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

Date of Meeting: Thursday, November 17, 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. Board Organization and Oaths of Office

A. Oath for Seat 1 – Deborah Galbraith **EXHIBIT 1**

B. Oath for Seat 2 – Kristen Anderson **EXHIBIT 2**

IV. Professional Staff Updates

A. Stantec Engineering - Project Manager Greg Woodcock

1. Presentation of Pavement Observation Report **EXHIBIT 3**
2. Pavement Analysis *(to be distributed)*

B. District Attorney – Kutak Rock

V. Security Services - Vinny Palevich (live) **EXHIBIT 4**

VI. Fields Services Report

A. Landscape Maintenance Report - Dana Bryant *(to be distributed)* **EXHIBIT 5**

B. Presentation of the Highland Meadows II Field Report *(to be distributed)* **EXHIBIT 6**

C. RightWay Landscape Professionals Proposal – Palm Pruning - $4,520 **EXHIBIT 7**

D. Consideration of Cooper Pools Proposal – Gas Shot/Gas Shot Locking - $508.4 **EXHIBIT 8**

E. Mele Environmental Services Irrigation Service Report & Invoice - $750.00 **EXHIBIT 9**

VII. Administrative Matters

A. Consideration for Acceptance – October 2026 Unaudited Financial Statements **EXHIBIT 10**

B. Consideration for Approval – The Meeting Minutes of the Regular Board of Supervisors Meeting Held October 24, 2026 **EXHIBIT 11**

C. Consideration for Ratification:

1. Good Home Services Installation - $85.00 **EXHIBIT 12**
2. Good Home Services 150lb Gas Shocks - $235.00 **EXHIBIT 13**
3. Good Home Services – Installation Persian and 10th - $185.00 **EXHIBIT 14**
4. Good Home Services – Install (2) Battery Powered Motion Lights at the Amenities Center - $270.00 **EXHIBIT 15**

VIII. District Manager

A. Consideration for Adoption Resolution 2027-01 Adopting an Amended General Budget Resolution for FY 25-26 **EXHIBIT 16**

IX. Other Matters to be Introduced

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

XI. Supervisor Requests

XII. Adjournment

EXHIBIT 1

RETURN TO AGENDA

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of Polk

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

Board of Supervisors, Highland Meadows II Community Development District, Polk County

(Full Name of Office – Abbreviations Not Accepted)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." *See* § 92.52, Fla. Stat.]

Signature _____

Sworn to and subscribed before me by means of physical presence ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

Signature of Officer Administering Oath or of Notary Public

(To be completed only by judges administering oath– see § 92.50, Florida Statutes.)

_____
Print Name

_____
Title

_____
Court

(To be completed by officer administering oath, other than judges – see § 92.50, Florida Statutes.)

Affix Seal Below

Personally Known ☐ *OR Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
Print Name

_____
Signature

EXHIBIT 2

RETURN TO AGENDA

OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.; § 92.50, Florida Statutes)

STATE OF FLORIDA

County of Polk

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Signature _____

Sworn to and subscribed before me by means of physical presence ☐ *OR online notarization* ☐ *this _____ day of _____, 20____.*

_____

Signature of Officer Administering Oath or of Notary Public

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_____
Print Name

_____
Title

_____
Court

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Affix Seal Below

Personally Known ☐ *OR Produced Identification* ☐

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home ☐ Office ☐

_____
Street or Post Office Box

_____
City, State, Zip Code

_____
Print Name

_____
Signature

EXHIBIT 3

RETURN TO AGENDA

October 30, 2026

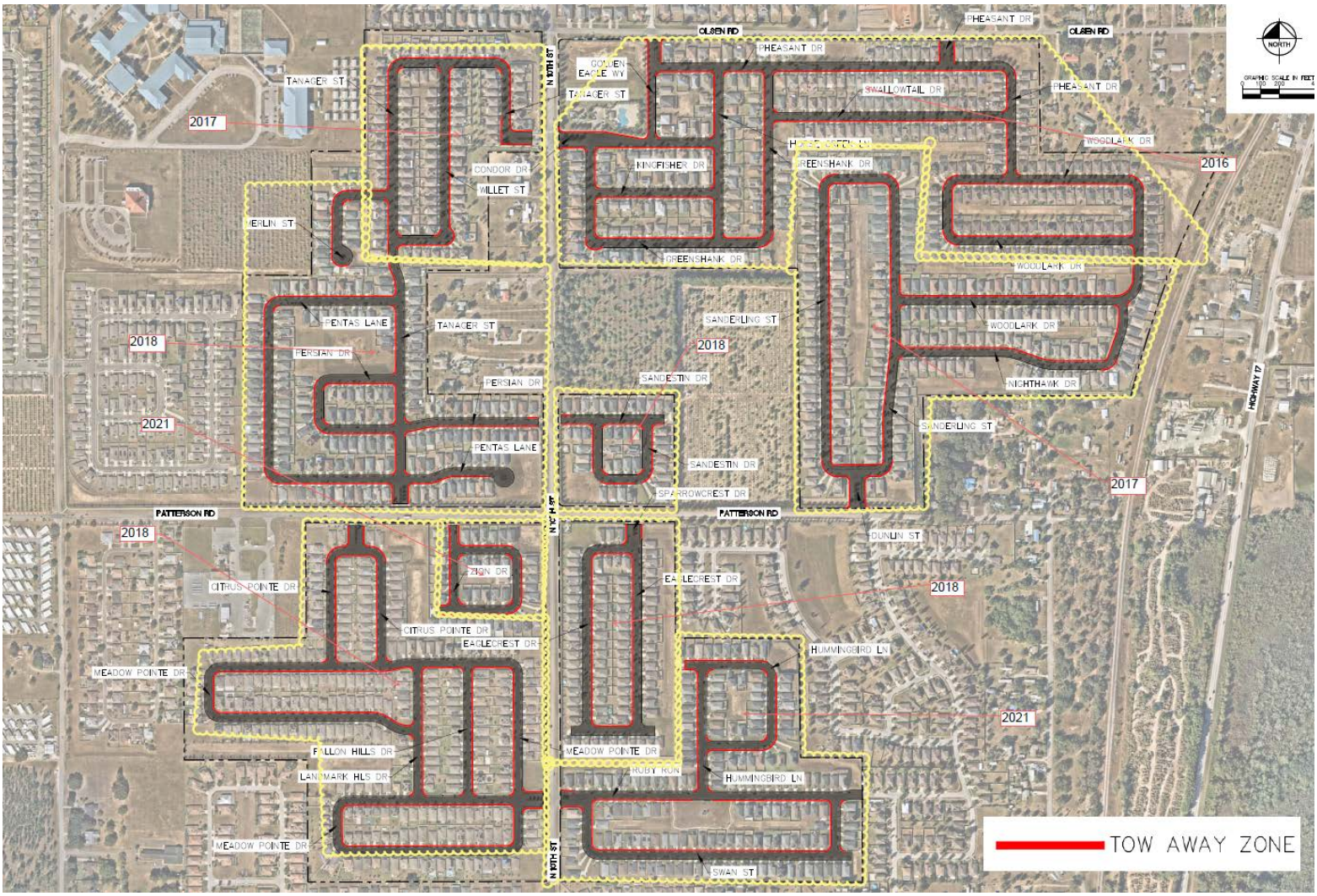
Stantec visited Highland Meadows II Community Development District on October 30, 2026, to conduct an visual evaluation of the existing roadway pavement and identify areas requiring maintenance, repair, or further evaluation. The inspection evaluated the overall condition of the community roadways, including asphalt deterioration, various forms of pavement cracking, potholes, roadway depressions and settlement and surface aggregate raveling. Overall the roads are in good shape based on their age. Some minor cracking and aggregate polishing was observed. We would recommend a follow up inspection every two years to document change in pavement condition. Fluid stains from oil or other substance was observed throughout the community. Generally this is from the origonal home construction within the neighborhood Based on our review we recommend utilizing a pavement life of 20 years for analysis and budgeting purposes unless pavement conditiond deterioriate.

Greg Woodcock
Project Manager
Stantec
(352) 777-0183
Greg.Woodcock@Stantec.com

Stantec

October 30, 2026

Location Map:



October 30, 2026

Sandestin Dr: Roadway was built in 2018; the pavement is in good condition. Recommend milling and resurfacing in 2038.



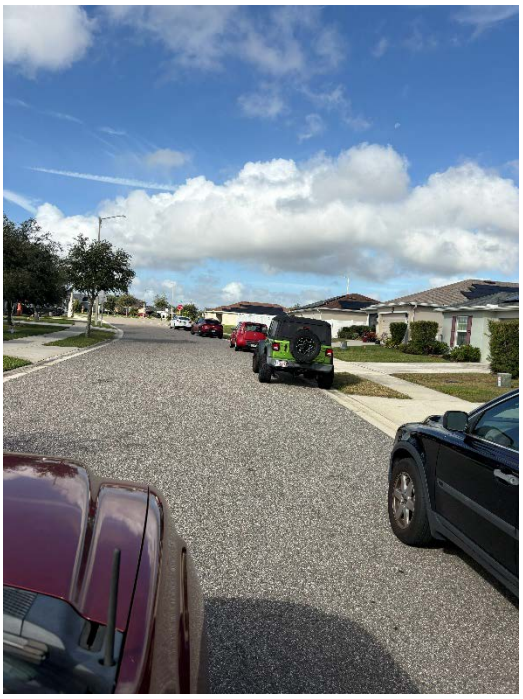




October 30, 2026

Persian Dr: Roadway was built in 2018**,** the pavement is in good condition. Recommend milling and resurfacing in 2038.









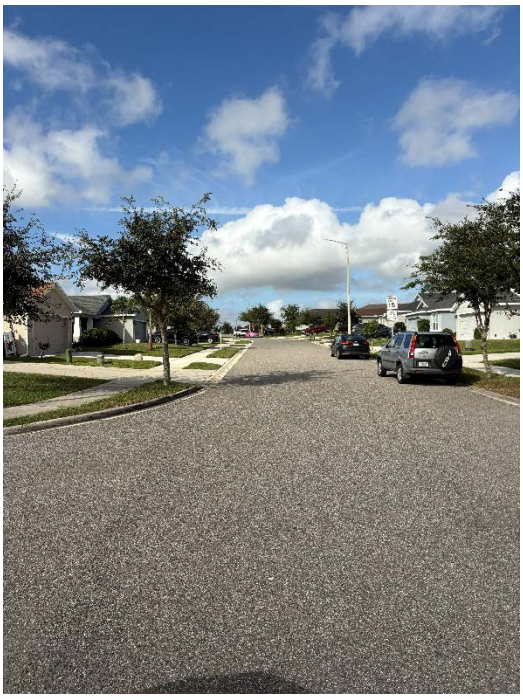
Stantec

October 30, 2026

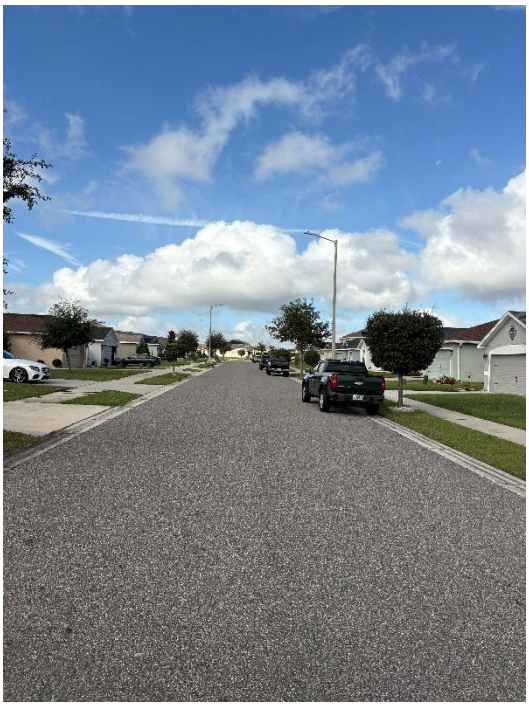


October 30, 2026

Pentas Lane: Roadway was built in 2018**,** the pavement is in good condition. Recommend milling and resurfacing in 2038.









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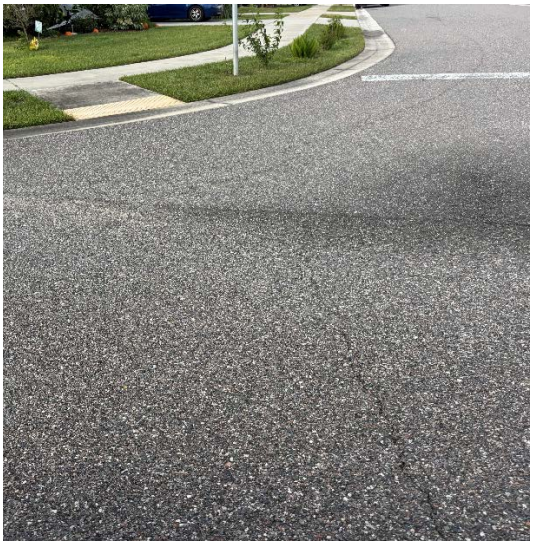
October 30, 2026

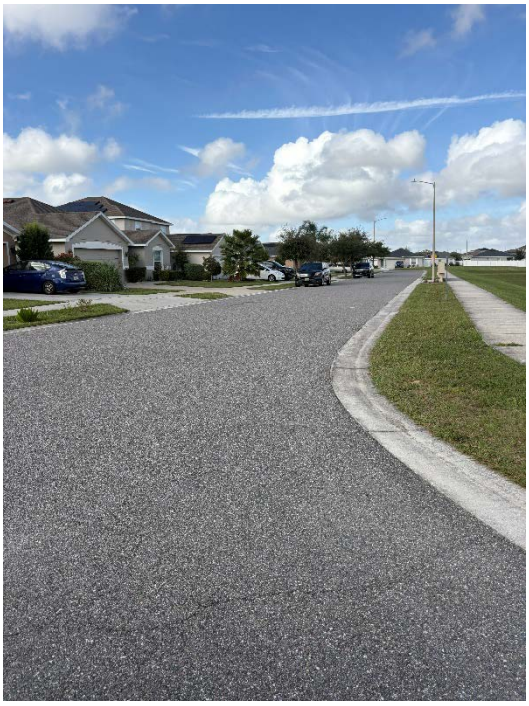


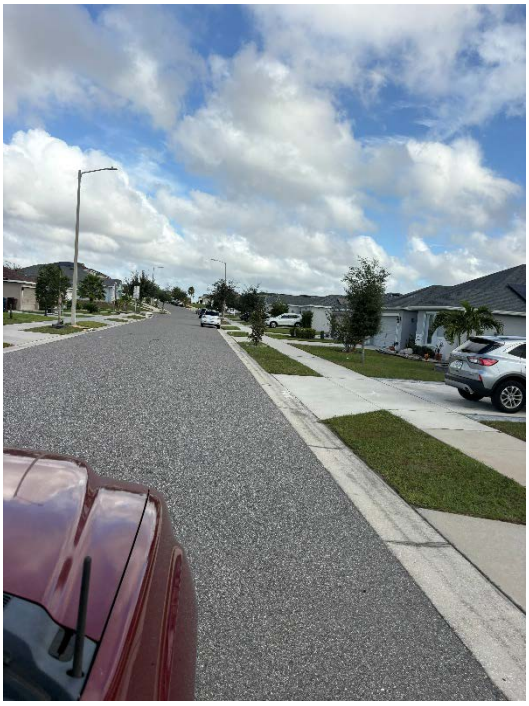
October 30, 2026

Tanager St: North end was built in 2017, and the south end was built in 2018**.** Minor cracking was observed within roadway and around sanitary manhole structures. Pavement is in fair condition and would recommend milling and resurfacing in 2037 unless conditions deteriorate. Recommend evaluating in two years (2028) to verify condition has not deteriorated.





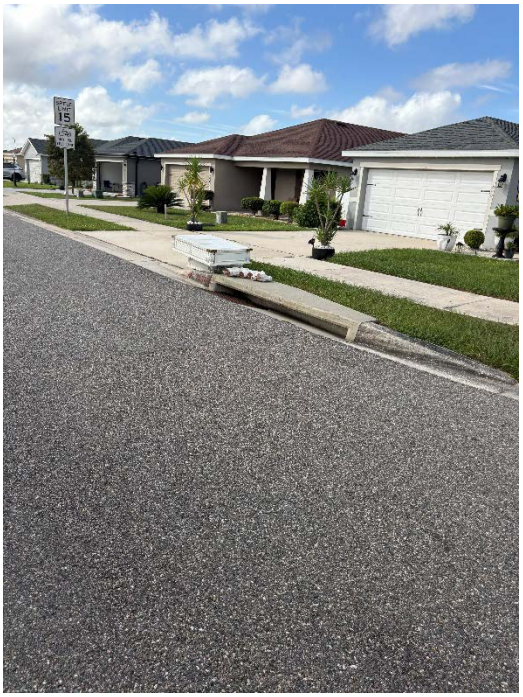




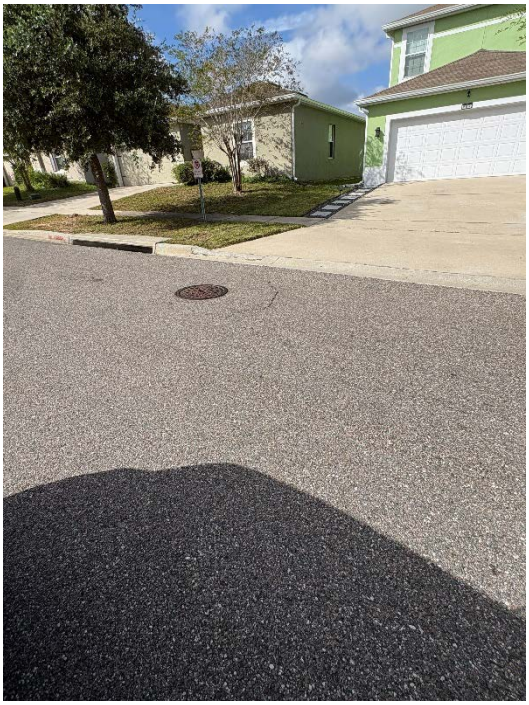
Stantec

October 30, 2026



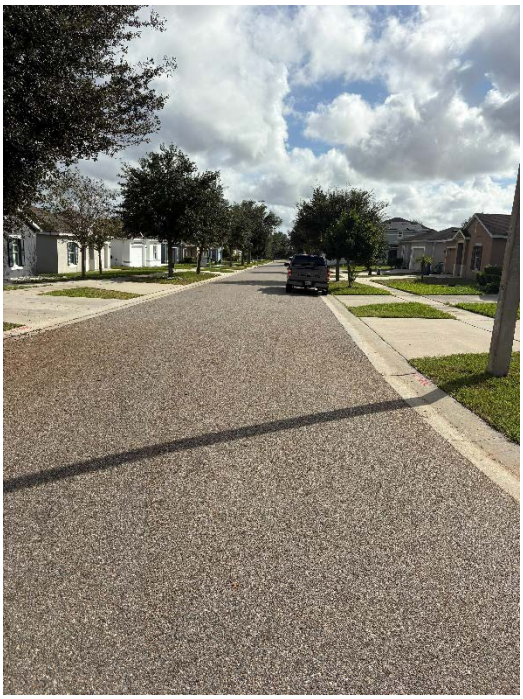






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October 30, 2026









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October 30, 2026





October 30, 2026

Merlin St: Roadway was built in 2018**,** the pavement is in good condition. Recommend milling and resurfacing in 2038.







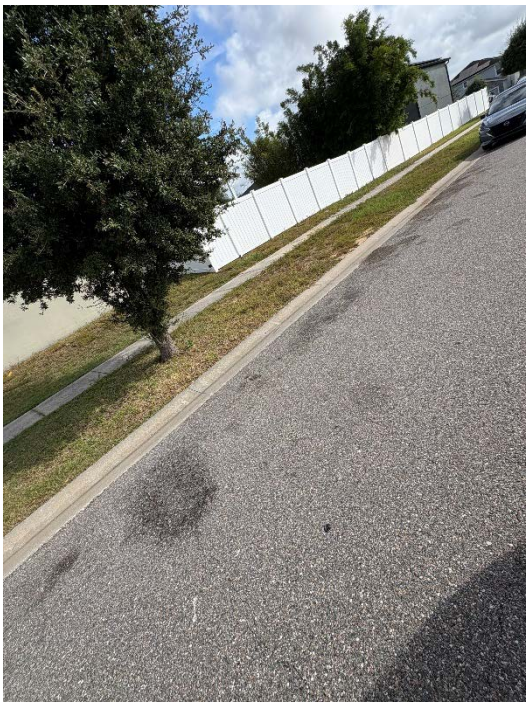
October 30, 2026

Willet St: Roadway was built in 2017**,** the pavement is in good condition. Minor cracking around sanitary manholes was observed. Recommend milling and resurfacing in 2037.









October 30, 2026

Condor Dr: Roadway was built in 2016**,** the pavement is in good condition. Recommend milling and resurfacing in 2036.



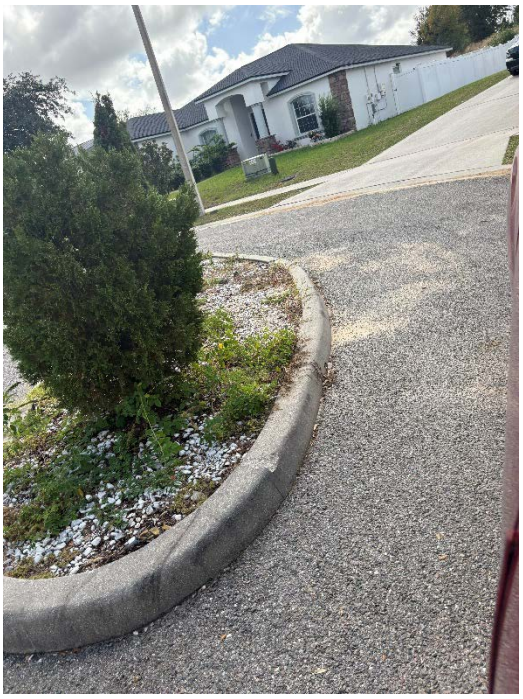




October 30, 2026

Greenshank Dr: Roadway was built in 2016**,** the pavement is in good condition. Recommend milling and resurfacing in 2036.





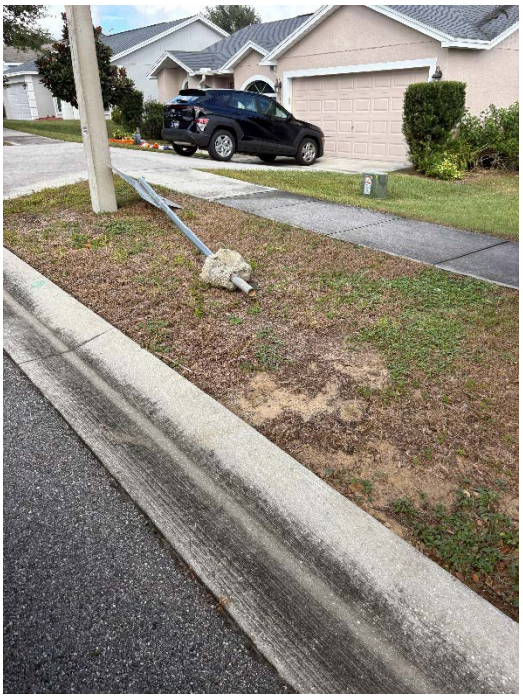




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October 30, 2026









October 30, 2026

Kingfisher Dr: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.





October 30, 2026

Horse Creek Ln: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.







Golden Eagle Way: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.



October 30, 2026

Pheasant Dr: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.



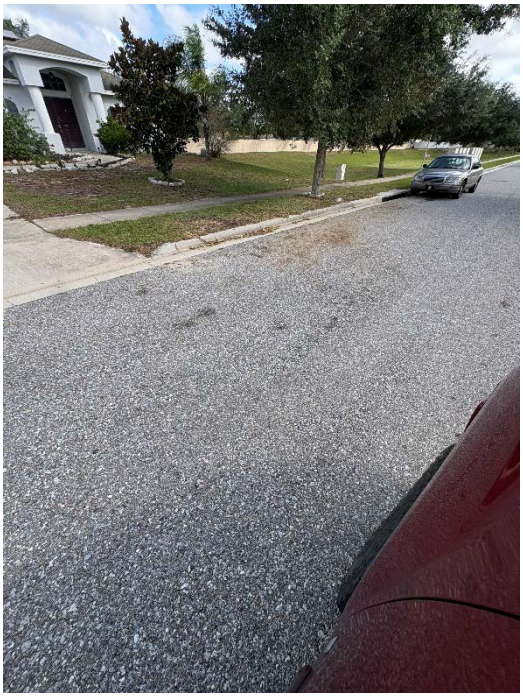


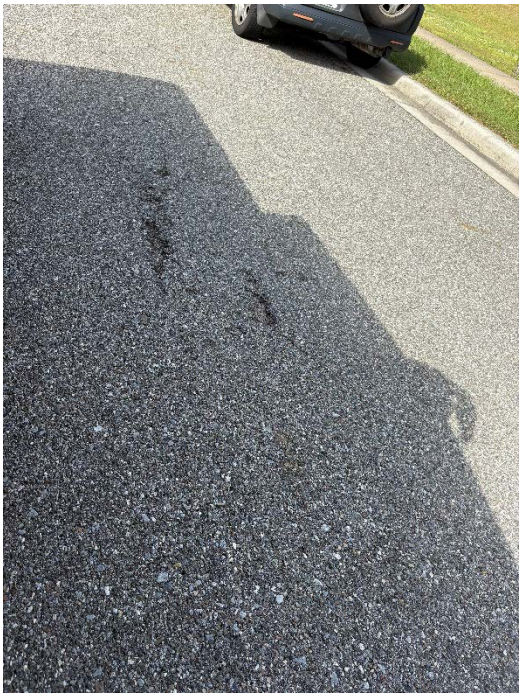




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October 30, 2026





October 30, 2026

Swallowtail Dr: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.





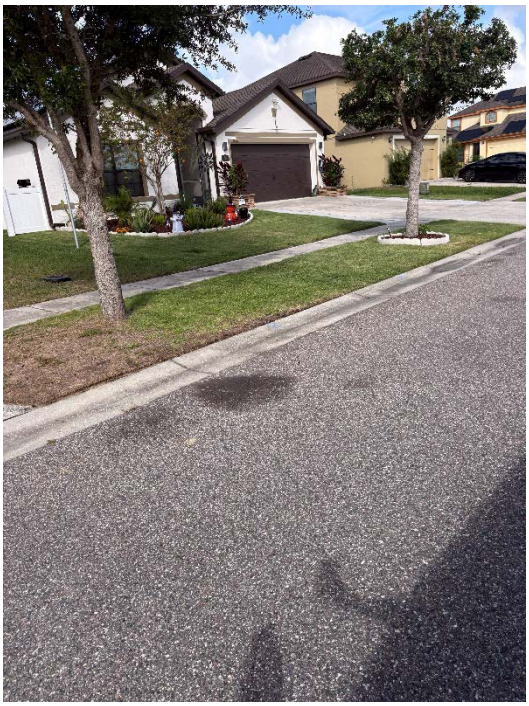


October 30, 2026

Woodlark Dr: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.







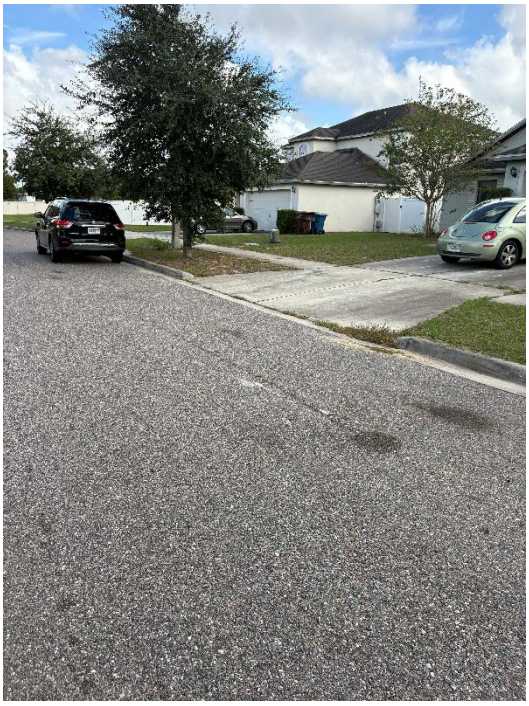


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October 30, 2026









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October 30, 2026







October 30, 2026

Nighthawk Dr: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.







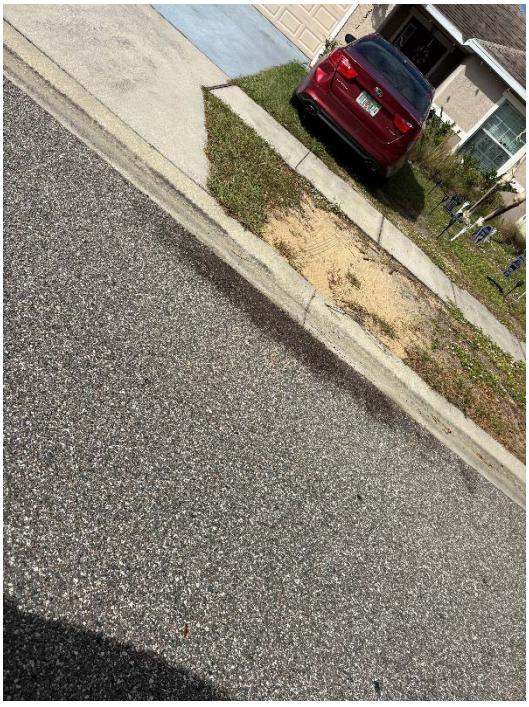
October 30, 2026

Sanderling St: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.





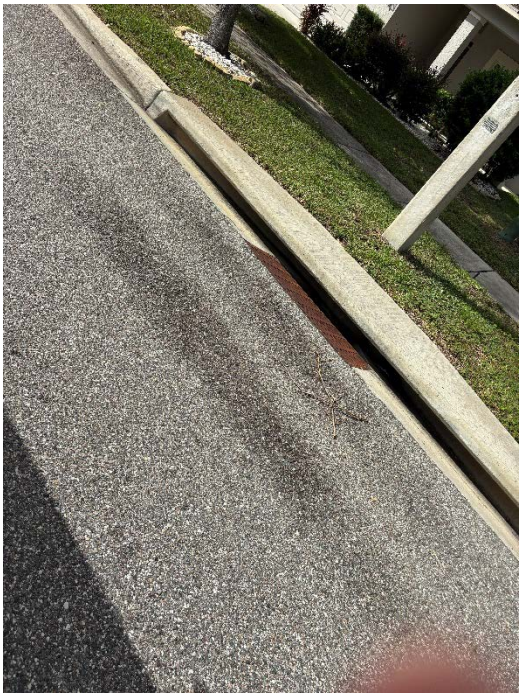




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October 30, 2026









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October 30, 2026



October 30, 2026

Eaglecrest Dr: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.









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October 30, 2026



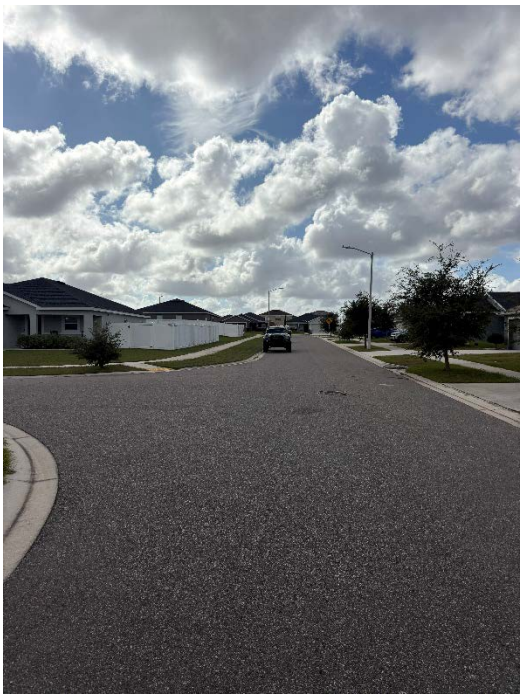


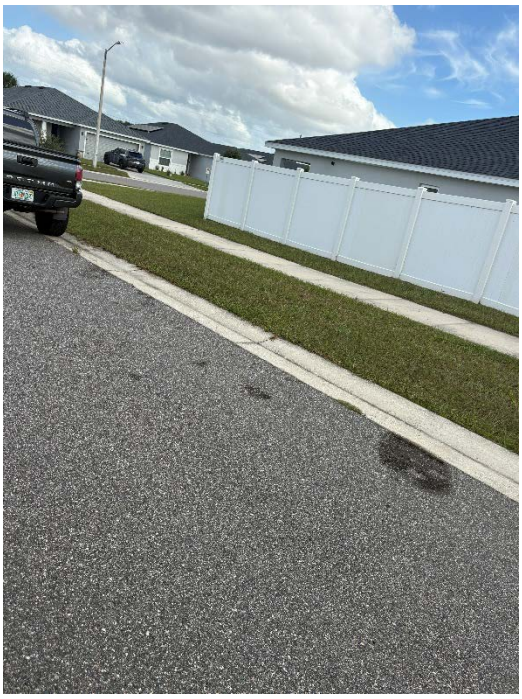




October 30, 2026

Zion Dr: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.









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October 30, 2026







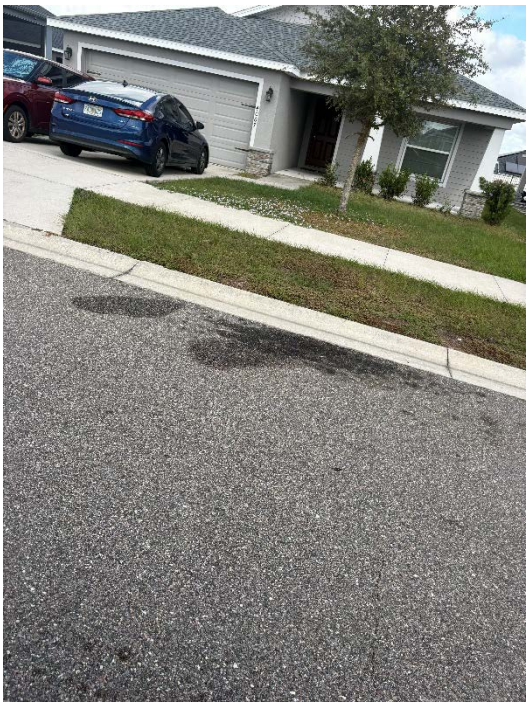
October 30, 2026

Ruby Run: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.





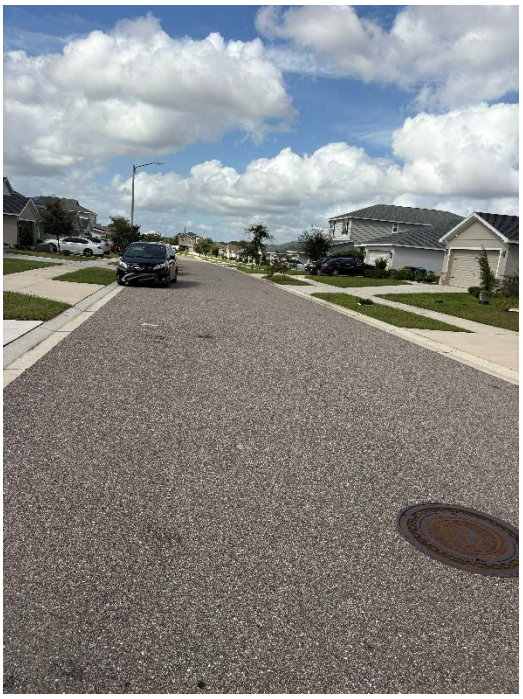




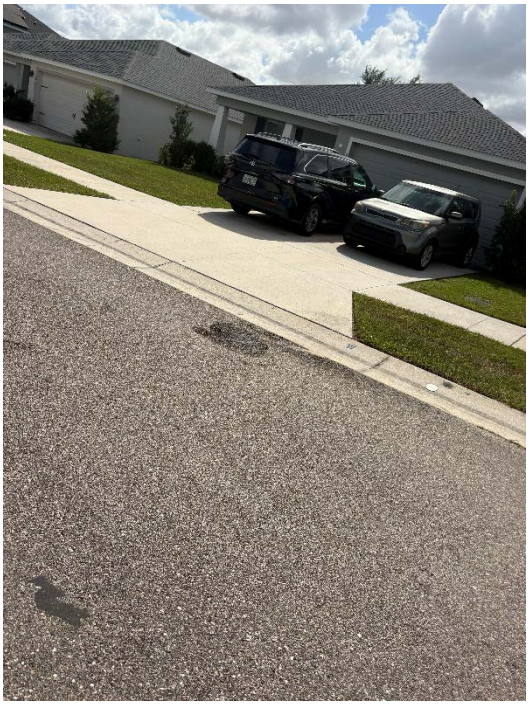
October 30, 2026

Swan St: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.









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October 30, 2026







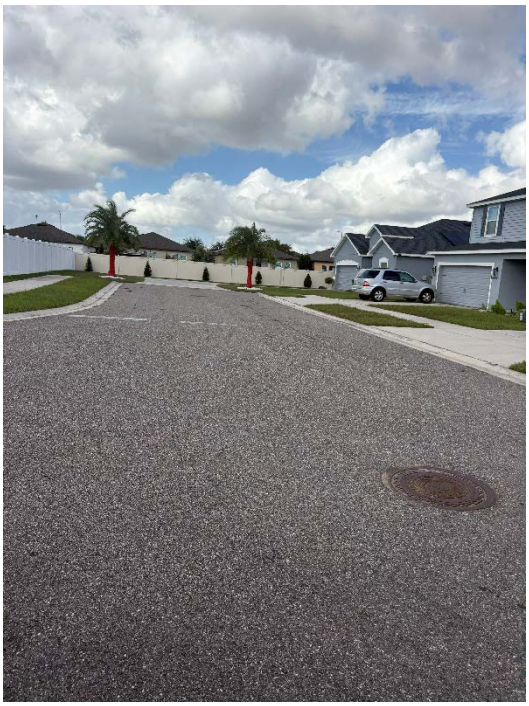
October 30, 2026

Hummingbird Ln: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.









Stantec

October 30, 2026







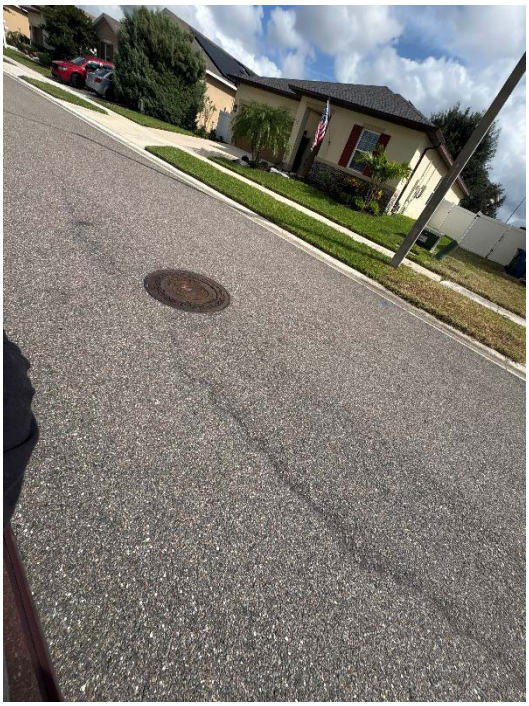


October 30, 2026

Fallon Hills Dr: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.







October 30, 2026

Meadow Pointe Dr: Roadway was built in 2017**,** the pavement is in good condition. Minor cracking observed. Recommend milling and resurfacing in 2037.









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October 30, 2026









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October 30, 2026





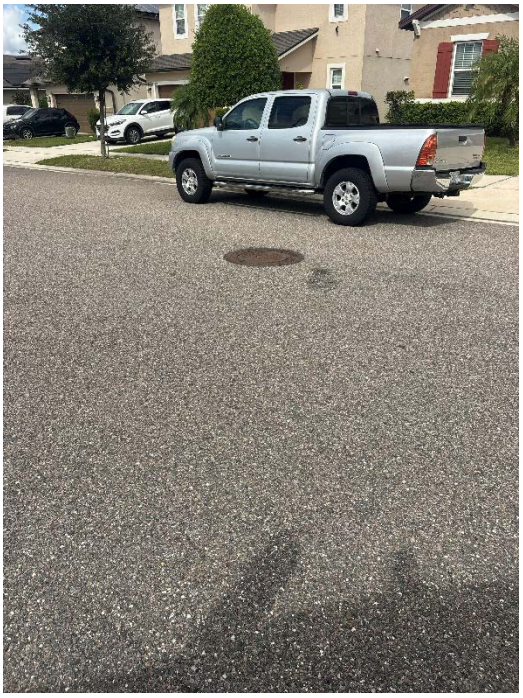




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October 30, 2026









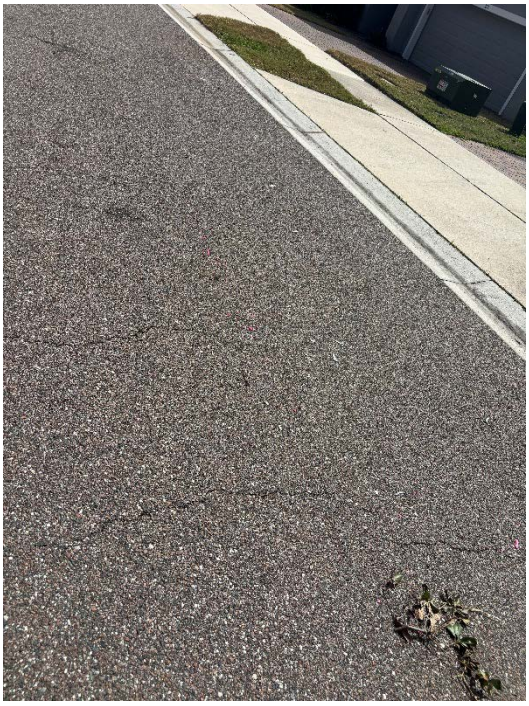
Stantec

October 30, 2026





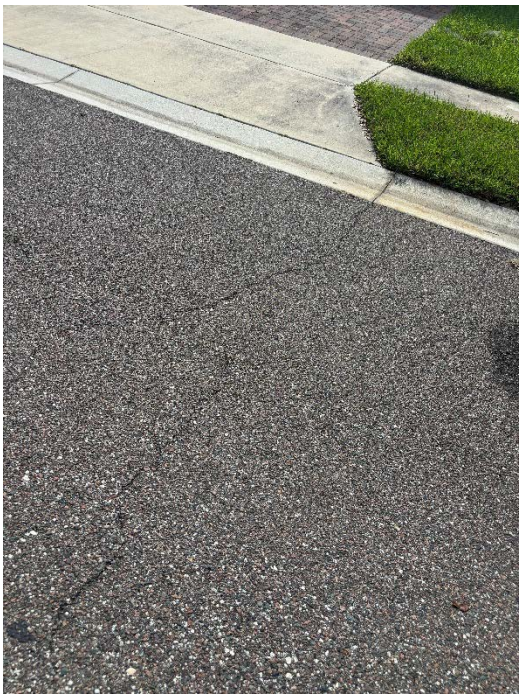




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October 30, 2026









October 30, 2026



October 30, 2026

<u>Landmark Hills Dr</u>: Roadway was built in 2017**,** the pavement is in good condition. Recommend milling and resurfacing in 2037.



EXHIBIT 4

RETURN TO AGENDA

Highland Meadows 2 CDD

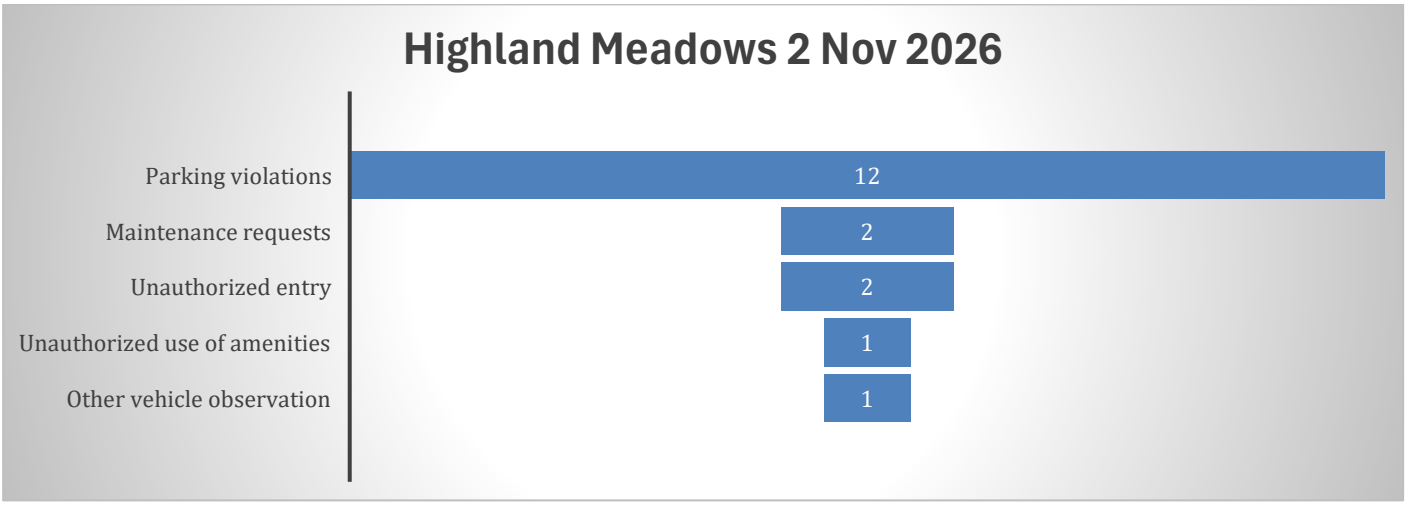
813 Security Report

October 13–November 8, 2026 | Prepared November 9, 2026
813 Security and Protective Services LLC

Executive Summary

Parking violations were the primary violation, accounting for 12 of 16 incident reports. Officers also addressed after-hours pool activity and reported two lighting outages. Routine activity notes generally described quiet pool use and patrols, with positive resident interactions during Halloween and early November.

Activity Overview (16 IR's, 2 MR's, 21 DAR's)



Notable Activity

Parking enforcement. Eleven reports involved blocked sidewalks; one involved after-hours pool parking. Officers documented vehicles and contacted towing on October 27 and November 7. Confirmation of tows were not documented.

Pool access. On October 13, individuals were reminded of posted pool hours and left without further incident. On October 23, a male found inside the closed pool area smoking complied with instructions to leave; police responded to the alarm. An October 27 after-hours complaint resulted in a call response check with no individuals found upon arrival.

Community activity. Halloween patrol notes reported no violations and positive resident feedback regarding security. Additional positive interactions were recorded November 4th when patrolling.

Maintenance Follow Up and recommendations

Lighting outages were reported October 21 near 462–484 Meadow Pointe Drive for pole 8362853.

*Residents may benefit from additional reminders about operating hours, ADA parking restrictions, and how to reach security.

EXHIBIT 5

RETURN TO AGENDA

EXHIBIT 6

RETURN TO AGENDA

EXHIBIT 7

RETURN TO AGENDA

RightWay Landscape Professionals, LLC.

PO Box 5005 | Haines City, FL 33845
(863) 236-0000 | rightwaytrees@yahoo.com | www.RightWayTrees.com

RECIPIENT:

Dana Bryant
POBox 849
Bunnell, Fl 32110

Phone: +1 (813) 863-7119

SERVICE ADDRESS:

Highland Meadows

Estimate #2979

Sent on	Oct 22, 2026
Total	**$4,520.00**

Product/Service	Description	Total
Palm Trimming	Highland Meadows:2 CDD Palm Pruning 113 palms @ $40 Price includes: Labor & Haul away debris	$4,520.00

Total **$4,520.00**

MUST SEE NOTES PRIOR TO APPROVAL!!!!
*Stump Grindings are spread out and Not hauled away. Please advise if you wish for them to be hauled off as this can be done at an additional cost. You must specify this upon approval of the quote.
**This Quote is valid for the next 30 days, after which values may be subject to change. Also please be aware that the price may change, if you decide to approve partial but not all of the work quoted on your estimate.
***Once orders are approved, we will provide you with a scheduled date. We cannot provide a time for the appointment. Please keep in mind that all scheduled dates are not guaranteed and can change without notice depending on weather conditions, employee availability, etc.

Safety is our main priority!

Signature: _____ Date: _____

EXHIBIT 8

RETURN TO AGENDA

Cooper Pools Inc
4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com

Bill to	**Quote**	#1417
Highland Meadows II CDD	Quote date	Oct 29, 2026
255 Primera Blvd Ste 160	Expiration date	Nov 29, 2026
Lake Mary, FL 32746	Total quoted	$508.42

$508.42 total quoted

Location: 1015 Condor Drive, Haines City

Item	Description	Qty	Rate	Amount
150lb Gas Shock	150lb Gas Shock Locking	2	$63.22	$126.44
150lb Gas Shock Locking	150lb Gas Shock Locking	2	$100.99	$201.98
Installation / Labor	Installation / Labor	1	$180.00	$180.00

Notes
Technician reports that new gas shocks are needed on the equipment and pit clamshells so the equipment can be safely accessed.

Subtotal	$508.42
Tax	$0.00
Total	$508.42
Quote total	**$508.42**

Name & signature **Date**

EXHIBIT 9

RETURN TO AGENDA

IRRIGATION SERVICE REPORT & INVOICE

Highland Meadows 2 CDD

Invoice #	**3238**	**Invoice Date**	10/20/2026
Service Dates	10/19/2026 - 10/20/2026	**Service Type**	Irrigation Repair

Work Performed

10/19/2026 - Initial service callout: Technician responded to shut off the irrigation water main. After evaluating the repair, it was determined that additional fittings and tools were required to complete the work, including equipment needed to cut through tree roots encasing the repair area. Technician returned the following day with the necessary materials and tools.

10/20/2026 - Repair: Excavated approximately 3 feet deep next to a live oak tree and exposed the lateral and main irrigation lines feeding two valve boxes. Due to limited working space, the existing manifold had to be cut out to allow installation and proper plumbing of the new fittings. The mainline transition was identified as a 3-inch to 2-inch reducer. The system was re-plumbed using new 2-inch pipe sections, 3-inch pipe sections, and the necessary fittings.

Invoice

Description	Amount
Irrigation mainline/manifold repair - service callout, excavation, root access, removal of existing manifold, new pipe sections and required fittings, and re-plumbing of affected irrigation assembly.	**$750.00**
TOTAL DUE	**$750.00**

Total repair charge for Invoice #3238: **$750.00**.

Site Conditions

10/26/2026

Deborah Galbraith



Standing water along the sidewalk near the irrigation leak area.



Water accumulation visible along the affected sidewalk area.

IRRIGATION REPAIR PHOTO DOCUMENTATION

Highland Meadows 2 CDD | Invoice #3238



Existing manifold and piping exposed during excavation.



Excavated repair area showing piping and water present during access.



Damaged manifold/fitting component removed from the irrigation system.



Tree-root encasement encountered during excavation and repair.



Re-plumbed irrigation assembly using new pipe sections and fittings.

Repair completion: The affected manifold and mainline connection were re-plumbed with new pipe sections and necessary fittings following excavation and removal of the damaged/obstructed piping configuration.

EXHIBIT 10

RETURN TO AGENDA

Highland Meadows II
Community Development District

Summary Financial Statements

(Unaudited)

October 31, 2026

Highland Meadows II
Balance Sheet
October 31, 2026

	General Fund	Reserve Fund	Debt Service Funds	Capital Project Funds	Total
Assets:					
Cash - Operating Account BU	$ -	$ -	$ -	$ -	$ -
Cash - Money Market Account	338,960	706,384	-	-	1,045,343
Cash - Money Market Account-Restricted Cash		-	-	-	-
Cash - Operating Account South State	92,397	-		-	92,397
Cash - Reserve Fund					
Investments:					
Revenue Trust Fund	-	-	1,286,316	-	1,286,316
Interest Fund	-	-	-	-	-
Debt Service Reserve Fund	-	-	718,163	-	718,163
Prepayment Fund	-	-	1,753	-	1,753
Optional Redemption	-	-	10	-	10
Acquisition and Construction	-	-	-	499,675	499,675
On Roll Asssessments Receivable	-	-	-	-	-
Accounts Receivable	268	-	-	-	268
Due from Other Funds	-	-	-	-	-
Due from General Fund	-	-	99,482	-	99,482
Deposits	2,390	-	-	-	2,390
Prepaid Items	5,182	-	-	-	5,182
Total Assets	**$ 439,197**	**$ 706,384**	**$ 2,105,724**	**$ 499,675**	**$ 3,750,979**
Liabilities:					
Accounts Payable	$ 828	$ -	$ -	$ -	$ 828
Sales Tax Payable	10	-	-	-	10
Accrued Payable	-	-	-	-	-
Deferred Revenue	-	-	-		-
Due to Capital Projects	-	-	-	-	-
Due to Debt Service	-	-	-	-	-
Due to Reserve Fund	-	-	-	-	-
Fund Balance:					
Non-Spendable:	16,114	-	-	-	16,114
Assigned	-	706,384	-	-	706,384
Unassigned	163,493	-	-	-	163,493
Assigned - Two Months Operating Expenditures	141,338	-	-	-	141,338
Assigned - Asset Emergency Reserves	50,000				50,000
Assigned - FY26 Budgeted Capital Projects	136,423				136,423
Restricted	-	-	2,105,724	499,675	2,605,399
Net Change in Fund Balance	(69,010)	-	-	-	(69,010)
Total Liabilities & Fund Balance	**$ 439,197**	**$ 706,384**	**$ 2,105,724**	**$ 499,675**	**$ 3,750,979**

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

		Adopted Budget	Budget Year to Date	Actual Year to Date	Variance (Over)/Under Budget
1	**Revenues:**				
2	Special Assessments	$ 1,079,466	$ -	$ -	$ -
3	Interest Income	-	-	2,657	2,657
4	Miscellaneous Revnue	-	-	-	-
5	Fund Balance Forward	33,772	-	-	-
6	**Total Revenues**	**1,113,238**	**-**	**2,657**	**2,657**
7	**Expenditures:**				
8	**Financial & Administrative**				
9	Supervisor Compensation	16,000	1,333	1,000	333
10	District Management	51,804	4,317	4,317	0
11	District Engineer	25,000	2,083	-	2,083
12	Dissimination Agent	7,000	583	583	0
13	Trustee Fees	26,787	2,232	-	2,232
17	Dues, Licenses & Fees	175	175	175	-
14	Auditing Services	4,800	4,000	-	4,000
15	Arbitrage Rebate Calculation	2,700	225	-	225
16	Public Officials Liability Insurance	3,314	3,314	3,314	-
17	Legal Advertising	2,000	167	138	29
18	Website Hosting, Maintenance & Backup	2,015	168	-	168
19	Miscellaneous Fees	-	-	123	(123)
20	Tax Collector/Property Appraiser Fee	28,000	-	-	-
21	Postage & Delivery	1,000	83	-	83
22	Assessment Roll	5,220	435	433	2
23	Administrative Contingency	6,500	542	-	542
24	District Counsel	45,000	3,750	-	3,750
25	**Total Financial & Administrative**	**227,315**	**23,408**	**10,083**	**13,325**
26	**Security Operations**				
27	Security Services & Patrol	62,100	5,175	3,834	1,341
28	Access Control Maintenance & Repair	5,000	417	835	(418)
29	**Total Security Operations**	**67,100**	**5,592**	**4,669**	**923**
30	**Utilities**				
31	Utility Services	28,000	2,333	394	1,939
32	Utility - Streetlights	71,400	5,950	1,374	4,576
33	Utility Services - Water / Sewer	6,120	510	72	438
34	**Total Utilities**	**105,520**	**8,793**	**1,840**	**6,953**

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

35	**Other Physical Environment**				
36	Property Insurance	28,245	28,245	23,791	4,454
37	General Liability Insurance	4,287	4,287	4,287	-
38	Landscape Maintenance	194,508	16,209	16,208	1
39	Irrigation Maintenance and Repair	16,000	1,333	-	1,333
40	Landscape - Fertilizer	36,000	3,000	-	3,000
41	Landscape Replacement Plants & Shrubs	30,000	2,500	-	2,500
42	Miscellaneous Expenditure	5,000	417	-	417
43	Maintenance Repairs	11,976	998	4,000	(3,002)
44	Sidewalk Maintenance & Repair	8,000	667	-	667
45	Capital Projects	50,000	4,167	-	4,167
46	Field Services	12,000	1,000	1,000	-
47	**Total Other Physical Environment**	**396,016**	**62,822**	**49,286**	**13,536**
48	**Parks & Recreation**				
49	Pool Services Contract	63,480	5,290	4,628	662
50	Amenity Facility Janitorial Service Contract	30,000	2,500	-	2,500
51	Telephone, Internet, Cable	3,000	250	200	50
52	Maintenance & Repairs	13,807	1,151	-	1,151
53	Pest Control & Termite Bond	1,500	125	-	125
54	Miscellaneous Expenditure	5,000	417	960	(544)
55	Office Supplies	500	42	-	42
56	**Total Parks & Recreation**	**117,287**	**9,774**	**5,788**	**3,986**
57	**Total Expenditures before other financing sources (uses)**	**913,238**	**110,389**	**71,666**	**38,723**
58	**Other Financing Sources (Uses)**				
59	Increase in Asset Reserves	200,000	-	-	-
60	Increase in Emergency Reserves	-	-	-	-
61	Interfund Transfer In	-	-	-	-
62	Interfund Transfer Out	-	-	-	-
63	**Total Other Financing Sources (Uses)**	**200,000**	**-**	**-**	**-**
64	**Excess Expenditures Over (Under) Revenues**	**-**	**(110,389)**	**(69,010)**	**41,379**
65	**Fund Balance - Beginning**			**507,369**	
	Increase In Emergency Reserves			-	
	Decrease in Fund Balance Forward			-	
66	**Fund Balance - Ending**			**$ 438,359**	

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

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

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

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Special Assessments	$ 1,222,442	$ -
3	Interest	-	-
4	**Total Revenues**	**1,222,442**	**-**
5	**Expenditures:**		
6	**Administrative**		
7	Debt Service Obligation	1,187,156	-
8	**Total Administrative**	**1,187,156**	**-**
9	**Total Expenditures before other souces (uses)**	**1,187,156**	**-**
10	**Excess Expenditures Over (Under) Revenues**	**35,286**	**-**
11	**Other Sources (Uses)**		
12	Transfer In	-	0
13	Transfer Out	-	
14	**Total Other Sources (Uses)**	**-**	**-**
15	**Fund Balance - Beginning**		2,105,724
16	**Fund Balance - Ending**	**35,286**	**$ 2,105,725.28**

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

		Adopted Budget	Actual Year to Date
1	**Revenues:**		
2	Interest	-	$ -
3	**Total Revenues**	**-**	**-**
4	**Expenditures:**		
5	Requisition Expense	-	-
6	**Total Administrative**	**-**	**-**
7	**Total Expenditures before other souces (uses)**	**-**	**-**
8	**Excess Expenditures Over (Under) Revenues**	**-**	**-**
9	**Other Sources (Uses)**		
10	Transfer In	-	
11	Transfer Out	-	-
12	**Total Other Sources (Uses)**	**-**	**-**
13	**Fund Balance - Beginning**		499,675
14	**Fund Balance - Ending**	**-**	**$ 499,673.81**

Highland Meadows II
Check Register
October 31, 2026

Balance per Bank Statement	$	97,079.89
Plus: Deposits in Transit		-
		-
Less: Outstanding Checks		(4,682.82)
	$	**92,397.07**
Beginning Balance	$	278,717.78
Receipts		-
Disbursements		(186,320.71)
Balance per Book	**$**	**92,397.07**

Highland Meadows II
Check Register
FY2027

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
9/30/2026			**Beginning Balance**	**$ -**	**$ -**	**$ 278,717.78**
10/1/2026	1001	Good Home Services, LLC	Shower Fix		40.00	278,677.78
10/1/2026	1002	Good Home Services, LLC	Repair fence at 105 Sandestin		150.00	278,527.78
10/1/2026	1003	Good Home Services, LLC	Replace monument lighting		310.00	278,217.78
10/1/2026	1004	Haven Management Solutions, LLC	October Management Services		6,333.33	271,884.45
10/5/2026	1007	Cooper Pools	Pool Svc		4,627.70	267,256.75
10/5/2026	1008	813 Security & Protective Services	Security		2,250.00	265,006.75
10/5/2026	1009	Egis Insurance Advisors LLC	Policy 100126206		31,392.00	233,614.75
10/6/2026	1011	Deborah Galbraith	092426BOS		200.00	233,414.75
10/6/2026	1012	Joellen Dibrango	092426BOS		200.00	233,214.75
10/6/2026	1013	Mario Munoz	092426BOSMTG		200.00	233,014.75
10/6/2026	1014	Adam King	092426BOSMTG		200.00	232,814.75
10/6/2026	1015	Kristen Anderson	092426BOSMTG		200.00	232,614.75
10/7/2026	1016	ECS INTEGRATIONS LLC	camera mgmt		280.00	232,334.75
10/7/2026	1017	ECS INTEGRATIONS LLC	access control		555.00	231,779.75
10/7/2026	1018	Mele Environmental Services LLC	landscape monthly		16,208.33	215,571.42
10/9/2026	10/9/2026	CITY OF DAVENPORT	3001 Golden Eagle Way		49.84	215,521.58
10/9/2026	10/9/2026	CITY OF DAVENPORT	3 hihgland meadows dog pk		22.34	215,499.24
10/9/2026	10/9/2026	Bright House Networks	1015 Condor Dr. Haines City, FL. 33844,		199.77	215,299.47
10/9/2026	100926ach	Duke Energy			11,120.62	204,178.85
10/11/2026	1022	813 Security & Protective Services	Security-Rem Bal owed		1,584.00	202,594.85
10/12/2026	1019	Good Home Services, LLC	Change pool hours sign at amenity center		25.00	202,569.85
10/13/2026	1020	Haven Management Solutions, LLC	Reimbursement for No Dumping Sign		79.34	202,490.51
10/14/2026	1021	Image360	i-32990		880.91	201,609.60
10/21/2026	1023	Good Home Services, LLC	NO Dumping Sign		125.00	201,484.60
10/22/2026	102226ach	Duke Energy	2901 N 10th St well		164.84	201,319.76
10/22/2026	102226ach2	Duke Energy	0 Patterson Rd Lite Mdws 4B&C SL		795.60	200,524.16
10/22/2026	102226ach3	Duke Energy	1015 Condor Dr Pool/Cabana		1,048.65	199,475.51
10/22/2026	102226ach4	Duke Energy			1,459.02	198,016.49
10/26/2026	1024	Deborah Galbraith	102226BOSMTG		200.00	197,816.49
10/26/2026	1027	Adam King	102226BOSMTG		200.00	197,616.49
10/26/2026	1028	Joellen Dibrango	102226BOSMTG		200.00	197,416.49
10/26/2026	1029	Mario Munoz	102226BOSMTG		200.00	197,216.49
10/26/2026	1030	Kristen Anderson	102226BOSMTG		200.00	197,016.49
10/26/2026	1033	Highland Meadows II CDD c/o US Bank	DS Funds Series 2014AA1		1,247.60	195,768.89
10/26/2026	1034	Highland Meadows II CDD c/o US Bank	DS Funds Series 2014AA2		1,830.75	193,938.14
10/26/2026	1035	Highland Meadows II CDD c/o US Bank	DS Funds Series 2016AA3		79,939.15	113,998.99
10/26/2026	1040	Highland Meadows II CDD c/o US Bank	DS Funds Series 2016AA4		1,915.09	112,083.90
10/26/2026	1036	Highland Meadows II CDD c/o US Bank	DS Funds Series 2017 4B/C		2,960.33	109,123.57
10/26/2026	1037	Highland Meadows II CDD c/o US Bank	DS Funds Series 2017 AA5		5,451.66	103,671.91
10/26/2026	1038	Highland Meadows II CDD c/o US Bank	DS Funds Series 2017 AA6		2,343.59	101,328.32
10/26/2026	1041	Highland Meadows II CDD c/o US Bank	DS Funds Series 2019 7A		3,793.69	97,534.63
10/26/2026	1043	Good Home Services, LLC	Deposit for Playground Removal		1,600.00	95,934.63
10/29/2026	1044	Business Observer	Inv 24-01311K		72.19	95,862.44
10/29/2026	1045	Business Observer	Inv 26-01588K		577.50	95,284.94
10/29/2026	1046	Business Observer	Inv 26-01651K		76.56	95,208.38
10/29/2026	1047	Business Observer	Inv 26-02090K		65.63	95,142.75
10/29/2026	1048	Business Observer	Inv 24-01311K		45.94	95,096.81
10/30/2026	1049	Good Home Services, LLC	Playground Removal - All work must be completed by Mon Nov 16th, 2026		2,250.00	92,846.81
10/30/2026	10/30/2026	Florida Dept of Economic Opportunity	Special District Filling Fee. FY 2027		175.00	92,671.81
10/30/2026	10/30/2026	Duke Energy	00 PATTERSON RD		274.74	92,397.07
10/31/2026				**-**	**186,320.71**	**92,397.07**

EXHIBIT 11

RETURN TO AGENDA

MINUTES OF 10/22/26 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, October 22, 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
Dennis .....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. Roadway Review

Mr. Woodcock presented the roadway review, noting that it included the proposed plans and sections for where the roads will go. He advised that they would review the construction date, or the finish date of the roads as they generally last 20 years. Chairwoman Galbraith asked if this review was a proposal to make their current reserve study more accurate. Ms. Thibault confirmed that it was not. She explained that the roads include din the reserve study are done by a financial analyst, and it is those roads that was heavily impacting the reserve study, calls for the roads to be replaced in 2035. Ms. Thibault advised that she was going to test the roads to see exactly which ones can be taken care of now, and which can wait to be addressed. She continued, noting that they would remove the roads from the reserve study and prioritize the roads based on Mr. Woodcock's report and set aside a separate reserve for just the roads. Ms. Thibault reported that they were underfunded over a million dollars at the end of FY 2027, noting that the reserve study calls for payments in the amount of about $450,000. She suggested the reserve study be done so that they can prioritize the roads in accordance with their current condition. Mr. Woodcock advised that once they complete the analysis, they can experiment with the numbers, schedules, and budgets to come up with a more realistic budget. Supervisor DiBrango asked if the project had to be all or nothing, or if they could address specific roads separately. Ms. Thibault advised that the roads would be founded in accordance with the priorities. Chairwoman Galbraith shared her concerns regarding Ruby

Run in Phase 7, noting that they would be maintaining a road used by another subdivision. Ms. Thibault advise that they were underfunded, making contributions of $200,000 instead of $500,000.

Ms. Thibault opened the floor to audience comments. A resident asked about the cost. Ms. Thibault advised it would be $12,676.

> On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Approved the Roadway Review at $12,676 for the Highland Meadows II Community Development District.

Mr. Magee confirmed he would get a contract out.

B. District Attorney – Kutak Rock

Mr. Magee advised that the two letters to the homeowners on Sandestin and Greenshank went out. He confirmed he would send them to Ms. Thibault. Supervisor Anderson asked what it would mean if their amenities, such as the pool were permitted without surety or lender. Ms. Thibault explained the surety bond, noting that it was only until the project was complete. She advised that there was not a surety bond at the time of the project. Mr. Magee advised as to the methods developers may use, noting they could conduct the construction and have the District reimburse the builder. Ms. Thibault advised that even if there was a surety bond, at this time the only avenue they would have is if they found a major construction defect related to something the construction company did. Supervisor Anderson asked Ms. Thibault to email everyone the documents she had emailed her. She noted that the pool was not inspected by the city of Davenport, and the pool failed several things, though she did not note them at this time. Ms. Thibault and Supervisor Anderson confirmed they had not noted any major construction defects. Supervisor Anderson stated that she was confused about all of the documents she had received and was looking for further clarity. Ms. Thibault confirmed she would send the Board all of the documents.

Chairwoman Galbraith asked Ms. Thibault if she had seen anything in their finances to indicate that anyone was paying $2,500 a year for a pool pass. She reported that when she had first joined the Board, she had been informed that Phase 1 paid $2,500 a year for a pool pass. Chairwoman Galbraith asked where the money for those passes is. Ms. Thibault confirmed that the Chair had advised the Board of the incident at the previous meeting, and subsequently she had sent her the list from ECS. Supervisor Anderson asked for both lists to be sent to the Board, noting that the two lists were different beyond the formatting. Ms. Thibault suggested that they would have to isolate the Phase 1 street. Supervisor Anderson advised that there are not any Phase 1 streets. Ms. Thibault advised that there were no Phase 1 addresses included on the list and no payments received. She confirmed that there are not residents from Phase 1 on the list. Chairwoman Galbraith reported that she had met residents from Phase 1 with pool access cards. Ms. Thibault confirmed that there were not any outstanding cards on the list. Supervisor Anderson stated that she had spoken with the resident, who had claimed that she lived on Highland Meadows Drive. Supervisor Anderson stated that she had watched the resident drive into Highland Meadows and use her card to access the pool, noting that she had received it from management. Mr. Comings confirmed he would get the list from ECS and verify each line, noting that if they are not on the list but have a card, they will have to investigate further. Ms. Thibault advised that there is no way for them to validate how she received her card as all outstanding cards are on the ECS list and have an address tied to them. Supervisor Anderson emphasized the importance of ensuring that District Management, ECS, and the Board all remain on the same page. She noted that if they cannot figure out who might have access from the list, that means there is some way for people outside of the community to get access to the card. Chairwoman Galbraith noted that the renters and owners are noted on the list. The Board discussed the reasoning for having the renter's name on the list. Chairwoman Galbraith, Supervisor DiBrango, Supervisor Munoz, and Supervisor King noted that they did not want the emails sent to them. Chairwoman Galbraith emphasized that it would cost thousands of dollars to redo the card system.

IV. Security Services

Mr. Palevich reported an after-hours issue, though they were able to identify the vehicle and tag information. He reported that there were some off-road vehicles, and an issue with the keypad cover and lockbox. Chairwoman Galbraith

asked if roving was being conducted at specific times. Mr. Palevich reported that it depends on their availability. Chairwoman Galbraith reported a resident conducting inappropriate behavior by the side of the road. Supervisor DiBrango mentioned that Halloween was coming up.

V. Field Services Report

A. Presentation of Highland Meadows II Landscape Maintenance Report

Mr. Bryant presented the report, noting that nothing has changed or improved. He added that he did not have a definitive answer regarding the reports about fertilizing in January, February, and March. The Board noted the issues the have had in the past with subcontractors. Chairwoman Galbraith emphasized that they have been adamant about including the clause in their contracts that they did not want subcontractors. She added that the Board wanted to be aware when subcontractors were being used. Mr. Braynt emphasized that they do not need to be treating anything in the winter months. He noted an issue with power in Phase 7, reporting that the meter was off, resulting in the loss of a few plants. Mr. Bryant advised that he had replaced the plants at his own cost the first time. He advised that the clock on the wall at 4 also does 5 and 6, noting that the faceplate was not working properly. He reported that Mele wanted to replace the whole clock, though he did not think that was necessary. Mr. Bryant advised that the clock itself worked, noting that he was going to check the drive unit to make sure the issue is related to the power. He explained the possibility of a three-way intersection between 4, 5, and 6. Mr. Bryant explained the option Mele provided to install nodes, a battery-operated timer, at the end of each valve where the installations would be. He discussed the other options available to the Board, noting that they could purchase a clock off of eBay, or a ribbon cable. Mr. Bryant stated he could buy the ribbon cable with his own funds and keep it.

Mr. Bryant reported further on the True Green fertilization issue. Ms. Thibault detailed the relationship between Mele and Mr. Bryant, noting that Mele does not like Mr. Bryant because they know he is keeping track of their work. She asked the Board if they wanted to go out for RFP. Chairwoman Galbraith noted they had been receiving community complaints and were paying double to have people check Mele's work. Ms. Thibault asked the Board if they wanted to use the same RFP that a neighboring District would be using, noting that Mr. Magee could use the same scope. Supervisor Anderson asked where the money for RFP would come from. Ms. Thibault reiterated that Mr. Magee could pull the same scope from the neighboring District, and they would not have to advertise because it would be an informal RFP. Mr. Magee confirmed he could pull the same scope.

Ms. Thibault noted they had not had many fence issues since they had placed the Yucca. The Board discussed trash removal.

> On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of $500 for a Clock if the New Ribbon Cable Fails to Start the Clock for the Highland Meadows II Community Development District.

Chairwoman Galbraith asked Ms. Thibault to tell the HOA to inform residents not to dump trash in a certain area because it is costing residents $125 a month. The Board discussed having seen toilets in the area. Ms. Thibault confirmed she would send that HOA manager a letter. Mr. Bryant reported that Greenshank had not been fixed yet because they have a pipe running form their downspout to an outfall that is at the bottom of the erosion. Ms. Thibault asked if they had sent a letter to Greenshank. Mr. Magee confirmed that they had. Mr. Bryant explained that the best way to handle the issue would be to leave it the way it is, though he noted that would be setting a precedent. Ms. Thibault suggested cutting the downspout at the property line and then capping it. Mr. Magee suggested Mr. Bryant contact the homeowner before capping the downspout. Mr. Magee confirmed he would send another letter to the homeowner. Supervisor Anderson asked Mr. Bryant to check on erosion in Phase 3.

B. Presentation of the Highland Meadows II Field Report

Mr. Comings reported that the "no dumping" sign on the island needed to be cleared. He noted that it takes a while to get the signs manufactured.

Ms. Thibault discussed the lighting, noting that security had been updated.

C. Consideration of Resort Cabanas Cabana Cover Proposal - $19,452

Mr. Comings reported that it was difficult to find a vendor who could place the cabanas. He noted that the vendor who provided their proposal for it last year provided a new proposal for this year for $20,000, though most of it was for the permit. He advised that it would be $13,000 just for the permit. He confirmed that the original vendor did not call him back. Mr. Comings reported that the price for just the top was $6,159 plus shipping. Ms. Thibault shared that what they were suggesting for the curtains was a material similar to an umbrella, noting that they could probably find a less expensive option, using the example of mosquito netting on the rail. Mr. Comings advised that the tops were $2,053 each. Ms. Thibault discussed the possible draping options

> On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Approved the Not-to-Exceed Amount of $7,000 for the 3 Cabana Tops Including Shipping for the Highland Meadows II Community Development District.

VI. Administrative Matters *(addressed after District Manager)*

A. Consideration for Acceptance – September 2026 Unaudited Financial Statements

> On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Accepted the September 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 September 24, 2026

> On a MOTION by Chairwoman Galbraith, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Accepted the September 24, 2026, Meeting Minutes of the Regular Board of Supervisors Meeting for the Highland Meadows II Community Development District.

VII. District Management *(discussed out of order – after Field)*

Ms. Thibault discussed towing, noting that the previous person they had entered into a contract with from On Time Assistance, Luis, left the company. She continued, noting that the owner of On Time Assistance was selling their business to Rudy, and the new company would be called RG Towing. Ms. Thibault shared that they had entered a temporary contract with RG Towing, noting that they have not yet provided a certificate of insurance. She explained that Luis had contacted her, to come back to the District with a different tow company. Chairwoman Galbraith asked if he had any insurance. Ms. Thibault advise that she was waiting for a call back from him, noting that his company had a distance stipulation, requiring that their tow yard be within 10 miles. Ms. Thibault advised that Rudy either has insurance or he doesn't. If he doesn't, they will have to go with another tow company. She advised that Luis's yard was either within 10 miles or it was not. If it is not within the 10 miles, she cannot contract him; if it is, all they need is a certificate of insurance. Chairwoman Galbraith noted that she preferred Luis. Ms. Thibault confirmed she had reached out to him several times.

> On a MOTION by Supervisor Anderson, SECONDED by Supervisor DiBrango, WITH ALL IN FAVOR, the Board Approved Rudy if he Returns with Insurance, then Luis if he Meets the Distance and Insurance Requirements, or go with a Third if Those do not Work, with the Chair Authorized to Make the Final Decision for the Highland Meadows II Community Development District.

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

Ms. Thibault discussed the proposal, noting that the funding would need to be included in the audit.

> On a MOTION by Supervisor DiBrango, SECONDED by Chairwoman Galbraith, WITH ALL IN FAVOR, the Board Approved the Good Home Services Removal of Playground Equipment Proposal for $3,850.00 for the Highland Meadows II Community Development District.

VIII. Other Items to be Introduced

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

B. Consideration of Proposal for Palm Tree Trimming - $40 Per Tree - $4,520

Note: Mele Landscaping - $45 per tree per contract - $5,085

Ms. Thibault presented the proposals, noting the differences in price points and tree counts per company. Supervisor DiBrango asked about the turnaround difference between the proposals. Mr. Bryant noted it was a seasonal thing. Ms. Thibault asked if the Board wanted to make a motion to go with whoever can start the soonest.

> On a MOTION by Supervisor King, SECONDED by Supervisor Munoz, WITH ALL IN FAVOR, the Board Approved the Rightway Proposal as long as they can Begin and Finalize Within the Next 30 Days, if They Cannot Commit then the Board will Move Forward with the Red Bird Proposal for the Highland Meadows II Community Development District.

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

No audience comments.

X. Supervisor Requests

Supervisor King noted the right light on the south side of 10th and Persian was not working.

Ms. Thibault advised that the funda are kept in t he money market account, and the interest was displayed on the financial statements.

XI. Adjournment

There being no further business, the meeting was adjourned.

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

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

_____ _____

Signature **Signature**

_____ _____

Printed Name ☐ Secretary ☐ Assistant Secretary

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 12

RETURN TO AGENDA

ESTIMATE

GOOD HOME SERVICES LLC

Prepared For

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

Good Home Services LLC

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

Estimate # 492
Date 10/21/2026

Description	**Total**
Install new dusk to dawn eye for the lighting at the amenities center This is for purchase of sensor and install at amenities center for the dusk to dawn lighting at the amenities center. This will be a step by step process. At first inspection I found that with the sensor blacked out it was not feeding power to the corner lights at the amenities center, power was present to the sensor. This indicates that the sensor is not operating as expected. When replaced we will see if the lighting works properly and will replace burned out fixtures as needed (replacing of burned out lighting will be another proposal)	$85.00

Subtotal	$85.00
Total	**$85.00**

Deborah Galbraith
11/9/2026

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

Highland Meadows II

EXHIBIT 13

RETURN TO AGENDA

ESTIMATE

GOOD HOME SERVICES LLC

Prepared For

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

Good Home Services LLC

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

Estimate #	498
Date	11/05/2026

Description	Total
Install (2) 150lb gas shocks on pool filter cover This is to purchase new gas shocks, remove old shocks, install new shocks on the pool filter cover at the Amenities center	$235.00

Subtotal	$235.00
Total	**$235.00**

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 14

RETURN TO AGENDA

ESTIMATE

GOOD HOME SERVICES LLC

Prepared For

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

Good Home Services LLC

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

Estimate # 501
Date 11/06/2026

Description	Total
Install new dusk to dawn light at the corner of Persian and 10th This is for labor and to purchase/install new dusk to dawn light at the corner of Persian and 10th at the monument	$185.00

Subtotal	$185.00
Total	**$185.00**

Deborah Galbraith
11/9/2026

Highland Meadows II

EXHIBIT 15

RETURN TO AGENDA

ESTIMATE

GOOD HOME SERVICES LLC

Prepared For

Highland Meadows II
1015 Condor Dr
Haines City, FL 33844

Good Home Services LLC

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

Estimate # 502
Date 11/09/2026

Description	Total
Install (2) battery powered motion lights at the amenities center This is to purchase (2) battery powered motion lights at the amenities center.	$270.00

Subtotal	$270.00
Total	**$270.00**

Deborah Galbraith
11/9/2026

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

Highland Meadows II

EXHIBIT 16

RETURN TO AGENDA

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIHGLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 28, 2025, the Board of Supervisors of the Highland Meadows II Community Development District ("**Board**"), adopted Resolution 2025-15 providing for the adoption of the District's Fiscal Year 2025/2026 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2025-15 authorizes the Board to amend the Budget during Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025/2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Highland Meadows II Community Development District for the fiscal year ending September 30, 2026, as amended and adopted by the Board of Supervisors effective November 1, 2026."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of Highland Meadows II Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth in **Exhibit A**, to be raised by special assessments, which sums are deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the amounts set forth in **Exhibit A**.

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2025-15, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2025-24 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

5. EFFECTIVE DATE. This Resolution shall take effect as of November 17th, 2026.

Introduced, considered favorably, and adopted this 17th day of November 2026.

ATTEST:

HIGHLAND MEADOWS II COMMUNTY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2025/2026 Budget

Exhibit A
Amended Fiscal Year 2025/2026 Budget

STATEMENT 1
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT
FY 2026 PROPOSED BUDGET AMENDMENT - GENERAL FUND (O&M)

		FY 2026 ADOPTED	FY 2026 ACTUAL	VARIANCE FY 2025-2026	FY 26 PROPOSED AMENDED	FY 26 AMENDED
1	**I.**					
2	**REVENUES**					
3	**ALL REVENUES**					
5	SPECIAL ASSESSMENTS - TAX ROLL	1,048,025	1,051,944	3,919	3,919	1,051,944
6	FUND BALANCE FORWARD	10,000		(10,000)	50,000	60,000
7	MISCELLANEOUS & INTEREST REVENUE	-	41,151	41,151	41,151	41,151
8	**ALL REVENUES Total**	**1,058,025**	**1,093,095**	**35,070**	**95,070**	**1,153,095**
9	**REVENUES Total**	**1,058,025**	**1,093,095**	**35,070**	**95,070**	**1,153,095**
10	**II.**					
11	**EXPENDITURES**					
12	**GENERAL ADMINISTRATIVE**					
13	SUPERVISORS FEES	24,000	11,400	(12,600)	-	24,000
14	ADMINISTRATIVE SERVICE	-	-	-	-	-
15	DISTRICT MANAGEMENT	51,800	52,470	670	-	51,800
16	DISTRICT ENGINEER	20,000	39,156	19,156	-	20,000
17	ASSESSMENT ROLL	5,200	4,977	(223)	-	5,200
18	TAX COLLECTOR/ PROPERTY APPRAISER FEES	22,027	52,653	30,626	-	22,027
19	AUDITING SERVICES	4,000	7,500	3,500	-	4,000
20	POSTAGE & DELIVERY	1,000	2,501	1,501	-	1,000
21	PUBLIC OFFICIALS LIABILITY INSURANCE	3,214	3,215	1	-	3,214
22	LEGAL ADVERTISING	3,000	700	(2,300)	-	3,000
23	DUES, LICENSES & FEES	175	175	-	-	175
24	MISCELLANEOUS FEES	-	-	-	-	-
25	WEBSITE HOSTING, MAINTENANCE, BACKUP	2,015	1,538	(477)	-	2,015
26	DISTRICT COUNSEL	40,000	23,312	(16,688)	25,000	65,000
27	ADMINISTRATIVE CONTINGENCY	6,500	1,699	(4,801)	-	6,500
28	**GENERAL ADMINISTRATIVE Total**	**182,931**	**201,296**	**18,365**	**25,000**	**207,931**
29	**DEBT ADMINISTRATION**					
30	DISSEMINATION AGENT	7,000	6,699	(301)	-	7,000
31	TRUSTEE FEES	26,787	24,300	(2,487)	-	26,787
32	ARBITRAGE REBATE CALCULATION	2,700	-	(2,700)	-	2,700

		FY 2026 ADOPTED	FY 2026 ACTUAL	VARIANCE FY 2025-2026	FY 26 PROPOSED AMENDED	FY 26 AMENDED
33	DEBT ADMINISTRATION Total	36,487	30,999	(5,488)	-	36,487

		FY 2026 ADOPTED	FY 2026 ACTUAL	VARIANCE FY 2025-2026	FY 26 PROPOSED AMENDED	FY 26 AMENDED
34	**UTILITIES**					
35	ELECTRIC UTILITY SERVICES	28,000	7,329	(20,671)	-	28,000
36	STREET LIGHTS	70,000	70,111	111	-	70,000
37	WATER-SEWER UTILITY SERVICES	6,000	2,179	(3,821)	-	6,000
38	**UTILITIES Total**	**104,000**	**79,619**	**(24,381)**	**-**	**104,000**
39	**SECURITY OPERATIONS**					
40	SECURITY SERVICES AND PATROLS	55,000	68,000	13,000	-	55,000
41	ACCESS CONTROL MAINTENANCE & REPAIR	5,000	3,750	(1,250)	-	5,000
42	**SECURITY OPERATIONS Total**	**60,000**	**71,750**	**11,750**	**-**	**60,000**
43	**OTHER PHYSICAL ENVIRONMENT**					
44	LANDSCAPE INSPECTION SERVICES	-	-	-	-	-
45	PROPERTY INSURANCE	36,000	30,030	(5,970)	-	36,000
46	GENERAL LIABILITY INSURANCE	3,625	3,397	(228)	-	3,625
47	LANDSCAPE MAINTENANCE	192,000	194,291	2,291	-	192,000
48	IRRIGATION MAINTENANCE & REPAIR	16,000	7,575	(8,425)	-	16,000
49	SIDEWALK MAINTENANCE & REPAIR	8,000	21,665	13,665	-	8,000
50	LANDSCAPE- FERTILIZER	36,000	-	(36,000)	-	36,000
51	MAINTENANCE & REPAIR	11,976	40,094	28,118	-	11,976
52	LANDSCAPE REPLACEMENT-PLANTS, SHRUBS, TREES	30,000	1,200	(28,800)	-	30,000
53	FIELD SERVICES	12,000	11,484	(516)	-	12,000
54	CAPITAL PROJECTS	15,000	49,087	34,087	70,070	85,070
55	MISCELLANEOUS EXPENSE/ CONTINGENCY	5,000	13,767	8,767	-	5,000
56	**OTHER PHYSICAL ENVIRONMENT Total**	**365,601**	**372,590**	**6,990**	**70,070**	**435,671**
57	**PARK & RECREATION**					
58	TELEPHONE, INTERNET, CABLE	3,000	2,347	(653)	-	3,000
59	POOL SERVICE CONTRACT	63,600	59,954	(3,646)	-	63,600
60	POOL PERMITS	-	561	561	-	-
61	AMENITY MAINTENANCE & REPAIRS	13,807	425	(13,382)	-	13,807
62	AMENITY FACILITY JANITORIAL SERVICE	21,600	28,600	7,000	-	21,600
63	PEST CONTROL & TERMITE BOND	1,500	312	(1,188)	-	1,500
64	OFFICE SUPPLIES	500	-	(500)	-	500
65	MISCELLANEOUS EXPENSE	5,000	18,746	13,746	-	5,000
66	TRUE UP TO AUDIT - FY 2023	-	-	-	-	-
67	**PARK & RECREATION Total**	**109,007**	**110,945**	**1,938**	**-**	**109,007**
68	**TOTAL EXPENDITURES BEFORE THER FINANCING SOURCES/USES**	**858,025**	**867,199**	**9,174**	**95,070**	**953,095**

		FY 2026 ADOPTED	FY 2026 ACTUAL	VARIANCE FY 2025-2026	FY 26 PROPOSED AMENDED	FY 26 AMENDED
69	**OTHER FINANCING SOURCES/USES**					
70	INCREASE IN ASSET RESERVES	200,000	200,000	-	-	200,000
71	INCREASE IN EMERGENCY RESERVES	-		-	-	-
72	**OTHER FINANCING SOURCES/USES Total**	**200,000**	**200,000**	**-**	**-**	**200,000**
73	**EXPENDITURES Total**	**1,058,025**	**1,067,199**	**9,174**	**95,070**	**1,153,095**
74	**III**					
75	**FUND BALANCE**					
76	**FUND BALANCE**					
77	NET CHANGE IN FUND BALANCE	-	25,896	25,896	-	-