was acquired by the tow truck driver after talking to residents. Ms. Thibault explained that there was a football activity happening, though no one would tell them the names of the organizers or any other details about the event besides the fact that the organizers were residents. She continued, sharing that Mr. Comings had checked the area, but there was no activity occurring when he was there. Ms. Thibault clarified that the resident complaints were about the parents' parking and the blocked parking in the area. She advised that they placed signage to inform residents that they "play at their own risk." The Board discussed the liability to the District if the event is organized, noting that those involved would need to get insurance and a liability waiver.

A resident shared the address of a resident who was tearing up items.

The Board discussed the pool signage, noting that the hours should have changed after Labor Day. Supervisor Anderson reported that she had seen one of the security team members watching something loudly, drinking from a can, and missing policy violations on Sunday, September 13, 1:45 PM.

V. Field Services Report

A. Presentation of Highland Meadows Landscape Maintenance Report

Mr. Comings summarized the report, noting concerns regarding the turf around some of the monuments and that some of the palm trees around the pool area needed to be cleaned up. Ms. Thibault informed the Board that the SWFWMD regulations that restricted them to watering once a week were supposed to end on October 1 but had been extended to March 1. She advised that they have a 30-day variance that would allow them to water every day, but only for 30 days. Chairwoman Galbraith expressed concerns with completing the plantings later in the year, noting they would run into problems with the freeze again. The Board noted that not all of the plantings were complete. Ms. Thibault advised that it was an HOA matter, but they could ask Mr. Bryant about it when he arrived.

Mr. Comings noted the pool area and the playground could benefit from power washing. The Board suggested waiting until spring, when the items are going to be in use again. Mr. Comings reported on the status of the shower, noting he had asked the cleaning crew to make sure they were on top of the dog park. The Board noted a flickering light by 10th street. A resident expressed concerns about a downed sign.

B. Presentation of the Highland Meadows II Field Report (addressed at the end of the meeting)

Mr. Bryant discussed the report, noting that weeds are more prevalent than turf. He noted that he had been waiting to meet with a regional supervisor with True Green. Mr. Bryant advised that irrigation was not working. Ms. Thibault advised that the three areas Mr. Bryant has sent her had been repaired. Mr. Bryant confirmed he would check them. He reported that the clock on the wall at 10th didn't have power as of Wednesday. Ms. Thibault advised that they had a meter problem at 10th and Meadow Point. Mr. Bryant commented that the clock was halfway to Meadow Point, noting the meter number 341. Ms. Thibault advised that they had checked meter 341 and Duke Energy had confirmed it was good. Mr. Bryant reported that the clock at Olsen was turned off and displayed numerous faults when they turned it back on. He reported that the Yucca had taken, and the washout in Sandestin was repaired. Mr. Magee confirmed he could draft a letter if Mr. Bryant could compile the pictures of the drainage. Mr. Bryant confirmed he would take care of a pipe issue at no charge to the District.

C. Discussion of Cabana Covers at the Amenity Center

Ms. Thibault advised that the cabana covers could not be paid for out of the bond funds, noting that the pricing they had received was \$17,000 for all of the cabanas, not including the installation. She advised that they were in a \$25,000 deficit for the current fiscal year. Chairwoman Galbraith asked if they could take from the roof fund to satiate the residents. Mr. Comings advised that the 3 cabanas without the installation, labor, or shipping would be \$13,000. Supervisor Anderson advised that they would need to take care of the cabanas during hurricane season. Ms. Thibault confirmed they would obtain additional quotes for the cabanas. She advised that the reserve study reported 2036 for a replacement, and that they were close to being \$1 million underfunded in the reserve study. The Board emphasized the importance of replacing the cabanas. Ms. Thibault advised the Board as to the limitations of their budget.

VI. Administrative Matters

A. Consideration for Acceptance – August 2026 Unaudited Financial Statements

Ms. Thibault reported that the District was running about \$23,189 in the deficit.

On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Accepted the August 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 August 27, 2026

On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board Accepted the August 27, 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 DiBrango, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board Ratified Exhibits 7 and 8 for the Highland Meadows II Community Development District.

VII. District Management

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

132 A resident noted that they were told the trees were their responsibility. Supervisor Anderson advised that the trees
133 between the street and the sidewalk, in front of their home, are their responsibility. She advised that the CDD takes care
134 of the trees on community property. The resident asked if the soccer field was going to be opened up. Chairwoman
135 Galbraith advised that it would cost thousands to repair the field, noting that they intend to have it redone for another
136 purpose.

137 **IX. Supervisor Requests**

138 Supervisor Anderson asked for a list of pool cards from ECS. Ms. Thibault confirmed she would make that request.
139 Chairwoman Galbraith asked for a report on the cameras from ECS to make sure they are working correctly. Supervisor
140 DiBrango commented on yard trash. Supervisor King commented on the monument lighting on the corner of Persian and
141 10th. Ms. Thibault reported that the Chairwoman noted the lighting had not been working.

142 **X. Adjournment**

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

144 On a MOTION by Supervisor DiBrango, SECONDED by Supervisor Anderson, WITH ALL IN FAVOR, the Board
145 Adjourned the Meeting for the Highland Meadows II Community Development District.

146

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

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Signature

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159

Printed Name ☐ Secretary ☐ Assistant Secretary

160

161

162

163

Signature

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 7
RETURN TO AGENDA

ESTIMATE



Good Home Services LLC

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

Prepared For

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

Estimate # 490
Date 10/20/2026

Description	Total
Remove playground equipment	\$3,850.00
This is for rental of equipment and labor to remove playground from the field at the amenities center. All of the pieces of the playground, concrete will be removed from the field, hauled off and dumped. The platforms will be disassembled and removed as well.	
Subtotal	\$3,850.00
Total	\$3,850.00

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

Highland Meadows II

EXHIBIT 8
RETURN TO AGENDA



RED BIRD TREE SERVICE

TREE REMOVAL • TREE TRIMMING • STUMP GRINDING
LAND CLEARING • STORM CLEANUP • COMMERCIAL & RESIDENTIAL

Safe Trees • Safer Properties • A Cleaner Florida

Phone: 863-528-8447

ANNUAL PALM TREE TRIMMING PROPOSAL

Highland Meadows CDD

Prepared For: Debbie, Highland Meadows CDD

Date: October 20, 2026

Prepared By: Matt Dilts, CEO / Owner

Contractor: Red Bird Tree Service LLC

Scope of Work

Red Bird Tree Service LLC proposes to provide professional trimming and maintenance for **113 palm trees** throughout the Highland Meadows community. Work will be performed safely and professionally, with care taken around buildings, landscaping, walkways, and common areas.

All palm fronds and debris generated by the contracted trimming will be collected and removed. Work areas, including hallways or other common access areas affected by the work, will be cleaned upon completion, and the site will be left neat and orderly.

Proposal Pricing

Service Description	Quantity	Unit Price	Total
Annual palm tree trimming and cleanup	113 palms	\$55.00	\$6,215.00

TOTAL PROPOSAL: \$6,215.00

The proposed price is based on 113 palm trees at \$55.00 per tree. Any work outside the palm trimming and cleanup described above will be discussed and priced separately before proceeding.

Acceptance

By signing below, the customer authorizes Red Bird Tree Service LLC to perform the work described in this proposal at the stated price. A separate service contract may be prepared later if desired.

Highland Meadows CDD — Authorized Representative

Red Bird Tree Service LLC

Signature: _____

Matt Dilts, CEO / Owner: _____

Date: _____

Date: _____

