

*Highland Meadows II  
Community Development District*

*Agenda*

*November 17, 2020*

# AGENDA

# *Highland Meadows II*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801  
Phone: 407-841-5524 – Fax: 407-839-1526

November 10, 2020

**Board of Supervisors  
Highland Meadows II Community  
Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Highland Meadows II Community Development District** will be held **Tuesday, November 17, 2020 at 2:30 PM** at **The Holiday Inn, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**. Masks are required to be worn at the meeting venue.

Those members of the public wishing to attend the meeting can do so using the information below:

**Zoom Video Link:** <https://zoom.us/j/91649216098>

**Zoom Call-In Information:** 1-646-876-9923  
**Meeting ID:** 916 4921 6098

Following is the advance agenda for the meeting:

### **Landowners' Meeting**

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

## Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers may also submit questions via phone or email to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
  - A. Administration of Oaths to Newly Elected Board Members
  - B. Consideration of Resolution 2021-02 Canvassing and Certifying the Results of the Landowners' Election
  - C. Consideration of Resolution 2021-03 Electing Officers
4. Approval of Minutes of the October 20, 2020 Board of Supervisors Meetings
5. Consideration of Resolution 2021-01 Declaring Phase 7/7A Complete
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Ratification of Summary of Series 2019 (Phase 7/7A) Requisitions #38 to #62
6. Other Business
7. Supervisors Requests
8. Adjournment

Prior to the Board of Supervisors Meeting will be the Landowners' Meeting.

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. Speakers may also submit questions via phone (407) 841-5524, or email [jburns@gmscfl.com](mailto:jburns@gmscfl.com), to the District Manager by **Monday, November 16, 2020 at 1:00 PM**.

The third order of business is Organizational Matters. Section A is the Administration of Oaths to Newly Elected Board Members. Section B is the Consideration of Resolution 2021-02 Canvassing and Certifying the Results of the Landowners' Election. Section C is the Consideration of Resolution 2021-03 Electing Officers. A copy of both resolutions are enclosed for your review.

The fourth order of business is the approval of the minutes of the October 20, 2020 Board of Supervisors meeting. A copy of the minutes are enclosed for your review.

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<sup>1</sup> Comments will be limited to three (3) minutes



The fifth order of business is the Consideration of Resolution 2021-01 Declaring Phase 7/7A Complete. The resolution is enclosed for your review.

The sixth order of business is Staff Reports. Section C includes the Field Manager's Report. The report is enclosed for your review. Section D is the District Manager's Report. Sub-Section 1 includes the approval of the check register and Sub-Section 2 includes the balance sheet and income statement for your review. Sub-Section 3 is the Ratification of Summary of Series 2019 (Phase 7/7A) Requisitions #38 to #62 for your review and ratification.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Jill Burns  
District Manager

CC: Roy Van Wyk, District Counsel  
Dennis Wood, District Engineer  
Jill Burns, GMS

# Landowners' Meeting

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 17, 2020**

TIME: **2:30 p.m.**

LOCATION: **Holiday Inn  
200 Cypress Gardens Blvd  
Winter Haven, FL 33880**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four-year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT  
POLK COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 17, 2020**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (“Proxy Holder”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Highland Meadows II Community Development District to be held at the Holiday Inn, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, on November 17, 2020, at 2:30 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners’ meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners’ meeting prior to the Proxy Holder’s exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

<b><u>Parcel Description</u></b>	<b><u>Acreage</u></b>	<b><u>Authorized Votes</u></b>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2019), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**

**HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT  
POLK COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER 17, 2020**

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For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Highland Meadows II Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

<b>SEAT #</b>	<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# BOS Meeting

# SECTION III

# SECTION B



**RESOLUTION 2021-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Highland Meadows II Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within City of Davenport, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting was held on November 17, 2020, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

**SECTION 1.** The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

\_\_\_\_\_ Seat 3                      Votes \_\_\_\_\_

**SECTION 2.** In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

\_\_\_\_\_ 4 Year Term

**SECTION 3.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 17<sup>th</sup> day of November, 2020.

ATTEST:

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION C

**RESOLUTION 2021-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, PROVIDING FOR CONFLICT AND AN EFFECTIVE DATE.**

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

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors ("**Board**"), shall organize by electing one of its members as Chairperson and by electing a Secretary, and such other officers as the Board may deem necessary.

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

**1. DISTRICT OFFICERS.** The District officers are as follows:

- \_\_\_\_\_ is appointed Chairperson.
- \_\_\_\_\_ is appointed Vice-Chairperson.
- \_\_\_\_\_ is appointed Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.
- \_\_\_\_\_ is appointed Assistant Secretary.

**2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

**PASSED AND ADOPTED** this 17<sup>th</sup> day of November, 2020.

ATTEST:

**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

# MINUTES

**MINUTES OF 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 on Tuesday, **October 20, 2020** at 2:30 p.m. via Zoom Teleconference, pursuant to Executive Order 20-69, issued by Governor DeSantis, as amended and supplemented.

Present and constituting a quorum:

Rennie Heath  
Andrew Rhinehart  
Patrick Marone

Chairman  
Assistant Secretary  
Assistant Secretary

Also, present were:

Jill Burns  
Roy Van Wyk  
Clayton Smith

District Manager, GMS  
Hopping Green & Sams  
GMS

*The following is a summary of the discussions and actions taken at the October 20, 2020 Highland Meadows II Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and stated that the supervisors listed above were in attendance, constituting a quorum. The Zoom call was advertised as required by Florida statute.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that this portion of the agenda was for residents who had any comments on agenda items listed. If there were any items that were not on the agenda that residents wanted to discuss, it should occur at the public comment section. Ms. Burns added if residents had any questions, they could push \*9 on their phone or use the Zoom "raise hand" feature, signifying that they had a question for the Board. Ms. Burns paused to see if there were any comments, and hearing none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the August 18, 2020 Board of Supervisors Meeting**

Ms. Burns presented the minutes of the August 18, 2020 Board of Supervisors meetings and asked for any comments, corrections, or additions to the minutes. The Board had no changes.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Minutes of the August 18, 2020 Board of Supervisors Meeting, were approved.
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**FOURTH ORDER OF BUSINESS**

**Discussion Regarding Amenity Operations in Phase 3**

Ms. Burns stated now that the Governor has announced some changes in Phase 3 of the Covid 19 reopening plans. Some districts are moving towards new standards in amenity operations. Currently, there is limited compacity in place, and the Phase 3 mandate lifted a lot of those restrictions. The question is, if the Board is interested in re-evaluating and perhaps going back to the regular capacity limits. The other item is, currently there is additional cleaning of the chairs and a limited number of chairs, but the Board can decide to go back to the normal compacity for chair use if desired.

Mr. Marone asked how other communities have been approaching the changes and Ms. Burns reports that most have lifted the restrictions. There being signage in place for continued social distancing, regular hand washing, on top of keeping with a seven day a week cleaning schedule; the majority of the districts are comfortable with these procedures in place and have lifted the restrictions for outdoor amenities. Most of the districts that have gyms are keeping some of the capacity limits in place. But for pools, parks, dog parks, or outdoor facilities, most of them have been lifting those compacity limits and going back to the regular bathing load capacity limits that were in place pre-Covid. Mr. Marone then clarifies that they too use the seven-day-a-week cleaning schedule and Ms. Burns confirms.

Ms. Burns continues to report that there are a limited number of chairs out, and if the Board is looking for a staff recommendation, her recommendation would be to put the remainder of the chairs back along with cleaning solution to be available for residents to use to wipe the chairs down themselves between use, remove the extra cleaning of the chairs, keep the seven day a week cleaning of the restrooms and high touch surfaces, and lift the capacity limits.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, Removing the Previous Capacity Limits, Revise Janitorial Contract to Seven Day a Week Cleaning, Put Out All Chairs and Remove Chair Cleaning, was approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Phase 7/7A Conveyance Documents**

Ms. Burns looks to Mr. Van Wyk to further discuss conveyance of the phases for maintenance. Mr. Van Wyk states that he'd like to do the conveyance of the parcels and the improvements that are on the parcels that are ready for maintenance. The engineers have found that the majority of the improvements are done ,but they want to make sure that all the outstanding invoices are paid prior to executing the Engineer's Certificate, for the purposes of declaring the assessments complete. He asks that the Board accepts conveyance of the Special Warranty Deed for the parcels that were listed and take them over for maintenance and operation purposes.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Phase 7/7A Conveyance Documents, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-01 Declaring Phase 7/7A Complete**

This item was tabled to a future meeting.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Addendum to Yellowstone Contract to add Phase 7/7A**

Ms. Burns noted the addendum is included in the agenda package, the conveyance of those parcels that were discussed previously. This would add the maintenance schedule for phases 7 and 7A and the total amount is \$7,800. The current contract is \$186,000 a year and puts spending at just under at \$193,800 so there is no need to rebid as going over the bid threshold. She also reports that this is included in the budget as these phases were planned for in the Fiscal Year 2021 budget.

Mr. Smith added, regarding the two phases 7 and 7A, onsite conveyance reviews have been done regarding the right of ways and they have been accepted. Other common area tracts have not been completed. He proposes for when they are all online, and until certain tracts are fully conveyed, there will be a deduction through Yellowstone for the areas that they are not maintaining yet. That way when they do come online, he will ask for them to remove the deduction when they are maintaining the area. He will do a final conveyance review on all inner tracts to make sure they

are all good. He recommends approving the full amount and he will work with Yellowstone personally on final deductions.

Mr. Marone asks about the \$650 a month and asks of it is for everything and states that it will actually be less than that until everything discussed previously comes online. Mr. Smith reports he is correct.

On MOTION by Mr. Marone, seconded by Mr. Heath, with all in favor, Consideration of Addendum to Yellowstone Contract to add Phase 7/7A, was approved.

**EIGHTH ORDER OF BUSINESS**

**Ratification of Towing Services Agreement with S&S Towing & Recovery, LLC**

Ms. Burns stated that at a previous board meeting there was a discussion about issues with the prior towing vendor on responsiveness and lack of availability of vehicles when they were needed. The Board authorized that if management saw a need to make a change they should do so. The notice of termination was sent to the previous vendor and a new agreement was drafted together with council for the new company, S&S Towing & Recovery. The contract had been executed previously and there was a need from the Board to ratify.

On MOTION by Mr. Rhinehart, seconded by Mr. Heath, with all in favor, Towing Services Agreement with S&S Towing & Recovery LLC, was ratified.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Van Wyk stated that there is nothing further to report.

**B. Engineer**

The engineer was not present, the next item followed.

**C. Field Manager's Report**

**i. Consideration of Oak Pruning**



Mr. Smith reported some completions. The eroded fence line has been fixed. There were repairs done on a washout of an outfall from Phase 5A. Palm pruning was done all around the pool area along with some new plantings. 4B/C at the Highland homes entrances were maintained. Upcoming projects include mulching, a redo of entrances Phase 3, oak tree trimmings, and repairing of sidewalks.

Mr. Smith presented quotes for the oak tree trimmings. Phase 3, 2B/C, and 4A by the amenities along the walls, there are oak trees that are mature enough and are showing signs of a lifting and a thinning out of the canopy to promote good growth. For the reported phases the estimate for pruning is \$14,268. In the budget, there is \$75,230 allotted line item for plants, landscape replacement, and tree pruning. It is his recommendation that this would be beneficial to the oak trees and also provide a better look to the community. Mr. Heath ask if the \$75,000 is in the budget for the next year or the balance of this year and Mr. Smith's answer is for Fiscal Year 2021. Mr. Heath then comments that the remanding balance will be roughly \$61,000 left for the year. Ms. Smith adds would be for mulching and entrance redoes which he believes is still a significant amount. Mr. Heath then asks if all \$75,000 was spent last year and Mr. Smith states that the budget line item was increased from the previous year from 56 to 75 and that full amount was not used.

On MOTION by Mr. Heath, seconded by Mr. Marone, with all in favor, the Oak Pruning Proposal for \$14,268, was approved.

**ii. Consideration of "No Outlet" Sign on Merlin**

Mr. Smith continued with an item coming from a resident. Merlin is a dead-end street and the resident requested a "No Outlet" sign. He presented a proposal for a 30x30, regulatory signage quality and instillation for a sign at the front of Merlin. Mr. Heath asked Mr. Smith if it is his opinion that this needs to be put in. Mr. Smith answers that he believes it would be beneficial.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the "No Outlet" Sign on Merlin, was approved.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Burns stated the check register was from August 1<sup>st</sup> through September 30<sup>th</sup>, totaling \$134,476.16. The Board had no questions.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the Check Register from August 1<sup>st</sup> to September 30<sup>th</sup> totaling \$134,476.16, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated the financials were in the packet for the Board’s review, and no action needed to be taken. With no questions, the next item followed.

**TENTH ORDER OF BUSINESS**

**Other Business**

Ms. Burns noted that the Governor’s current order for remote meetings expires at the end of the month. The most recent order did include language that there is an expectation to move to in person meetings starting in November and the meeting will be held at the Holliday Inn. There will be two resident Board members being sworn in at that November meeting. The land owners election and the Board meeting will be held on that same day in November.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**TWELTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

On MOTION by Mr. Heath, seconded by Mr. Rhinehart, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION V

## RESOLUTION 2021-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE SERIES 2019 PROJECT IS COMPLETE; DECLARING THE SERIES 2019 PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2019 BONDS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Highland Meadows II Community Development District ("**District**") was established by Ordinance No. 761, duly enacted by the City Commission of the City of Davenport, Florida ("**City**") on May 28, 2014, as amended by Ordinance Nos. 773, 803 and 889, duly enacted by the City Commission of the City on July 27, 2015, December 12, 2016, and June 3, 2019, respectively, and approved by Resolution No. 16-135 and Resolution 19-021, adopted by the Board of County Commissioners of Polk County, Florida ("**County**") on November 1, 2016 and March 19, 2019, respectively (collectively, the "**Ordinance**"), for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District adopted Resolution No. 2014-09, dated June 5, 2015, as amended by Resolution 2019-14, dated August 14, 2019, and Resolution 2019-15, dated September 11, 2019 (collectively, the "**Original Authorizing Resolution**") authorizing the issuance of not to exceed \$30,000,000 in aggregate principal amount of its Special Assessment Bonds to finance all or a portion of the design, acquisition and construction costs of certain improvements pursuant to the Act;

**WHEREAS**, the District duly authorized and issued its \$5,765,000 Highland Meadows II Community Development District Special Assessment Bonds, Series 2019 (Assessment Area 7/7A Project) ("**Series 2019 Bonds**"), for the purpose of funding the construction, installation, and acquisition of public infrastructure, improvements, and services; and

**WHEREAS**, the *Supplemental Engineer's Report Highland Meadows 7 and 7A for Capital Improvements*, dated June 6, 2019, as further supplemented in that *Supplemental Engineer's Report 2 for Capital Improvements*, dated November 19, 2019, attached to this Resolution as **Composite Exhibit A** (together, the "**Engineer's Report**"), identifies and describes the components of the project financed with the Series 2019 Bonds ("**Series 2019 Project**"); and

**WHEREAS**, the Engineer's Report estimated capital costs totaling \$5,087,500, for the Series 2019 Project ("**Total Project Costs**"); and

**WHEREAS**, pursuant to the terms of the *Master Assessment Methodology (Phase 7/7A)*, dated June 20, 2019, as supplemented by the *Supplemental Assessment Methodology (Phase 7 and Phase 7A)*, dated November 19, 2019, attached to this Resolution as **Composite Exhibit B** (collectively the “**Assessment Methodology**”), the estimated total costs of the Series 2019 Project to be funded by the sale of bonds and secured by assessments, inclusive of capital costs, financing costs, capitalized interest, reserve funds and contingencies totaled approximately \$5,765,000; and

**WHEREAS**, on June 20, 2019, the Board adopted Resolution 2019-07, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed; and

**WHEREAS**, on August 14, 2019, the Board, after notice and public hearing, met as an Equalizing Board pursuant to the provision of Section 170.08, *Florida Statutes*, and adopted Resolution 2019-12, authorizing the Series 2019 Project described therein, equalizing and levying special assessments to defray a portion of the Total Project Costs and providing that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes, all in accordance with Section 170.08, *Florida Statutes* (“**Special Assessment Lien**”); and

**WHEREAS**, the Series 2019 Project specially benefits the developable acreage in the District as set forth in Resolution 2019-12 and the Assessment Methodology, and it is reasonable, proper, just and right to assess the portion of the costs of the Series 2019 Project financed with the Series 2019 Bonds to the specially benefitted properties within the District as set forth in Resolution 2019-12, and this Resolution; and

**WHEREAS**, pursuant to Chapter 170, *Florida Statutes*, and the Master Trust Indenture dated October 1, 2014 (the “**Master Indenture**”), as supplemented by a Eighth Supplemental Trust Indenture dated December 1, 2019 (the “**Eighth Supplemental Indenture**” and, together with the Master Indenture, the “**Indenture**”) between the District and U.S. Bank National Association, as Trustee, the District Engineer executed and delivered a Certificate Regarding Completion of Construction dated September 28, 2020, (“**Engineer’s Certification**”), attached hereto as **Exhibit C**, wherein the District Engineer certified the Series 2019 Project to be complete; and

**WHEREAS**, upon receipt of and in reliance upon the Engineer’s Certification evidencing the completion date of the Series 2019 Project as described above, the Board desires to certify the Series 2019 Project complete in accordance with the Indenture; and

**WHEREAS**, the actual costs incurred to complete the Series 2019 Project exceeded all amounts on deposit in the Acquisition and Construction Fund resulting in a zero balance.

**NOW, THEREFORE,** be it resolved by the Board of Supervisors of the Highland Meadows II Community Development District:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of Resolution 2019-12.

**SECTION 3. ACCEPTANCE AND CERTIFICATION OF COMPLETION OF THE SERIES 2019 PROJECT.** The Board of Supervisors hereby accepts the Engineer's Certification, attached hereto as **Exhibit C**, certifying the Series 2019 Project, complete and upon reliance thereon, certifies the Series 2019 Project complete in accordance with Resolution 2019-12, and the Indenture. The Date of Completion, as that term is defined in the Indenture, shall be the date of this Resolution.

**SECTION 4. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2019 BONDS.** Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2019-12, special assessments securing the Series 2019 Bonds are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the total actual costs of the Series 2019 Project. Because the total actual costs exceeded the amount of the assessments as originally made, there is no applicable credit to be applied. **Exhibit D** attached hereto and incorporated herein by this reference reflects the amortization schedule of the Series 2019 Bonds after the closing of the Acquisition and Construction Account. As provided in Resolution 2019-12, the assessments levied reflect the outstanding debt due on the Series 2019 Bonds. Pursuant to Section 170.08, *Florida Statutes*, and Resolution 2019-12, the special assessments on parcels specially benefitted by the Series 2019 Project are hereby finalized in accordance with the final assessment roll, attached hereto as **Exhibit E**, which reflects the assessments on the parcels benefitted by the Series 2019 Bonds.

**SECTION 5. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution, these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 6. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2019-12 which remains in full force and effect. This Resolution and Resolution 2019-12 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

**SECTION 7. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 8. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 9. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED** this 20<sup>th</sup> day of October, 2020.

Attest:

**HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

- Comp. Exhibit A: *Supplemental Engineer's Report for Capital Improvements*, dated June 6, 2019, as further supplemented in that *Supplemental Engineer's Report 2 for Capital Improvements*, dated November 19, 2019
- Comp. Exhibit B: *Master Assessment Methodology (Phase 7/7A)*, dated June 20, 2019, as supplemented by the *Supplemental Assessment Methodology (Phase 7 and Phase 7A)*, dated November 19, 2019
- Exhibit C: *Engineer's Certification*, dated September 28, 2020
- Exhibit D: Debt Service Requirements
- Exhibit E: Final Assessment Roll

**EXHIBIT A**

*Supplemental Engineer's Report for Capital Improvements, dated June 6, 2019, as  
further supplemented in that Supplemental Engineer's Report 2 for Capital  
Improvements, dated November 19, 2019*



**HIGHLAND MEADOWS II CDD  
COMMUNITY DEVELOPMENT DISTRICT**

**SUPPLEMENTAL ENGINEER'S REPORT  
HIGHLAND MEADOWS 7 AND 7A  
FOR CAPITAL IMPROVEMENTS**

**Prepared for:**

**BOARD OF SUPERVISORS  
HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**



1925 Bartow Road • Lakeland, FL 33801 • 863-940-2040

**June 6, 2019**

**HIGHLAND MEADOWS II CDD  
COMMUNITY DEVELOPMENT DISTRICT**

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## **LIST OF EXHIBITS**

- EXHIBIT 1- Location Map**
- EXHIBIT 2- Existing District Legal Description**
- EXHIBIT 3- Expansion Parcels Legal Description**
- EXHIBIT 4- Overall CDD Legal Description**
- EXHIBIT 5- Future Land Use & Zoning Map**
- EXHIBIT 6- Utility Location Map & Drainage Flow Pattern Map**
- EXHIBIT 7- Summary of Opinion of Probable Costs**
- EXHIBIT 8- Summary of Proposed District Facilities**
- EXHIBIT 9- Overall Site Plan**

**SUPPLEMENTAL  
ENGINEER'S REPORT  
HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT**

**I. INTRODUCTION**

The Highland Meadows II Community Development District (the "District") is located east of Hwy 27, west of US 17/92 and north and south of Patterson Road in City of Davenport, City of Haines City (the "City"), and unincorporated Polk County, (the "County"), Florida. The District currently contains approximately 332.59 acres, and is expected to consist of 1,462 single family lots, recreation / amenity areas, parks, and associated infrastructure.

The CDD was established under City of Davenport Ordinance No. 761, which was approved by the City Commission on May 29, 2014. The CDD boundary was expanded under the City of Davenport Ordinances No. 773, which was approved by the City Commission on July 22, 2015, and Ordinance No. 803, which was passed by the City Commission on December 12, 2016. This Supplemental Engineer's Report amends the previously adopted Engineer's Report to reflect the addition of lands to the District by Ordinance 889, which was approved by the City Davenport. The additional lands are reflected as part of Phase 7 and 7A. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, the County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of probable cost of the public improvements is provided in Exhibit 7 of this report.

This "Capital Improvement Plan" or "Report" reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits received by the property within the District. The District reserves the right to make

reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development, while maintaining comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Implementation of any proposed facilities or improvements outlined in this Report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the Stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will, upon completion, be dedicated to the City for ownership and maintenance.

## **II. PURPOSE AND SCOPE**

The purpose of this Report is to provide engineering support to fund improvements in Phases 7 and 7A. This Report will identify the proposed public infrastructure to be constructed or acquired by the District along with an opinion of probable cost.

Contained within this Report is a brief description of the public infrastructure to be constructed or acquired by the District. The District will finance, construct, acquire, operate, and maintain specific portions of the proposed public infrastructure. An assessment methodology consultant has been retained by the District, who will develop the assessment and financing methodology to be applied using this Report.

The predominant portion of this Report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have been completed and permitted for Phase 7A and are currently being permitted for Phase 7 and the improvements described herein. The engineer has considered, and in specific instances has relied upon, the information and documentation prepared or supplied by others, and information that may have been provided by public entities, public employees, the landowner, site construction contractors, other engineering professionals, land surveyors, the District Board of Supervisors, and its staff and consultants.

### **III. THE DEVELOPMENT**

The Highland Meadows II CDD will consist of 1,462 single-family homes and associated infrastructure ("Development"). The Development is a planned residential community located east of Highway 27, west of US 17/92, north and south of Patterson Road all within the City of Davenport, City of Haines City, and Polk County. Phase 7 and 7A have received PD zoning approval in Polk County and has an underlying Future Land Use Designation of RL-4X. The expansion of the Development will be constructed in two (2) phases.

### **IV. THE CAPITAL IMPROVEMENTS**

The Capital Improvement Plan, (the "CIP"), consists of public infrastructure in Phases 7 and 7A. The primary portions of the CIP will entail stormwater pond construction, roadways built to an "urban" typical section, water and sewer facilities and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP which will outfall into the on-site retention ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP. Installation of the water distribution and wastewater collection system will also occur at this time. Below ground installation of power, telecommunications and cable TV will occur, but will not be funded by the District. Installation of street lights within the public right of way will be funded by the District.

As a part of the recreational component of the CIP, a public park will be constructed adjacent to the entry roads to Phase 7 and will have connectivity via walking trails to the other portions of the District. The public park will be accessed by the public roadways and walking trails.

## V. CAPITAL IMPROVEMENT PLAN COMPONENTS

The Capital Improvement Plan includes the following:

### **Stormwater Management Facilities**

Stormwater management facilities consisting of storm conveyance systems and retention ponds are contained within the District boundaries. Stormwater runs off via roadway curb and gutter to storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater management systems is regulated by the City, the County, and the SWFWMD. There are no known surface waters or natural wetlands on or immediately adjacent to the Development.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C-0240G (dated 12/22/2016) demonstrates that the property is located within Flood Zone X. Based on this information and the site topography, it does not appear that floodplain compensation is required, but if any is required proper mitigation shall be provided.

During the construction of stormwater management facilities, utilities and roadway improvements, the contractor will be required to adhere to a *Stormwater Pollution Prevention Plan* (SWPPP) as required by Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict for the contractor the proposed locations of required erosion control measures and staked turbidity barriers specifically along the down gradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting on various forms associated with erosion control, its maintenance and any rainfall events that occur during construction activity.

### **Public Roadways**

The proposed public roadway sections are to be 50' R/W with 24' of asphalt and Miami curb or Type F curb and gutter on both sides. The proposed roadway section will consist of stabilized subgrade, lime rock, crushed concrete or cement treated base and asphalt wearing surface. The proposed curb is to be 2' wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and also to provide stormwater runoff conveyance to the proposed stormwater inlets. Underdrain is provided as necessary to control groundwater and protect the roadway base material.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District's funding of roadway construction will occur for all public roadways.



### **Water and Wastewater Facilities**

A potable water system inclusive of water main, gate valves, fire hydrants and appurtenances will be installed for the Development. The water service provider will be the City of Haines City Public Utilities. The water system will be a "looped" system. These facilities will be installed within the proposed public rights-of-way within the District. This water will provide the potable (domestic) and fire protection services which will serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be 8" diameter PVC. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Branching off from these sewer lines will be laterals to serve the individual lots. No Lift stations are anticipated for this CIP. Flow from the sites shall be connected to a gravity sewer system along Patterson Road and a gravity sewer system in the Patterson Grove Subdivision to the east of Phase 7.

Reclaimed water is not available for this site. An irrigation well to be funded by the District will be installed onsite to provide irrigation within the public right of way or irrigation water service shall be provided as part of the domestic water system design. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

### **Off-Site Improvements**

The District will provide funding for the anticipated turn lanes at the development entrance. The site construction activities associated with the CIP are anticipated for completion by phases based on the following estimated schedule: Phase 7 in 2020; Phase 7A in 2020. Upon completion of each phase of these improvements, inspection/certifications will be obtained from the SWFWMD; the Polk County Health Department (water distribution system), Polk County Environmental Protection Commission (HCEPC) (wastewater collection) and the City.

### **Amenities and Parks**

The District will provide funding for an Amenity Center to include the following: parking area, pavilion with tot lot, dog park/all-purpose play field, and walking trails between the phases to provide connectivity to the Amenity Center.

### **Electric and Lighting**

The electric distribution system serving the Development is currently planned to be underground. The District presently intends to fund and construct the electric conduit, transformer/cabinet pads, and electric manholes required by DUKE. Electric facilities funded by the District will be owned and maintained by the District, with DUKE providing underground electrical service to the Development. The CDD presently intends to purchase and install the street lighting along the internal roadways within the CDD or enter into a lease with DUKE. These lights will either be owned, operated and maintained by the District or if leased by DUKE after dedication, with the District funding maintenance services.

### **Entry Feature, Landscaping, and Irrigation**

Landscaping, irrigation, entry features and walls at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation watermain to the various phases of the Development will be constructed or acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, annual flowers, shrubs, ground cover and trees for the internal roadways within the Development. Perimeter fencing will be provided at the site entrances and perimeters. These items will be funded, owned and maintained by the CDD.

### **Miscellaneous**

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report, are being financed by the District with the intention for benefiting all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family planned development.

**VI. PERMITTING**

Construction permits for all phases are required and include the SWFWMD Environmental Resource Permit (ERP), and City construction plan approval. There are no Army Corps of Engineer (ACOE) jurisdictional wetlands within the CIP boundaries; therefore, no permits are required from that agency.

Following is a summary of required permits obtained and pending for the construction of the public infrastructure improvements for the District:

**PHASE 7**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval (Polk County PD)	Approved
SWFWMD ERP	August 2019
FDEP Water	August 2019
FDEP Sewer	August 2019
FDEP NOI	After Contract Awarded

**PHASE 7A (Summerview Crossing)**

<b>Permits / Approvals</b>	<b>Approval / Expected Date</b>
Zoning Approval (Polk County PD)	Approved
SWFWMD ERP	Approved
FDEP Water	Approved
FDEP Sewer	Approved
FDEP NOI	After Contract Awarded

## **VII. RECOMMENDATION**

As previously described within this report, the public infrastructure as described is necessary for the development and functional operation as required by the City. The site planning, engineering design and construction plans for the infrastructure are in accordance with the applicable requirements of Polk County, City of Haines City, and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation is in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the *Opinion of Probable Costs* for this report are based upon proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD and the City regulations.

## **VIII. REPORT MODIFICATION**

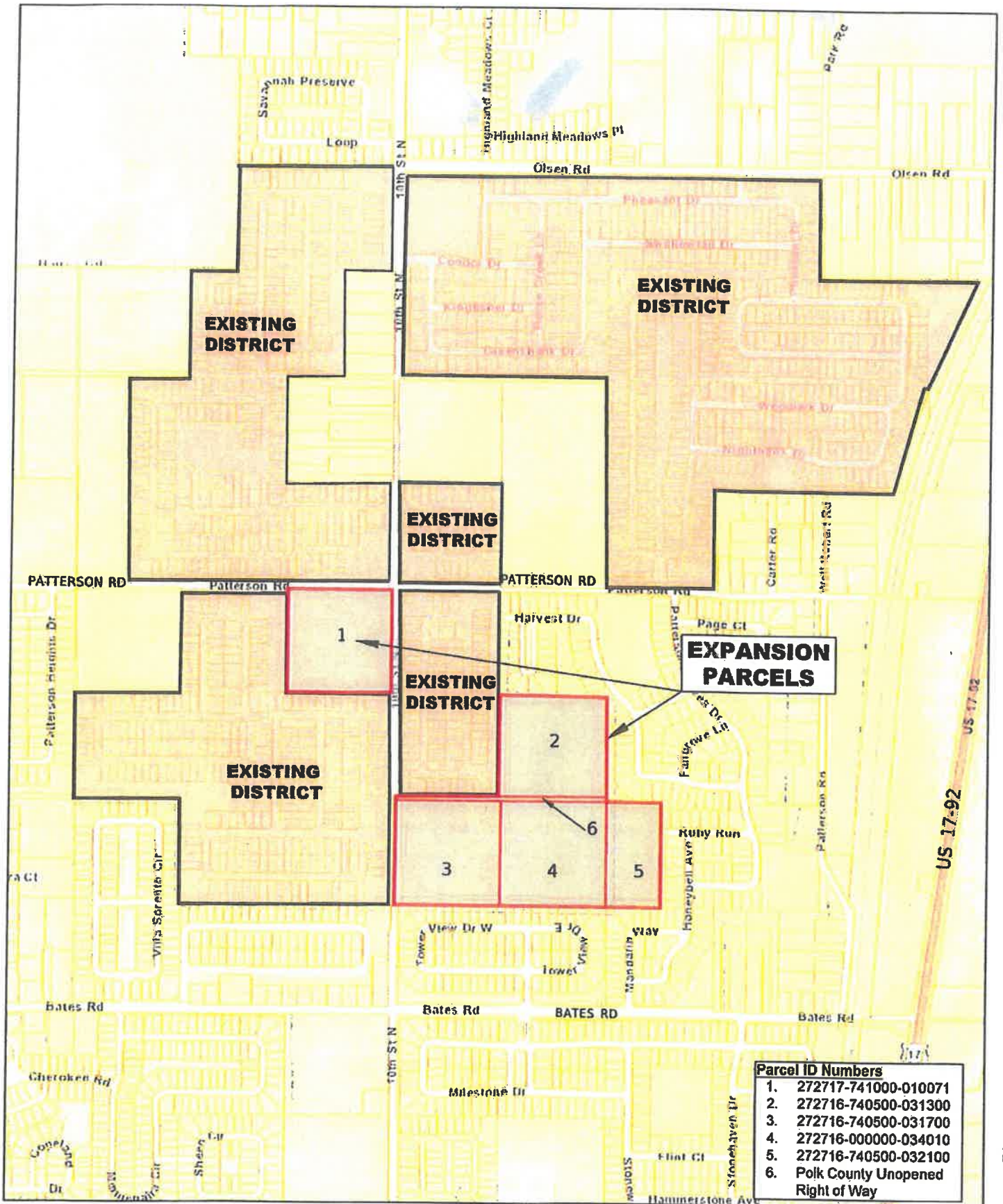
During development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the costs differences would not materially affect the proposed cost estimates.

## IX. CONCLUSION

It is our professional opinion that the public infrastructure costs for the CIP provided in this Report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District at least equal to the costs of such improvements.

The *Opinion of Probable Costs* of the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon unit prices currently experienced on an ongoing and similar basis for work in the County. However, labor market, future costs of equipment, materials, changes to the regulatory permitting agencies activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our professional opinion that the proposed public infrastructure improvements when constructed and built in substantial conformance with the approved plans and specifications, can be completed and used for their intended function. Be advised that we have utilized historical costs and direct unit costs from site contractors and consultants in the County, which we believe to be necessary in order to facilitate accuracy associated with the *Opinion of Probable Costs*. Based upon the information above, it is our professional opinion that the acquisition and construction costs of the proposed CIP can be completed at the cost as stated.



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**EXHIBIT 1  
 HIGHLAND MEADOWS II CDD  
 LOCATION MAP**





**HIGHLAND MEADOWS II CDD  
EXISTING DISTRICT**

ALL OF TRACTS 6, 7, 8, 10 AND 11, AND A PORTION OF TRACT 12, ALL IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 10; THENCE N-89°51'02"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 10, 11, AND 12, A DISTANCE OF 994.57 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12; THENCE N-00°15'10"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 641.56 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°38'36"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACT 12, A DISTANCE OF 331.55 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT 6; THENCE N-00°15'04"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 6, A DISTANCE OF 638.14 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°33'51"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACTS 6, 7 AND 8, A DISTANCE OF 979.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8; THENCE S-00°14'46"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 8, A DISTANCE OF 636.78 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N-89°38'36"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 8, A DISTANCE OF 316.55 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT 10; THENCE S-00°14'52"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 10, A DISTANCE OF 637.96 FEET TO THE POINT OF BEGINNING; LESS THAT PART OF SAID TRACT 12 CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8393, PAGES 2173-2174, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LESS AND EXCEPT ROAD RIGHT-OF-WAY ON THE SOUTH AND EAST SIDES THEREOF FOR CRO MARTIE ROAD AND 10 TH STREET NORTH ;

AND

ALL OF TRACTS 21, 22 AND 27, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 27; THENCE S-89°51'47"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 331.45 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N-00°15'04"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 27, A DISTANCE OF 639.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID TRACT 21; THENCE N-89°59'37"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 21, A DISTANCE OF 331.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N-00°15'10"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 21, A DISTANCE OF 640.08 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°51'02"-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 21 AND THE NORTH BOUNDARY OF THE AFORESAID TRACT 22, A DISTANCE OF 663.05 FEET TO THE NORTHEAST CORNER OF SAID TRACT 22; THENCE S-00°14'58"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 22, A DISTANCE OF 638.42 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 22, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 27; THENCE S-00°14'58"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 27, A DISTANCE OF 638.42 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY;

AND

ALL OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15 AND 16, IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE N-89°54'27"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 9 AND 10, A DISTANCE OF 649.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 10; THENCE N-00°22'00"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 10, A DISTANCE OF 640.13 FEET TO THE NORTHWEST CORNER OF SAID TRACT 10, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID TRACT 6; THENCE S-89°59'45"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 6 AND 5, A DISTANCE OF 664.51 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 13; THENCE S-00°19'36"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 13, A DISTANCE OF 639.01 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N-89°54'27"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 13, 14, 15 AND 16, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 16; THENCE N-00°14'48"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 16 AND THE WEST BOUNDARY OF THE AFORESAID TRACT 1, A DISTANCE OF 1273.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE N-89°53'58"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACTS 1, 2, 3, 4, 5, 6, 7 AND 8, A DISTANCE OF 2626.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8; THENCE S-00°24'24"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 8, A DISTANCE OF 641.23 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 9; THENCE S-00°24'24"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 9, A DISTANCE OF 641.23 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY;



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**EXHIBIT 2  
HIGHLAND MEADOWS II CDD  
EXISTING DISTRICT  
LEGAL DESCRIPTION**

HIGHLAND MEADOWS II CDD  
EXISTING DISTRICT

AND

ALL THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING WEST OF THE RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE N-00°24'24"-W ALONG THE WEST BOUNDARY THEREOF A DISTANCE OF 656.25 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE S-89°57'54"-E, ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1046.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5766.11 FEET, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE SOUTHWESTERLY ALONG SAID CURVE, AND SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE/Delta OF 7°11'37", (CHORD=723.47 FEET, CHORD BEARING=S-24°36'07"-W) FOR A DISTANCE OF 723.95 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9; THENCE N-89°49'47"-W, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 740.34 FEET TO THE POINT OF BEGINNING;

AND

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE N-89°48'41"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 665.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE S-00°22'00"-E, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 655.13 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N-89°36'09"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 665.92 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N-00°19'36"-W, ALONG THE WEST BOUNDARY THEREOF AND THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1308.01 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE S-89°54'27"-E, ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 664.98 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S-89°54'27"-E, ALONG THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 664.98 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S-00°24'24"-E, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 656.25 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY;

AND

THAT PART OF TRACTS 17 AND 18 LYING WEST OF THE RAILROAD IN THE SOUTHEAST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 17; THENCE N-00°24'24"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 641.27 FEET TO THE NORTHWEST CORNER OF SAID TRACT 17; THENCE S-89°49'47"-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 17 AND THE NORTH BOUNDARY OF THE AFORESAID TRACT 18, A DISTANCE OF 650.00 FEET TO THE NORTHEAST CORNER OF AFORESAID TRACT 18; THENCE S-00°24'25"-E ALONG THE EAST BOUNDARY OF AFORESAID TRACT 18, A DISTANCE OF 187.84 FEET TO A NON-TANGENT INTERSECTION WITH THE WEST RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5766.11 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 04°41'49", (CHORD=472.57 FEET, CHORD BEARING=S-16°28'42"-W) FOR A DISTANCE OF 472.70 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED TRACT 18; THENCE N-89°48'41"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 18 AND THE SOUTH BOUNDARY OF THE AFORESAID TRACT 17, A DISTANCE OF 512.74 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY ON THE NORTH SIDE THEREOF FOR CRO MARTIE ROAD AND ON THE WEST SIDE THEREOF FOR WALL ROBERT ROAD;

AND

ALL OF TRACT 28, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 28; THENCE S-89°51'47"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 331.48 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 28; THENCE N-00°15'10"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 28, A DISTANCE OF 640.08 FEET TO THE NORTHWEST CORNER OF SAID TRACT 28; THENCE S-89°59'37"-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 28, A DISTANCE OF 331.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT 28; THENCE S-00°15'04"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 28, A DISTANCE OF 639.25 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 28 AND THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY.



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EXHIBIT 2  
HIGHLAND MEADOWS II CDD  
EXISTING DISTRICT  
LEGAL DESCRIPTION



**HIGHLAND MEADOWS II CDD  
EXISTING DISTRICT**

AND

TRACTS 11 AND 12 IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 25 AND 26 IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT ROAD RIGHT-OF-WAY ON THE SOUTH AND EAST SIDE THEREOF FOR PATTERSON ROAD AND 10 TH STREET NORTH.

AND

TRACT 20 IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 29 IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 31 AND 32 IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 1, 2, 15 AND 16 IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 5, 6, 11, 12, 13 AND 14 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE NORTH HALF OF TRACT 9 AND THE NORTH HALF OF TRACT 10 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE SOUTH HALF OF TRACT 9 AND THE SOUTH HALF OF TRACT 10 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 21, 22, 23, AND 24 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

EXISTING CDD CONTAINS 288 ACRES, MORE OR LESS.



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**EXHIBIT 2  
HIGHLAND MEADOWS II CDD  
EXISTING DISTRICT  
LEGAL DESCRIPTION**

**HIGHLAND MEADOWS II CDD  
EXPANSION PARCELS**

TRACTS 7 AND 8 IN THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF "FLORIDA DEVELOPMENT COMPANY SUBDIVISION," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS:

BEGIN AT A 5/8" STEEL IRON ROD AND CAP" PORTER 3340" STANDING AT THE NORTHWEST CORNER OF SAID TRACT 7, AND RUN ALONG THE NORTH LINE OF SAID TRACTS 7 AND 8 N-89°51'18"-E, 647.80 FEET TO A 5/8" STEEL ROD AND CAP "PORTER 3340" STANDING AT THE NORTHEAST CORNER OF SAID TRACT 8; THENCE ALONG THE EAST LINE OF SAID TRACT 8 S-00°21'57"-E, 642.17 FEET TO A 5/8" STEEL ROD AND CAP "PORTER 3340" STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 8; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 7 AND 8 S-89°50'42"-W, 647.60 FEET TO A 4" CONCRETE MONUMENT AND CAP "LB 8135" STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7 N-00°23'19"-W, 642.29 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9.55 ACRES, MORE OR LESS.

AND

ALL THAT PART OF TRACTS 13 AND 14, TOGETHER WITH THE PLATTED UN-OPENED RIGHT-OF-WAY LYING SOUTH OF SAID TRACTS 13 AND 14, TRACTS 17 AND 18, TOGETHER WITH THE SOUTH 1/2 OF THE PLATTED UN-OPENED RIGHT-OF-WAY LYING NORTH OF SAID TRACTS 17 AND 18, AND TRACT 21, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED RIGHT-OF-WAY LYING NORTH OF SAID TRACT 21, ALL IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THRU 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF PATTERSON HEIGHTS AS RECORDED IN PLAT BOOK 138, PAGES 4-10, AND THE EAST BOUNDARY OF RESERVE AT HIGHLAND MEADOWS AS RECORDED IN PLAT BOOK 164, PAGES 41-42, BOTH RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. SAID POINT BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT 14; THENCE SOUTH 89°41'13" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID PATTERSON HEIGHTS, AND THE NORTH BOUNDARIES OF TRACT 14 AND 13, A DISTANCE OF 666.08 FEET; THENCE SOUTH 00°22'27" EAST, ALONG THE WESTERLY BOUNDARY OF SAID PATTERSON HEIGHTS, AND THE EAST BOUNDARY OF SAID TRACT 13, A DISTANCE OF 857.14 FEET TO THE CENTERLINE OF THAT CERTAIN PLATTED, UN-OPENED 30 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED TRACT 21; THENCE SOUTH 89°44'50" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 333.10 FEET TO THE WESTERLY BOUNDARY OF THE AFORESAID PATTERSON HEIGHTS; THENCE SOUTH 00°22'50" EAST, ALONG SAID WESTERLY BOUNDARY OF PATTERSON HEIGHTS, A DISTANCE OF 656.79 FEET; THENCE NORTH 89°48'27" WEST, ALONG THE NORTHERLY BOUNDARY OF PATTERSON HEIGHTS, A DISTANCE OF 333.17 FEET TO THE NORTHEAST CORNER OF TOWER VIEW ESTATES AS RECORDED IN PLAT BOOK 131, PAGES 1-2 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°48'11" WEST, ALONG THE NORTH BOUNDARY OF SAID TOWER VIEW ESTATES, A DISTANCE OF 1316.93 FEET TO THE EAST RIGHT-OF-WAY OF 10TH STREET NORTH ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT AS RECORDED IN PLAT BOOK 3, PAGE 60 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°22'02" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 661.92 FEET TO THE CENTERLINE OF THAT CERTAIN PLATTED, UN-OPENED 30 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED TRACTS 17 AND 18; THENCE SOUTH 89°44'44" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 646.37 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY OF THE AFOREMENTIONED RESERVE AT HIGHLAND MEADOWS; THENCE NORTH 00°00'53" EAST, ALONG SAID EXTENSION AND SAID EAST BOUNDARY, A DISTANCE OF 654.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 35.04 ACRES, MORE OR LESS.

AND

EXPANSION PARCELS CONTAIN 44.59 ACRES MORE OR LESS.



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**EXHIBIT 3  
HIGHLAND MEADOWS II CDD  
EXPANSION PARCELS  
LEGAL DESCRIPTION**

**HIGHLAND MEADOWS II CDD  
EXPANSION PARCELS**

TRACTS 7 AND 8 IN THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF "FLORIDA DEVELOPMENT COMPANY SUBDIVISION," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS:

BEGIN AT A 5/8" STEEL IRON ROD AND CAP "PORTER 3340" STANDING AT THE NORTHWEST CORNER OF SAID TRACT 7, AND RUN ALONG THE NORTH LINE OF SAID TRACTS 7 AND 8 N-89°51'18"-E, 647.80 FEET TO A 5/8" STEEL ROD AND CAP "PORTER 3340" STANDING AT THE NORTHEAST CORNER OF SAID TRACT 8; THENCE ALONG THE EAST LINE OF SAID TRACT 8 S-00°21'57"-E, 642.17 FEET TO A 5/8" STEEL ROD AND CAP "PORTER 3340" STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 8; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 7 AND 8 S-89°50'42"-W, 647.60 FEET TO A 4" CONCRETE MONUMENT AND CAP "LB 8135" STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7 N-00°23'19"-W, 642.29 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9.55 ACRES, MORE OR LESS.

AND

ALL THAT PART OF TRACTS 13 AND 14, TOGETHER WITH THE PLATTED UN-OPENED RIGHT-OF-WAY LYING SOUTH OF SAID TRACTS 13 AND 14, TRACTS 17 AND 18, TOGETHER WITH THE SOUTH 1/2 OF THE PLATTED UNOPENED RIGHT-OF-WAY LYING NORTH OF SAID TRACTS 17 AND 18, AND TRACT 21, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED RIGHT-OF-WAY LYING NORTH OF SAID TRACT 21, ALL IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THRU 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF PATTERSON HEIGHTS AS RECORDED IN PLAT BOOK 138, PAGES 4-10, AND THE EAST BOUNDARY OF RESERVE AT HIGHLAND MEADOWS AS RECORDED IN PLAT BOOK 164, PAGES 41-42, BOTH RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. SAID POINT BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT 14; THENCE SOUTH 89°41'13" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID PATTERSON HEIGHTS, AND THE NORTH BOUNDARIES OF TRACT 14 AND 13, A DISTANCE OF 686.06 FEET; THENCE SOUTH 00°22'27" EAST, ALONG THE WESTERLY BOUNDARY OF SAID PATTERSON HEIGHTS, AND THE EAST BOUNDARY OF SAID TRACT 13, A DISTANCE OF 657.14 FEET TO THE CENTERLINE OF THAT CERTAIN PLATTED, UN-OPENED 30 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED TRACT 21; THENCE SOUTH 89°44'50" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 333.10 FEET TO THE WESTERLY BOUNDARY OF THE AFORESAID PATTERSON HEIGHTS; THENCE SOUTH 00°22'50" EAST, ALONG SAID WESTERLY BOUNDARY OF PATTERSON HEIGHTS, A DISTANCE OF 656.79 FEET; THENCE NORTH 89°48'27" WEST, ALONG THE NORTHERLY BOUNDARY OF PATTERSON HEIGHTS, A DISTANCE OF 333.17 FEET TO THE NORTHEAST CORNER OF TOWER VIEW ESTATES AS RECORDED IN PLAT BOOK 131, PAGES 1-2 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°48'11" WEST, ALONG THE NORTH BOUNDARY OF SAID TOWER VIEW ESTATES, A DISTANCE OF 1316.93 FEET TO THE EAST RIGHT-OF-WAY OF 10TH STREET NORTH ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT AS RECORDED IN PLAT BOOK 3, PAGE 60 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°22'02" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 661.92 FEET TO THE CENTERLINE OF THAT CERTAIN PLATTED, UN-OPENED 30 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED TRACTS 17 AND 18; THENCE SOUTH 89°44'44" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 646.37 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY OF THE AFOREMENTIONED RESERVE AT HIGHLAND MEADOWS; THENCE NORTH 00°00'53" EAST, ALONG SAID EXTENSION AND SAID EAST BOUNDARY, A DISTANCE OF 654.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 35.04 ACRES, MORE OR LESS.

AND

EXPANSION PARCELS CONTAIN 44.59 ACRES MORE OR LESS.



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**EXHIBIT 3  
HIGHLAND MEADOWS II CDD  
EXPANSION PARCELS  
LEGAL DESCRIPTION**



**HIGHLAND MEADOWS II CDD  
AMENDED DISTRICT**

ALL OF TRACTS 6, 7, 8, 10 AND 11, AND A PORTION OF TRACT 12, ALL IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 10; THENCE N-89°51'02"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 10, 11, AND 12, A DISTANCE OF 994.57 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12; THENCE N-00°15'10"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 641.56 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°38'36"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACT 12, A DISTANCE OF 331.55 FEET TO THE NORTHEAST CORNER OF SAID TRACT 12, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE AFORESAID TRACT 6; THENCE N-00°15'04"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 6, A DISTANCE OF 638.14 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°33'51"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACTS 6, 7 AND 8, A DISTANCE OF 979.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8; THENCE S-00°14'46"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 8, A DISTANCE OF 636.78 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N-89°38'36"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 8, A DISTANCE OF 316.55 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 10; THENCE S-00°14'52"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 10, A DISTANCE OF 637.98 FEET TO THE POINT OF BEGINNING; LESS THAT PART OF SAID TRACT 12 CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8393, PAGES 2173-2174, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND LESS AND EXCEPT ROAD RIGHT-OF-WAY ON THE SOUTH AND EAST SIDES THEREOF FOR CRO MARTIE ROAD AND 10 TH STREET NORTH ;

AND

ALL OF TRACTS 21, 22 AND 27, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 27; THENCE S-89°51'47"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 331.45 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N-00°15'04"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 27, A DISTANCE OF 639.25 FEET TO THE NORTHWEST CORNER OF SAID TRACT, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID TRACT 21; THENCE N-89°59'37"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 21, A DISTANCE OF 331.50 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N-00°15'10"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 21, A DISTANCE OF 640.08 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S-89°51'02"-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 21 AND THE NORTH BOUNDARY OF THE AFORESAID TRACT 22, A DISTANCE OF 663.05 FEET TO THE NORTHEAST CORNER OF SAID TRACT 22; THENCE S-00°14'58"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 22, A DISTANCE OF 638.42 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 22, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 27; THENCE S-00°14'58"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 27, A DISTANCE OF 638.42 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY;

AND

ALL OF TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 15 AND 16, IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 9; THENCE N-89°54'27"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACTS 9 AND 10, A DISTANCE OF 649.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 10; THENCE N-00°22'00"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 10, A DISTANCE OF 640.13 FEET TO THE NORTHWEST CORNER OF SAID TRACT 10, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THE AFORESAID TRACT 6; THENCE S-89°59'45"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 6 AND 5, A DISTANCE OF 664.51 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 13; THENCE S-00°19'36"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 13, A DISTANCE OF 639.01 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N-89°54'27"-W, ALONG THE SOUTH BOUNDARY OF THE AFORESAID TRACTS 13, 14, 15 AND 16, A DISTANCE OF 1314.94 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 16; THENCE N-00°14'46"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 16 AND THE WEST BOUNDARY OF THE AFORESAID TRACT 1, A DISTANCE OF 1273.58 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1; THENCE N-89°53'58"-E, ALONG THE NORTH BOUNDARY OF THE AFORESAID TRACTS 1, 2, 3, 4, 5, 6, 7 AND 8, A DISTANCE OF 2626.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8; THENCE S-00°24'24"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 8, A DISTANCE OF 641.23 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 8, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE AFORESAID TRACT 9; THENCE S-00°24'24"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 9, A DISTANCE OF 641.23 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY;



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**EXHIBIT 4  
HIGHLAND MEADOWS II CDD  
AMENDED DISTRICT  
LEGAL DESCRIPTION**

HIGHLAND MEADOWS II CDD  
AMENDED DISTRICT

AND

ALL THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LYING WEST OF THE RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE N-00°24'24"-W ALONG THE WEST BOUNDARY THEREOF A DISTANCE OF 656.25 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE S-89°57'54"-E, ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 1046.19 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5766.11 FEET, SAID CURVE BEING THE WESTERLY RIGHT-OF-WAY OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE SOUTHWESTERLY ALONG SAID CURVE, AND SAID RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE/Delta OF 7°11'37", (CHORD=723.47 FEET, CHORD BEARING=S-24°36'07"-W) FOR A DISTANCE OF 723.95 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 9; THENCE N-89°49'47"-W, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 740.34 FEET TO THE POINT OF BEGINNING;

AND

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE N-89°48'41"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 665.45 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE S-00°22'00"-E, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 655.13 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N-89°36'09"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 665.92 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N-00°19'36"-W, ALONG THE WEST BOUNDARY THEREOF AND THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1308.01 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 9; THENCE S-89°54'27"-E, ALONG THE NORTH BOUNDARY THEREOF, A DISTANCE OF 664.98 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S-89°54'27"-E, ALONG THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 664.98 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S-00°24'24"-E, ALONG THE EAST BOUNDARY THEREOF, A DISTANCE OF 656.25 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY;

AND

THAT PART OF TRACTS 17 AND 18 LYING WEST OF THE RAILROAD IN THE SOUTHEAST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 17; THENCE N-00°24'24"-W, ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 641.27 FEET TO THE NORTHWEST CORNER OF SAID TRACT 17; THENCE S-89°49'47"-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 17 AND THE NORTH BOUNDARY OF THE AFORESAID TRACT 18, A DISTANCE OF 650.00 FEET TO THE NORTHEAST CORNER OF AFORESAID TRACT 18; THENCE S-00°24'25"-E ALONG THE EAST BOUNDARY OF AFORESAID TRACT 18, A DISTANCE OF 187.84 FEET TO A NON-TANGENT INTERSECTION WITH THE WEST RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5766.11 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE/Delta OF 04°41'49", (CHORD=472.57 FEET, CHORD BEARING=S-16°28'42"-W) FOR A DISTANCE OF 472.70 FEET TO THE SOUTH BOUNDARY OF THE AFOREMENTIONED TRACT 18; THENCE N-89°48'41"-W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 18 AND THE SOUTH BOUNDARY OF THE AFORESAID TRACT 17, A DISTANCE OF 512.74 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY ON THE NORTH SIDE THEREOF FOR CRO MARTIE ROAD AND ON THE WEST SIDE THEREOF FOR WALL ROBERT ROAD;

AND

ALL OF TRACT 28, IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 28; THENCE S-89°51'47"-W, ALONG THE SOUTH BOUNDARY THEREOF, A DISTANCE OF 331.48 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 28; THENCE N-00°15'10"-W, ALONG THE WEST BOUNDARY OF SAID TRACT 28, A DISTANCE OF 640.08 FEET TO THE NORTHWEST CORNER OF SAID TRACT 28; THENCE S-89°59'37"-E, ALONG THE NORTH BOUNDARY OF SAID TRACT 28, A DISTANCE OF 331.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT 28; THENCE S-00°15'04"-E, ALONG THE EAST BOUNDARY OF SAID TRACT 28, A DISTANCE OF 639.26 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 28 AND THE POINT OF BEGINNING; LESS AND EXCEPT ROAD RIGHT-OF-WAY.



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EXHIBIT 4  
HIGHLAND MEADOWS II CDD  
AMENDED DISTRICT  
LEGAL DESCRIPTION

**HIGHLAND MEADOWS II CDD  
AMENDED DISTRICT**

AND

TRACTS 11 AND 12 IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 25 AND 26 IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; LESS AND EXCEPT ROAD RIGHT-OF-WAY ON THE SOUTH AND EAST SIDE THEREOF FOR PATTERSON ROAD AND 10 TH STREET NORTH.

AND

TRACT 20 IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACT 29 IN THE SOUTHEAST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 31 AND 32 IN THE SOUTHWEST 1/4 OF SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 1, 2, 15 AND 16 IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 5, 6, 11, 12, 13 AND 14 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE NORTH HALF OF TRACT 9 AND THE NORTH HALF OF TRACT 10 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

THE SOUTH HALF OF TRACT 9 AND THE SOUTH HALF OF TRACT 10 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 21, 22, 23, AND 24 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, "FLORIDA DEVELOPMENT COMPANY SUBDIVISION", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 60, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

TRACTS 7 AND 8 IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF "FLORIDA DEVELOPMENT COMPANY SUBDIVISION," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS:



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**EXHIBIT 4  
HIGHLAND MEADOWS II CDD  
AMENDED DISTRICT  
LEGAL DESCRIPTION**



HIGHLAND MEADOWS II CDD  
AMENDED DISTRICT

BEGIN AT A 5/8" STEEL IRON ROD AND CAP "PORTER 3340" STANDING AT THE NORTHWEST CORNER OF SAID TRACT 7, AND RUN ALONG THE NORTH LINE OF SAID TRACTS 7 AND 8 N-89°51'18"-E, 647.80 FEET TO A 5/8" STEEL ROD AND CAP "PORTER 3340" STANDING AT THE NORTHEAST CORNER OF SAID TRACT 8; THENCE ALONG THE EAST LINE OF SAID TRACT 8 S-00°21'57"-E, 642.17 FEET TO A 5/8" STEEL ROD AND CAP "PORTER 3340" STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 8; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 7 AND 8 S-89°50'42"-W, 647.60 FEET TO A 4" CONCRETE MONUMENT AND CAP "LB 8135" STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7 N-00°23'19"-W, 642.29 FEET TO THE POINT OF BEGINNING.

AND

ALL THAT PART OF TRACTS 13 AND 14, TOGETHER WITH THE PLATTED UN-OPENED RIGHT-OF-WAY LYING SOUTH OF SAID TRACTS 13 AND 14, TRACTS 17 AND 18, TOGETHER WITH THE SOUTH 1/2 OF THE PLATTED UNOPENED RIGHT-OF-WAY LYING NORTH OF SAID TRACTS 17 AND 18, AND TRACT 21, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED RIGHT-OF-WAY LYING NORTH OF SAID TRACT 21, ALL IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THRU 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

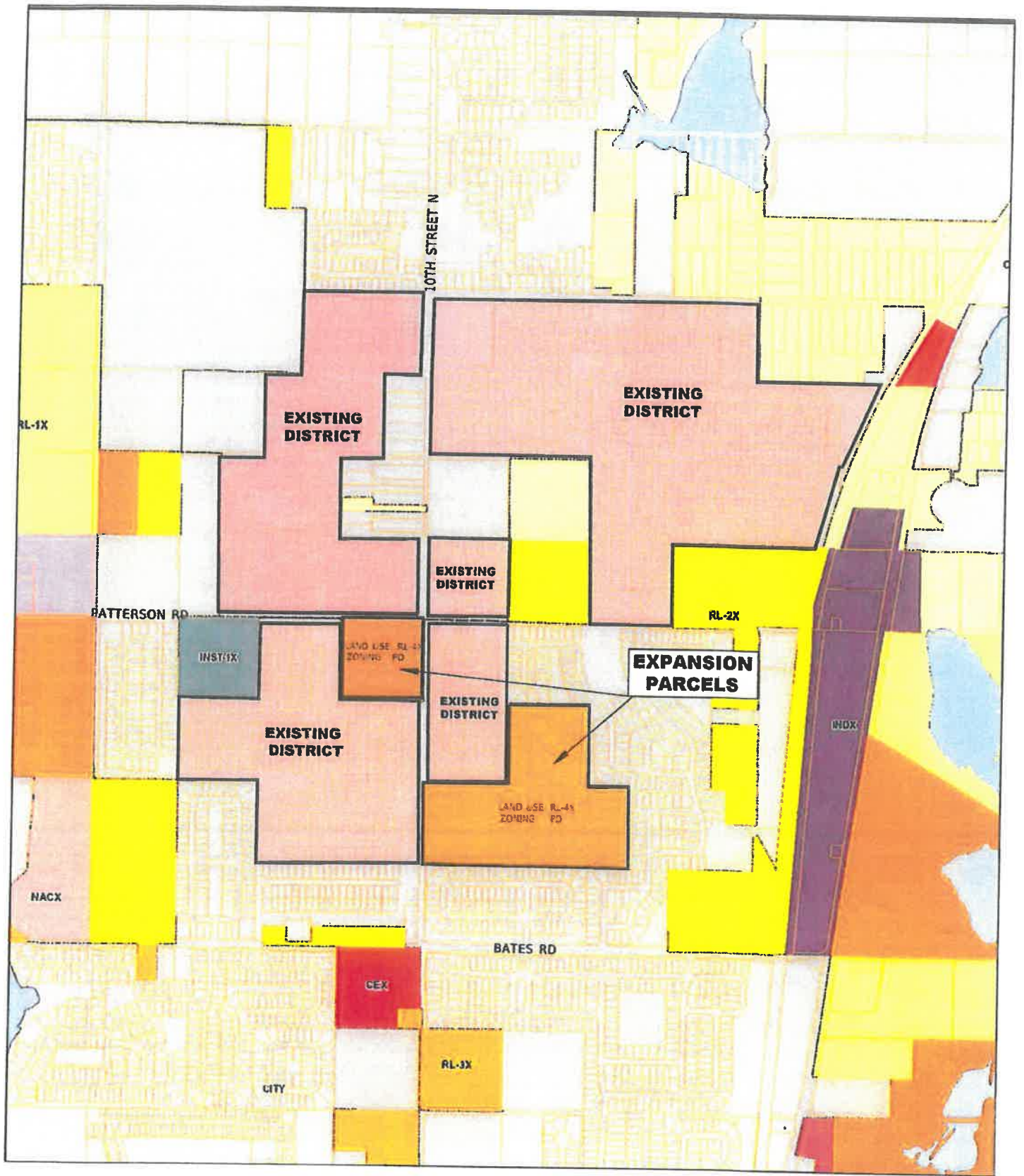
BEGIN AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF PATTERSON HEIGHTS AS RECORDED IN PLAT BOOK 138, PAGES 4-10, AND THE EAST BOUNDARY OF RESERVE AT HIGHLAND MEADOWS AS RECORDED IN PLAT BOOK 164, PAGES 41-42, BOTH RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. SAID POINT BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT 14; THENCE SOUTH 89°41'13" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID PATTERSON HEIGHTS, AND THE NORTH BOUNDARIES OF TRACT 14 AND 13, A DISTANCE OF 866.06 FEET; THENCE SOUTH 00°22'27" EAST, ALONG THE WESTERLY BOUNDARY OF SAID PATTERSON HEIGHTS, AND THE EAST BOUNDARY OF SAID TRACT 13, A DISTANCE OF 857.14 FEET TO THE CENTERLINE OF THAT CERTAIN PLATTED, UN-OPENED 30 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED TRACT 21; THENCE SOUTH 89°44'50" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 333.10 FEET TO THE WESTERLY BOUNDARY OF THE AFORESAID PATTERSON HEIGHTS; THENCE SOUTH 00°22'50" EAST, ALONG SAID WESTERLY BOUNDARY OF PATTERSON HEIGHTS, A DISTANCE OF 656.79 FEET; THENCE NORTH 89°48'27" WEST, ALONG THE NORTHERLY BOUNDARY OF PATTERSON HEIGHTS, A DISTANCE OF 333.17 FEET TO THE NORTHEAST CORNER OF TOWER VIEW ESTATES AS RECORDED IN PLAT BOOK 131, PAGES 1-2 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°48'11" WEST, ALONG THE NORTH BOUNDARY OF SAID TOWER VIEW ESTATES, A DISTANCE OF 1316.93 FEET TO THE EAST RIGHT-OF-WAY OF 10TH STREET NORTH ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT AS RECORDED IN PLAT BOOK 3, PAGE 60 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°22'02" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 681.92 FEET TO THE CENTERLINE OF THAT CERTAIN PLATTED, UN-OPENED 30 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED TRACTS 17 AND 18; THENCE SOUTH 89°44'44" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 646.37 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY OF THE AFOREMENTIONED RESERVE AT HIGHLAND MEADOWS; THENCE NORTH 00°00'53" EAST, ALONG SAID EXTENSION AND SAID EAST BOUNDARY, A DISTANCE OF 654.33 FEET TO THE POINT OF BEGINNING.

OVERALL CDD AFTER EXPANSION CONTAINS 332.59 ACRES MORE OR LESS.

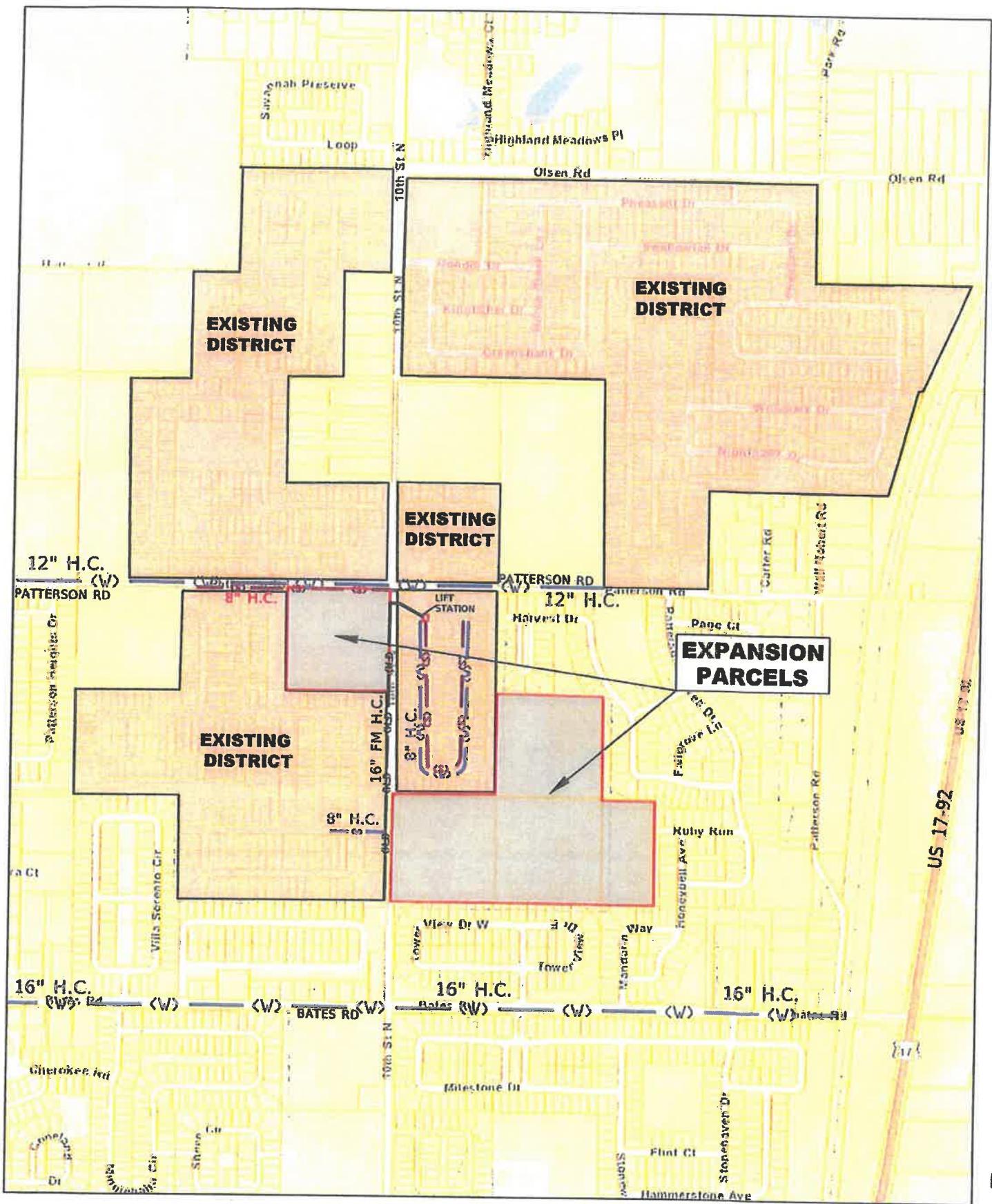





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EXHIBIT 4  
HIGHLAND MEADOWS II CDD  
AMENDED DISTRICT  
LEGAL DESCRIPTION





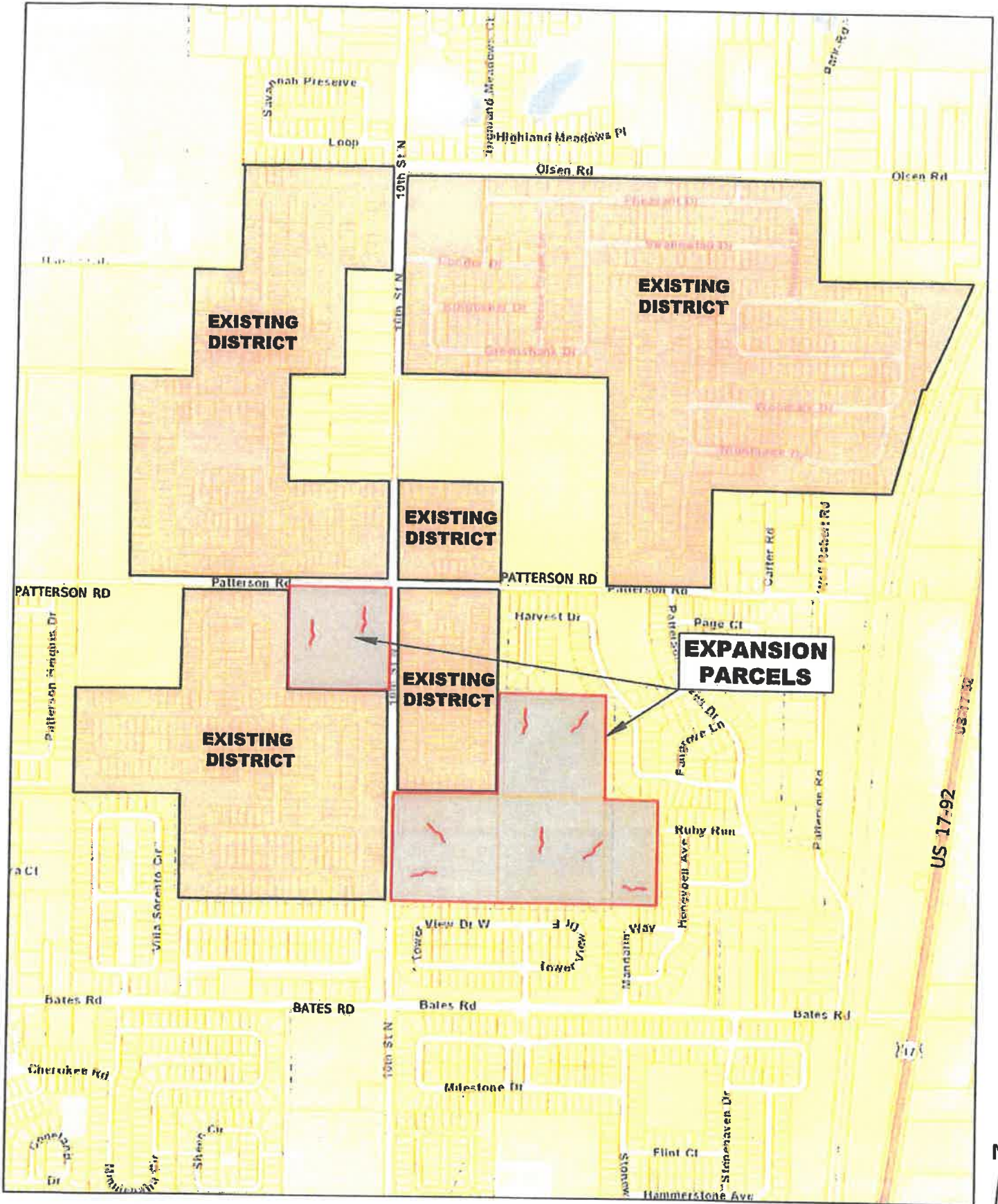


LEGEND	
 (W)	EXISTING WATER MAIN AS NOTED
 (S)	EXISTING GRAVITY SEWER
 (FM)	EXISTING FORCE MAIN
	H.C. - HAINES CITY

**COMPOSITE EXHIBIT 6**  
**HIGHLAND MEADOWS II CDD**  
**WATER & SEWER MAP**







**Exhibit 7**  
**Highland Meadows II Community Development District**  
**Summary of Probable Cost**

<u>Number of Lots</u>	<u>168</u>	<u>42</u>	<u>210</u>
<u>Infrastructure</u> <sup>(1)(9)</sup>	<u>Highland Meadows Ph 7</u> <u>2019-2020</u>	<u>Highland Meadows Ph 7A</u> <sup>(10)</sup> <u>2019-2020</u>	<u>Total</u>
Offsite Improvements <sup>(5)(7)</sup>	\$ 150,000.00	\$ 70,000.00	\$ 220,000.00
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$ 473,000.00	\$ 143,000.00	\$ 616,000.00
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6)(8)</sup>	\$ 1,056,000.00	\$ 275,000.00	\$ 1,331,000.00
Roadway <sup>(4)(5)(6)</sup>	\$ 1,210,000.00	\$ 302,500.00	\$ 1,512,500.00
Entry Feature & Signage <sup>(6)(7)</sup>	\$ 200,000.00	\$ 125,000.00	\$ 325,000.00
Parks and Recreation Facilities <sup>(1)(6)</sup>	\$ 150,000.00	\$ 25,000.00	\$ 175,000.00
Contingency	\$ 300,000.00	\$ 80,000.00	\$ 380,000.00
<b>TOTAL</b>	<b>\$ 3,539,000.00</b>	<b>\$ 1,020,500.00</b>	<b>\$ 4,559,500.00</b>

**Notes:**

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities.
2. Excludes grading of each lot for initial pad construction, lot finishing in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
5. Includes subdivision infrastructure and civil/site engineering.
6. Estimates are based on 2019 cost.
7. Includes entry features, signage, hardscape, landscape, irrigation and fencing.
8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wires in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 210 lots.
10. Highland Meadows 7A is known as Summerview Crossing

**Exhibit 8  
Highland Meadows II  
Community Development District  
Summary of Proposed District Facilities**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Offsite Improvements	District	Polk County	District Bonds	Polk County
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	City of Haines City	District Bonds	City of Haines City
Street Lighting/Conduit	District	Duke Energy	District Bonds	District
Roadway	District	District/City	District Bonds	District/City
Entry Feature & Signage	District	District	District Bonds	District
Parks & Recreation Facilities	District	District	District Bonds	District

\*Costs not funded by bonds will be funded by the developer.



**HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT**

***SUPPLEMENTAL ENGINEER'S REPORT 2  
FOR CAPITAL IMPROVEMENTS***

PREPARED FOR:

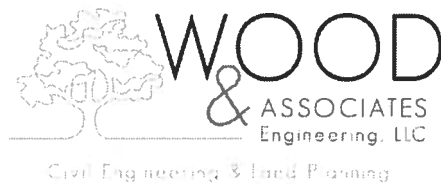
BOARD OF

SUPERVISORS

HIGHLAND MEADOWS II

COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



1925 Bartow Road • Lakeland, FL 33801 • 863-940-2040

**NOVEMBER 19, 2019**

**HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT**

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**EXHIBIT 7 - SUMMARY OF PROBABLE COST**



**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT  
SUPPLEMENTAL ENGINEER'S REPORT 2**

**I. PURPOSE**

The purpose of this report is to amend the Supplemental Engineer's Report for the Highland Meadows II CDD. The Supplemental Engineer's Report dated June 6, 2019 denoted in Exhibit 7 (Summary of Probable Cost) a total cost for the project of \$4,559,500.00. There were certain cost increases for the Stormwater Management System, Entry Features & Signage and Parks & Recreation Facilities. The Supplemental Engineer's Report 2 is an amendment to Exhibit 7 (Summary of Probable Cost) to address the adjusted costs.

**II. EXHIBIT 7 (SUMMARY OF PROBABLE COST)**

The cost projections for the Stormwater Management System, Entry Features & Signage and Parks & Recreation Facilities were adjusted to reflect the projected additional cost of construction.



**Exhibit 7**  
**Highland Meadows II Community Development District**  
**Summary of Probable Cost**

<u>Number of Lots</u>	<u>168</u>	<u>42</u>	<u>210</u>
<u>Infrastructure</u> <sup>(1)(9)</sup>	<u>Highland Meadows Ph 7</u> <u>2019-2020</u>	<u>Highland Meadows Ph 7A</u> <sup>(10)</sup> <u>2019-2020</u>	<u>Total</u>
Offsite Improvements <sup>(5)(7)</sup>	\$ 150,000.00	\$ 70,000.00	\$ 220,000.00
Stormwater Management <sup>(2)(3)(5)(6)</sup>	\$ 600,000.00	\$ 150,000.00	\$ 750,000.00
Utilities (Water, Sewer, & Street Lighting) <sup>(5)(6)(8)</sup>	\$ 1,056,000.00	\$ 275,000.00	\$ 1,331,000.00
Roadway <sup>(4)(5)(6)</sup>	\$ 1,210,000.00	\$ 302,500.00	\$ 1,512,500.00
Entry Feature & Signage <sup>(6)(7)</sup>	\$ 310,000.00	\$ 190,000.00	\$ 500,000.00
Parks and Recreation Facilities <sup>(1)(6)</sup>	\$ 170,000.00	\$ 30,000.00	\$ 200,000.00
Contingency	\$ 454,000.00	\$ 120,000.00	\$ 574,000.00
<b>TOTAL</b>	<b>\$ 3,950,000.00</b>	<b>\$ 1,137,500.00</b>	<b>\$ 5,087,500.00</b>

**Notes:**

1. Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and parks and recreational facilities. Only public parks and public recreation facilities will be financed with the bonds.
2. Excludes grading of each lot for initial pad construction, lot finishing in conjunction with home construction, which will be provided by home builder.
3. Includes Stormwater pond excavation. Costs do not include transportation to or placement of fill on private property.
4. Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
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8. CDD will enter into a Lighting Agreement with Duke Energy for the street light poles and lighting service. Only undergrounding of wires in public right-of-way and on District land is included.
9. Estimates based on Master Infrastructure to support development of 210 lots.
10. Highland Meadows Phase 7A is known as Summerview Crossing

**COMPOSITE EXHIBIT B**

*Master Assessment Methodology (Phases 7/7A)*, dated June 20, 2019, as supplemented by the *Supplemental Assessment Methodology (Phase 7 and Phase 7A)*, dated November 19, 2019

**MASTER  
ASSESSMENT METHODOLOGY (PHASE 7 AND 7A)**

**FOR**

**HIGHLANDS MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: June 20, 2019**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
135 W. Central Blvd, Suite 320  
Orlando, FL 32801**

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## **1.0 Introduction**

The Highland Meadows II Community Development District (the "District") is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$6,500,000 of tax exempt bonds in one or more series (the "Bonds") for the purpose of financing certain infrastructure improvements ("Capital Improvement Plan") within the District more specifically described as Phases 7 and 7A in the Engineer's Report revised and dated June 6, 2019 prepared by Wood & Associates Engineering, LLC, as may be amended and supplemented from time to time (the "Engineer's Report"). The District anticipates the construction of all or a portion of the Capital Improvement Plan that benefit property owners within the District.

### **1.1 Purpose**

This Master Assessment Methodology (the "Assessment Report") provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvement Plan. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvement Plan. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

### **1.2 Background**

The District currently includes approximately 332.59 acres in Polk County, Florida. The development program for the District's Phase 7 and Phase 7A currently envisions approximately 210 residential units and comprises approximately 44.59 acres. The proposed development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified or supplemented accordingly.

The improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management

facilities, utility facilities, roadways, entry features, and park and amenity features. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvement Plan.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

### **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$4,559,500. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$6,500,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District anticipates issuing approximately \$6,500,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$6,500,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which these construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$4,559,500. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the District's Underwriter to total approximately \$6,500,000. Table 3 shows the breakdown of the bond sizing.

## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There is one product type within the planned development. The single family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities,



roadways, entry features, and park and amenity features.. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each

product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

**TABLE 1**  
**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)**  
**DEVELOPMENT PROGRAM**  
**MASTER ASSESSMENT METHODOLOGY**

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Single Family	210	1.00	210
<b>Total Units</b>	<b>210</b>		<b>210</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family 50' = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

**TABLE 2**  
**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)**  
**CAPITAL IMPROVEMENT PLAN COST ESTIMATES**  
**MASTER ASSESSMENT METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$220,000
Stormwater Management	\$616,000
Utilities (Water, Sewer, & Street Lighting)	\$1,331,000
Roadway	\$1,512,500
Entry Feature	\$325,000
Parks and Amenities	\$175,000
Contingencies	\$380,000
	<b>\$4,559,500</b>

(1) A detailed description of these improvements is provided in the Engineer's Report dated June 6, 2019.

**TABLE 3**  
**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)**  
**BOND SIZING**  
**MASTER ASSESSMENT METHODOLOGY**

Description	Total
Construction Funds	\$ 4,559,500
Debt Service Reserve	\$ 472,218
Capitalized Interest	\$ 780,000
Underwriters Discount	\$ 220,000
Cost of Issuance	\$ 130,000
Contingency	\$ 338,282
<b>Par Amount*</b>	<b>\$ 6,500,000</b>

<b>Bond Assumptions:</b>	
Interest Rate	6.00%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

TABLE 4

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)  
 ALLOCATION OF IMPROVEMENT COSTS  
 MASTER ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family	210	1	210	100.00%	\$ 4,559,500	\$21,712
<b>Totals</b>	<b>210</b>		<b>210</b>	<b>100.00%</b>	<b>\$ 4,559,500</b>	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5  
 HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)  
 ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE  
 MASTER ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product Type	Type	Debt Per Product Type	Type	
Single Family	210	\$ 4,559,500	\$	6,500,000		\$30,952
<b>Totals</b>	<b>210</b>	<b>\$ 4,559,500</b>	<b>\$</b>	<b>6,500,000</b>		

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 6  
 HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)  
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE  
 MASTER ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	210	\$ 6,500,000	\$30,952	\$ 472,218	\$ 2,249	\$ 2,418
<b>Totals</b>	<b>210</b>	<b>\$ 6,500,000</b>		<b>\$ 472,218</b>		

(1) This amount includes collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC



**TABLE 7  
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)  
PRELIMINARY ASSESSMENT ROLL  
MASTER ASSESSMENT METHODOLOGY**

Owner	Property ID #'s*	Acres	Total Par Debt		Net Annual Debt		Gross Annual Debt	
			Allocation Per Acre	Total Par Debt Allocated	Assessment Allocation	Assessment Allocation (1)		
Clayton Properties Group, Inc.	27-27-17-741000-010071	9.57	\$145,871	\$ 1,395,983	\$ 101,417	\$ 109,050		
Amcope Corp	27-27-16-740500-031700	9.96	\$145,871	\$ 1,452,873	\$ 105,550	\$ 113,494		
Amcope Corp	27-27-16-000000-034010	10.10	\$145,871	\$ 1,473,294	\$ 107,033	\$ 115,090		
Amcope Corp	27-27-16-740500-032100	4.95	\$145,871	\$ 722,060	\$ 52,457	\$ 56,405		
Amcope Corp	27-27-16-740500-031300	9.98	\$145,871	\$ 1,455,790	\$ 105,762	\$ 113,722		
<b>Totals</b>		<b>44.56</b>		<b>\$ 6,500,000</b>	<b>\$ 472,218</b>	<b>\$ 507,761</b>		

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	6.00%
Maximum Annual Debt Service	\$472,218

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

**HIGHLAND MEADOWS II  
EXPANSION PARCELS  
LEGAL DESCRIPTION**

**HIGHLAND MEADOWS PHASE 7A**

TRACTS 7 AND 8 IN THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 27 SOUTH, RANGE 27 EAST, OF "FLORIDA DEVELOPMENT COMPANY SUBDIVISION," ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60-63, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS:

BEGIN AT A 5/8" STEEL IRON ROD AND CAP "PORTER 3340" STANDING AT THE NORTHWEST CORNER OF SAID TRACT 7, AND RUN ALONG THE NORTH LINE OF SAID TRACTS 7 AND 8 N-89°51'18"-E, 647.80 FEET TO A 5/8" STEEL ROD AND CAP "PORTER 3340" STANDING AT THE NORTHEAST CORNER OF SAID TRACT 8; THENCE ALONG THE EAST LINE OF SAID TRACT 8 S-00°21'57"-E, 642.17 FEET TO A 5/8" STEEL ROD AND CAP "PORTER 3340" STANDING AT THE SOUTHEAST CORNER OF SAID TRACT 8; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 7 AND 8 S-89°50'42"-W, 647.60 FEET TO A 4" CONCRETE MONUMENT AND CAP "LB 8135" STANDING AT THE SOUTHWEST CORNER OF SAID TRACT 7; THENCE ALONG THE WEST LINE OF SAID TRACT 7 N-00°23'19"-W, 642.29 FEET TO THE POINT OF BEGINNING.

CONTAINING: 9.55 ACRES, MORE OR LESS.

**AND**

**HIGHLAND MEADOWS PHASE 7**

ALL THAT PART OF TRACTS 13 AND 14, TOGETHER WITH THE PLATTED UN-OPENED RIGHT-OF-WAY LYING SOUTH OF SAID TRACTS 13 AND 14, TRACTS 17 AND 18, TOGETHER WITH THE SOUTH 1/2 OF THE PLATTED UNOPENED RIGHT-OF-WAY LYING NORTH OF SAID TRACTS 17 AND 18, AND TRACT 21, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED RIGHT-OF-WAY LYING NORTH OF SAID TRACT 21, ALL IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, FLORIDA DEVELOPMENT CO. TRACTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 60 THRU 63 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY BOUNDARY OF PATTERSON HEIGHTS AS RECORDED IN PLAT BOOK 138, PAGES 4-10, AND THE EAST BOUNDARY OF RESERVE AT HIGHLAND MEADOWS AS RECORDED IN PLAT BOOK 164, PAGES 41-42, BOTH RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. SAID POINT BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT 14; THENCE SOUTH 89°41'13" EAST, ALONG THE SOUTHERLY BOUNDARY OF SAID PATTERSON HEIGHTS, AND THE NORTH BOUNDARIES OF TRACT 14 AND 13, A DISTANCE OF 666.06 FEET; THENCE SOUTH 00°22'27" EAST, ALONG THE WESTERLY BOUNDARY OF SAID PATTERSON HEIGHTS, AND THE EAST BOUNDARY OF SAID TRACT 13, A DISTANCE OF 657.14 FEET TO THE CENTERLINE OF THAT CERTAIN PLATTED, UN-OPENED 30 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED TRACT 21; THENCE SOUTH 89°44'50" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 333.10 FEET TO THE WESTERLY BOUNDARY OF THE AFORESAID PATTERSON HEIGHTS; THENCE SOUTH 00°22'50" EAST, ALONG SAID WESTERLY BOUNDARY OF PATTERSON HEIGHTS, A DISTANCE OF 656.79 FEET; THENCE NORTH 89°48'27" WEST, ALONG THE NORTHERLY BOUNDARY OF

PATTERSON HEIGHTS, A DISTANCE OF 333.17 FEET TO THE NORTHEAST CORNER OF TOWER VIEW ESTATES AS RECORDED IN PLAT BOOK 131, PAGES 1-2 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 89°48'11" WEST, ALONG THE NORTH BOUNDARY OF SAID TOWER VIEW ESTATES, A DISTANCE OF 1316.93 FEET TO THE EAST RIGHT-OF-WAY OF 10TH STREET NORTH ACCORDING TO THE PLAT OF FLORIDA DEVELOPMENT CO. TRACT AS RECORDED IN PLAT BOOK 3, PAGE 60 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°22'02" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 661.92 FEET TO THE CENTERLINE OF THAT CERTAIN PLATTED, UN-OPENED 30 FOOT WIDE RIGHT-OF-WAY LYING NORTH OF THE AFOREMENTIONED TRACTS 17 AND 18; THENCE SOUTH 89°44'44" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 646.37 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY OF THE AFOREMENTIONED RESERVE AT HIGHLAND MEADOWS; THENCE NORTH 00°00'53" EAST, ALONG SAID EXTENSION AND SAID EAST BOUNDARY, A DISTANCE OF 654.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 35.04 ACRES, MORE OR LESS.

**EXPANSION PARCELS CONTAIN 44.59 ACRES MORE OR LESS.**

**SUPPLEMENTAL  
ASSESSMENT METHODOLOGY (PHASE 7 AND 7A)**

**FOR**

**HIGHLANDS MEADOWS II  
COMMUNITY DEVELOPMENT DISTRICT**

**Date: November 19, 2019**

**Prepared by**

**Governmental Management Services - Central Florida, LLC  
135 W. Central Blvd, Suite 320  
Orlando, FL 32801**

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2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvement Plan.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvement Plan.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside of the District will benefit from the provision of the Capital Improvement Plan. However, these benefits will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvement Plan. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

## **1.4 Requirements of a Valid Assessment Methodology**

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for and constructed.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

## **1.5 Special Benefits Exceed the Costs Allocated**

The special benefits provided to the property owners within the District will be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost \$4,893,500. FMSbonds, Inc. as the District's underwriter (the "Underwriter") states that financing costs required to fund the Capital Improvement Plan, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, is \$5,765,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

## **2.0 Assessment Methodology**

### **2.1 Overview**

The District has issued \$5,765,000 in Bonds to fund a portion of the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$5,765,000 in debt to the properties within the District benefiting from the Capital Improvement Plan.

Table 1 identifies the land uses as identified by the developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvement Plan needed to support the development, which construction costs are outlined in Table 2. The improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$4893,500. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for the Capital Improvement Plan and related costs was determined by the Underwriter to total \$5,765,000. Table 3 shows the breakdown of the bond sizing.



## **2.2 Allocation of Debt**

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvement Plan funded by District bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the bonds will be allocated to the platted units within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

## **2.3 Allocation of Benefit**

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features and professional fees along with related incidental costs. There is one product type within the planned development. The single family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the Capital Investment Plan exceeds the cost that the units will be paying for such benefits.

## **2.4 Lienability Test: Special and Peculiar Benefit to the Property**

Construction and/or acquisition by the District of its proposed Capital Improvement Plan will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, roadways, entry features, and park and amenity features. These

improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

## **2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments**

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit

debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

### **3.0 True Up Mechanism**

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Properties. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

### **4.0 Assessment Roll**

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Properties becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The current assessment roll is attached as Table 7.

**TABLE 1  
 HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)  
 DEVELOPMENT PROGRAM  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Single Family	210	1.00	210
<b>Total Units</b>	<b>210</b>		<b>210</b>

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

\* Unit mix is subject to change based on marketing and other factors

**TABLE 2**  
**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)**  
**CAPITAL IMPROVEMENT PLAN COST ESTIMATES**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$220,000
Stormwater Management	\$750,000
Utilities (Water, Sewer, & Street Lighting)	\$1,331,000
Roadway	\$1,512,500
Entry Feature & Signage	\$500,000
Parks and Recreation Facilities	\$200,000
Contingencies	\$380,000
	<b>\$4,893,500</b>

(1) A detailed description of these improvements is provided in the Engineer's Report dated November 19, 2019.

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 3**  
**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)**  
**BOND SIZING**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY**

<b>Description</b>	<b>Total</b>
Construction Funds	\$ 4,890,642
Debt Service Reserve	\$ 346,483
Capitalized Interest	\$ 210,050
Underwriters Discount	\$ 115,300
Cost of Issuance	\$ 202,525
<b>Par Amount*</b>	<b>\$ 5,765,000</b>

Bond Assumptions:

Average Coupon Rate	4.28%
Amortization	30 years
Capitalized Interest	12 months
Debt Service Reserve	Max Annual
Underwriters Discount	2%

\* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 4**  
**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)**  
**ALLOCATION OF IMPROVEMENT COSTS**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family	210	1	210	100.00%	\$ 4,890,642	\$23,289
<b>Totals</b>	<b>210</b>		<b>210</b>	<b>100.00%</b>	<b>\$ 4,890,642</b>	

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 5**  
**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)**  
**ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	Total Improvements		Allocation of Par		Par Debt Per Unit
		Costs Per Product Type	Type	Debt Per Product Type	Type	
Single Family	210	\$ 4,890,642	\$	5,765,000		\$27,452
Totals	210	\$ 4,890,642	\$	5,765,000		

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC



**TABLE 6**  
**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)**  
**PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	210	\$ 5,765,000	\$27,452	\$ 346,483	\$ 1,650	\$ 1,774
<b>Totals</b>	<b>210</b>	<b>\$ 5,765,000</b>		<b>\$ 346,483</b>		

(1) This amount includes collection fees and early payment discounts when collected on the Polk County Tax Bill

\* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

**TABLE 7**  
**HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (PHASE 7 AND 7A)**  
**PRELIMINARY ASSESSMENT ROLL**  
**SUPPLEMENTAL ASSESSMENT METHODOLOGY**

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Clayton Properties Group, Inc.	27-27-17-741000-010071	9.57	\$129,376	\$ 1,238,129	\$ 74,413	\$ 80,014
Amcope Corp	27-27-16-740500-031700	9.96	\$129,376	\$ 1,288,586	\$ 77,445	\$ 83,275
Amcope Corp	27-27-16-000000-034010	10.10	\$129,376	\$ 1,306,699	\$ 78,534	\$ 84,445
Amcope Corp	27-27-16-740500-032100	4.95	\$129,376	\$ 640,412	\$ 38,489	\$ 41,386
Amcope Corp	27-27-16-740500-031300	9.98	\$129,376	\$ 1,291,174	\$ 77,601	\$ 83,442
<b>Totals</b>		<b>44.56</b>		<b>\$ 5,765,000</b>	<b>\$ 346,483</b>	<b>\$ 372,562</b>

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	4.28%
Maximum Annual Debt Service	\$346,483

\* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

**Exhibit C**  
**Engineer's Certification**

**CERTIFICATE REGARDING COMPLETION OF CONSTRUCTION  
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2019 (ASSESSMENT AREA 7/7A PROJECT)**

September 28, 2020

Highland Meadows II Community Development District  
c/o Governmental Management Services Central Florida, LLC  
219 E. Livingston St.  
Orlando, Florida 32801

Re: Certification of Completion  
Highland Meadows II CDD – Series 2019 (Assessment Area Phase 7/7A Project)

This certificate is furnished in accordance with Section 5.01(c) of the Master Trust Indenture between the Highland Meadows II Community Development District and US Bank (the "Indenture"), and is intended to evidence the completion of the Assessment Area 7/7A Project undertaken by the Highland Meadows II Community Development District. All capitalized terms used herein shall have the meaning ascribed to them in the Indenture.

- I. The Assessment Area 7/7A Project has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Project have been paid for and acknowledgments of such payments have been obtained from all contractors and suppliers.
- II. All other facilities necessary in connection with the Assessment Area 7/7A Project have been constructed, acquired, and installed in accordance with the specifications therefore and all Costs and expenses incurred in connection therewith have been paid or adequate provision has been made for such payment by the District.
- III. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Assessment Area 7/7A Project are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- IV. The total Cost of the Assessment Area 7/7A Project was greater than the amount deposited in the Acquisition and Construction Fund resulting in no excess proceeds from the Assessment Area 7/7A Bonds in the Acquisition and Construction Account.

**Exhibit C- CONTINUED**

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

Dated: 10-2-20

WOOD & ASSOCIATES ENGINEERING, LLC

D- Wood  
By: Dennis L. Wood, P.E., District Engineer

STATE OF FLORIDA  
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of October, 2020, by Dennis Wood as Manager of Wood & Associates Engineering, LLC, a Florida limited liability company, on behalf of the company.



Stefanie N. Rowan  
Signature of Notary Public  
Stefanie N. Rowan  
Name of Notary Public  
(Typed, Printed or Stamped)

Personally Known  OR Produced Identification \_\_\_\_\_

Type of Identification Produced: \_\_\_\_\_

## Exhibit D - Debt Service Requirements

### NET DEBT SERVICE

Highland Meadows II Community Development District  
Special Assessment Bonds, Series 2019 (Assessment Area 7/7A Project)

Date	Total Debt Service	Capitalized Interest Fund (thru 11/1/20)	DSRF (MADS with release)	Net Debt Service
05/01/2020	90,021.56	90,021.56		
11/01/2020	120,028.75	120,028.75		
05/01/2021	120,028.75			120,028.75
11/01/2021	225,028.75			225,028.75
05/01/2022	118,256.88			118,256.88
11/01/2022	223,256.88			223,256.88
05/01/2023	116,485.00			116,485.00
11/01/2023	226,485.00			226,485.00
05/01/2024	114,628.75			114,628.75
11/01/2024	229,628.75			229,628.75
05/01/2025	112,688.13			112,688.13
11/01/2025	232,688.13			232,688.13
05/01/2026	110,663.13			110,663.13
11/01/2026	235,663.13			235,663.13
05/01/2027	108,241.25			108,241.25
11/01/2027	238,241.25			238,241.25
05/01/2028	105,722.50			105,722.50
11/01/2028	235,722.50			235,722.50
05/01/2029	103,203.75			103,203.75
11/01/2029	243,203.75			243,203.75
05/01/2030	100,491.25			100,491.25
11/01/2030	245,491.25			245,491.25
05/01/2031	97,681.88			97,681.88
11/01/2031	247,681.88			247,681.88
05/01/2032	94,775.63			94,775.63
11/01/2032	249,775.63			249,775.63
05/01/2033	91,520.63			91,520.63
11/01/2033	251,520.63			251,520.63
05/01/2034	88,160.63			88,160.63
11/01/2034	258,160.63			258,160.63
05/01/2035	84,590.63			84,590.63
11/01/2035	259,590.63			259,590.63
05/01/2036	80,915.63			80,915.63
11/01/2036	260,915.63			260,915.63
05/01/2037	77,135.63			77,135.63
11/01/2037	267,135.63			267,135.63
05/01/2038	73,145.63			73,145.63
11/01/2038	273,145.63			273,145.63
05/01/2039	68,945.63			68,945.63
11/01/2039	273,945.63			273,945.63
05/01/2040	64,640.63			64,640.63
11/01/2040	279,640.63			279,640.63
05/01/2041	59,937.50			59,937.50
11/01/2041	284,937.50			284,937.50
05/01/2042	55,015.63			55,015.63
11/01/2042	290,015.63			290,015.63
05/01/2043	49,875.00			49,875.00
11/01/2043	294,875.00			294,875.00
05/01/2044	44,515.63			44,515.63
11/01/2044	299,515.63			299,515.63
05/01/2045	38,937.50			38,937.50
11/01/2045	303,937.50			303,937.50
05/01/2046	33,140.63			33,140.63
11/01/2046	313,140.63			313,140.63

## Exhibit D – CONTINUED

### NET DEBT SERVICE

Highland Meadows II Community Development District  
Special Assessment Bonds, Series 2019 (Assessment Area 7/7A Project)

Date	Total Debt Service	Capitalized Interest Fund (thru 11/1/20)	DSRF (MADS with release)	Net Debt Service
05/01/2047	27,015.63			27,015.63
11/01/2047	317,015.63			317,015.63
05/01/2048	20,671.88			20,671.88
11/01/2048	320,671.88			320,671.88
05/01/2049	14,109.38			14,109.38
11/01/2049	329,109.38			329,109.38
05/01/2050	7,218.75			7,218.75
11/01/2050	337,218.75		346,482.50	-9,263.75
	10,539,769.25	210,050.31	346,482.50	9,983,236.44

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**Exhibit E** – Final Assessment Roll

# SECTION VI



# SECTION C

# Highland Meadows II

## Field Management Report



November 17, 2020

Clayton Smith

Field Services Manager

GMS

# Completed

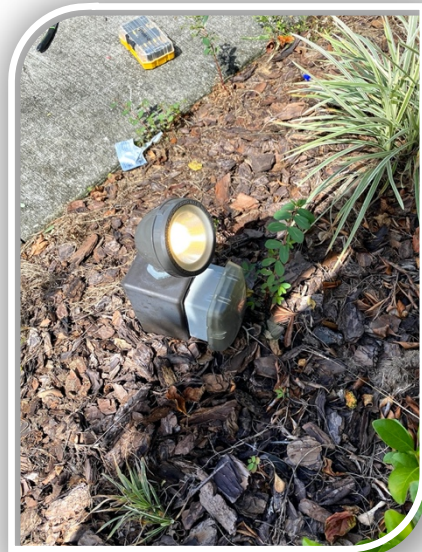
## Pool Area



- ✚ Chairs that had been stacked needed cleaned before they were put out.
- ✚ Chairs were cleaned.
- ✚ All chairs were put out and organized.
- ✚ Cleaning solution was made available for residents.

## Phase 3 Light Replacement

- ✚ Inoperable light fixture was replaced at phase 3 entrance.





# Completed

## Sidewalk Repairs



- ✚ Sidewalk assessment of property was carried out to identify issues and trip hazards.
- ✚ All proposed trip hazards were grinded, repaired, and/or replaced.

# Upcoming Projects

## Additional Entrance Plantings

- ✚ Itemize site entrances for new plantings and areas of declined plants.
- ✚ Several areas could use some new plantings.
- ✚ To phase through the community as the year goes on.



## Oak Tree Trimming



- ✚ Approved oak tree pruning to being week of 11/9/20.
- ✚ All oak trees will be pruned and their canopies thinned in 2a/b, 4A, and 3.

# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at [csmith@gmscfl.com](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION D

# SECTION 1



# Highland Meadows II Community Development District

## Summary of Invoices

October 1, 2020 to October 31, 2020

Fund	Date	Check No.'s	Amount
General Fund			
	10/2/20	476	\$ 2,600.00
	10/9/20	477-480	\$ 13,298.30
	10/15/20	481-486	\$ 28,210.34
	10/23/20	487-489	\$ 7,805.25
	10/29/20	490-491	\$ 1,572.00
			<b>\$ 53,485.89</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/02/20	00052	3/27/20	7	202003 310-51300-31300		AMORTIZATION SCHEDULES	*	500.00		
		6/26/20	8	202006 310-51300-31300		AMORTIZATION SCHEDULES	*	500.00		
		9/28/20	9	202009 310-51300-31300		AMORTIZATION SCHEDULES	*	1,600.00		
									2,600.00	000476
-----										
10/09/20	00075	9/22/20	4963	202009 330-53800-48500		MONTHLY CLEANING SVC 9/20	*	1,450.00		
									1,450.00	000477
-----										
10/09/20	00077	9/30/20	2503	202010 320-53800-49000		35% DEPOSIT FOR REPAIR	*	3,167.50		
		9/30/20	2504	202009 320-53800-49000		DRAINAGE REPAIR	*	2,400.00		
									5,567.50	000478
-----										
10/09/20	00017	9/29/20	117318	202008 310-51300-31500		MONTHLY GEN COUNSEL AUG20	*	2,276.59		
									2,276.59	000479
-----										
10/09/20	00076	9/21/20	OS 15004	202009 320-53800-46300		PALM PRUNING POOL AREA	*	2,630.21		
		10/02/20	OS 15523	202010 320-53800-46300		PLANT INSTALLATION OCT	*	1,374.00		
									4,004.21	000480
-----										
10/15/20	00048	10/01/20	1756	202009 330-53800-12200		POOL ATTENDANT SEPT 20	*	2,505.00		
									2,505.00	000481
-----										
10/15/20	00015	10/01/20	80	202010 310-51300-34000		MANAGEMENT FEES OCT 20	*	2,916.67		
		10/01/20	80	202010 310-51300-35100		TECHNOLOGY FEES OCT 20	*	195.83		
		10/01/20	80	202010 310-51300-31300		DISSEMINATION SVC OCT 20	*	583.33		
		10/01/20	80	202010 310-51300-51000		OFFICE SUPPLIES	*	.34		
		10/01/20	80	202010 310-51300-42000		POSTAGE	*	14.73		
		10/01/20	81	202010 320-53800-12000		FIELD MANAGEMENT OCT	*	1,250.00		
									4,960.90	000482

HIME HIGH MED II IAGUILAR

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/15/20	00028	9/11/20	20162773	202009	330	53800	48000		MONTHLY PEST CONTROL SEPT ORKIN	*	69.02	69.02	000483
10/15/20	00030	10/01/20	12235	202010	330	53800	48100		MONTHLY POOL SVC OCT 10/01/20 12235 202010 330-53800-48100 MONTHLY DOG STATIONS OCT 10/05/20 12342 202010 330-53800-48300 REPLACE EQ IMPELLER/SEAL RESORT POOL SERVICES DBA	*	1,400.00	2,100.00	000484
10/15/20	00073	9/30/20	12991928	202009	320	53800	46400		POOL/PARK LAWN SVC SEPT 12991928 202009 320-53800-46400 POOL/PARK LAWN SVC SEPT 12991928 202009 320-53800-46400 COMMUNITY LAWN SVC SEPT TRUGREEN	*	825.14	2,475.42	000485
10/15/20	00076	10/01/20	OS 15716	202010	320	53800	46200		MONTHLY LANDSCAPE OCT 10/09/20 OS 15711 202010 320-53800-46200 ADDITIONAL LAWN MOW OCT YELLOWSTONE LANDSCAPE	*	15,500.00	16,100.00	000486
10/23/20	00075	10/19/20	5058	202010	330	53800	48500		MONTHLY CLEANING SERVICES CSS CLEAN STAR SERVICES OF CFL INC.	*	1,450.00	1,450.00	000487
10/23/20	00077	9/30/20	2503	202009	320	53800	49000		FENCE LINE REPAIRS HERITAGE SERVICE SOLUTIONS LLC	*	5,882.50	5,882.50	000488
10/23/20	00055	9/30/20	1041475	202009	310	51300	48000		NOT BOS MEETING 9/29 THE LEDGER/NEWS CHIEF	*	472.75	472.75	000489
10/29/20	00012	10/21/20	12396	202010	310	51300	45000		INSURANCE POLICY FY21 EGIS INSURANCE ADVISORS, LLC	*	1,347.00	1,347.00	000490
10/29/20	00030	10/13/20	12373	202010	330	53800	48300		INSTALL POWER OUTLET RESORT POOL SERVICES DBA	*	225.00	225.00	000491
TOTAL FOR BANK A											53,485.89		
HIME HIGH MED II IAGUILAR													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						53,485.89	

HIME HIGH MED II IAGUILAR

# SECTION 2

***Highland Meadows II***  
***Community Development District***

***Unaudited Financial Reporting***  
***October 31, 2020***



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**Highland Meadows II**  
**Community Development District**  
**Combined Balance Sheet**  
**October 31, 2020**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Cash				
Operating - Suntrust	376,645	-	-	\$ 376,645
Prepaid Expenses	22,303	-	-	\$ 22,303
Deposits	2,028	-	-	\$ 2,028
Investments:				
<u>Area 1</u>				
Revenue	-	50,541	-	\$ 50,541
Reserve	-	140,000	-	\$ 140,000
Prepayment	-	1	-	\$ 1
<u>Area 2</u>				
Revenue	-	75,607	-	\$ 75,607
Reserve	-	55,166	-	\$ 55,166
Prepayment	-	3	-	\$ 3
<u>Area 3</u>				
Revenue	-	143,240	-	\$ 143,240
Reserve	-	86,910	-	\$ 86,910
Prepayment	-	439	-	\$ 439
General Redemption	-	768	-	\$ 768
<u>Area 4</u>				
Revenue	-	47,241	-	\$ 47,241
Reserve	-	51,028	-	\$ 51,028
Prepayment	-	235	-	\$ 235
General Redemption	-	7	-	\$ 7
<u>Area 5</u>				
Revenue	-	226,826	-	\$ 226,826
Reserve	-	145,709	-	\$ 145,709
Prepayment	-	16,821	-	\$ 16,821
Construction	-	-	6	\$ 6
Deposits	-	-	1,113	\$ 1,113
General	-	4	-	\$ 4
<u>Area 6</u>				
Revenue	-	82,560	-	\$ 82,560
Reserve	-	62,184	-	\$ 62,184
Prepayment	-	1,495	-	\$ 1,495
<u>Area 4Bc</u>				
Revenue	-	152,940	-	\$ 152,940
Reserve	-	84,125	-	\$ 84,125
Prepayment	-	141,534	-	\$ 141,534
Construction	-	-	13	\$ 13
<u>Area 7/7A</u>				
Revenue	-	1,847	-	\$ 1,847
Reserve	-	173,241	-	\$ 173,241
Prepayment	-	608,574	-	\$ 608,574
Interest	-	68	-	\$ 68
Capitalized Interest	-	120,645	-	\$ 120,645
Construction	-	-	617,267	\$ 617,267
<b>Total Assets</b>	<b>\$400,975</b>	<b>\$2,469,758</b>	<b>\$618,398</b>	<b>\$ 3,489,131</b>
<b>Liabilities:</b>				
Accounts Payable	600	-	-	\$ 600
<b>Fund Balances:</b>				
Unassigned	400,375	-	-	\$ 400,375
Restricted For Debt Service	-	2,469,758	-	\$ 2,469,758
Restricted For Capital Projects	-	-	618,398	\$ 618,398
<b>Total Liabilities &amp; Fund Balances</b>	<b>\$400,975</b>	<b>\$2,469,758</b>	<b>\$618,398</b>	<b>\$ 3,489,131</b>



# Highland Meadows II

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2020

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/20	Thru 10/31/20	Variance
<b>Revenues:</b>				
On Roll Assessments	\$ 860,299	\$ -	\$ -	\$ -
Other Income	\$ -	\$ 6,828	\$ 6,828	\$ -
<b>Total Revenues</b>	<b>\$ 860,299</b>	<b>\$ 6,828</b>	<b>\$ 6,828</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><i>General &amp; Administrative:</i></b>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ 600	\$ 400
Public Official Insurance	\$ 2,416	\$ 2,416	\$ 2,306	\$ 110
Trustee Services	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
District Management Fees	\$ 35,000	\$ 2,917	\$ 2,917	\$ (0)
Engineering	\$ 6,000	\$ 500	\$ -	\$ 500
Dissemination Agent	\$ 7,000	\$ 583	\$ 583	\$ 0
Arbitrage	\$ 1,800	\$ 150	\$ -	\$ 150
Property Appraiser	\$ 21,514	\$ 1,793	\$ -	\$ 1,793
District Counsel	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Audit Fees	\$ 3,685	\$ 307	\$ -	\$ 307
Travel Per Diem	\$ 500	\$ 42	\$ -	\$ 42
Telephone	\$ 100	\$ 8	\$ -	\$ 8
Postage & Shipping	\$ 1,000	\$ 83	\$ 15	\$ 69
Printing & Binding	\$ 1,000	\$ 83	\$ -	\$ 83
Office Supplies	\$ 500	\$ 42	\$ 0	\$ 41
Legal Advertising	\$ 7,500	\$ 625	\$ -	\$ 625
Miscellaneous	\$ 5,000	\$ 417	\$ -	\$ 417
Website Maintenance	\$ 2,350	\$ 196	\$ 196	\$ 0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 162,540</b>	<b>\$ 20,328</b>	<b>\$ 11,617</b>	<b>\$ 8,712</b>

# Highland Meadows II

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2020

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/20	Thru 10/31/20	Variance
<b><i>Field Expenses</i></b>				
Field Management	\$ 15,000	\$ 1,250	\$ 1,250	\$ -
General Insurance	\$ 2,725	\$ 2,725	\$ 2,601	\$ 124
Irrigation	\$ 16,000	\$ 1,333	\$ -	\$ 1,333
General Repairs & Maintenance	\$ 5,000	\$ 417	\$ -	\$ 417
Landscape Maintenance	\$ 212,000	\$ 17,667	\$ 16,100	\$ 1,567
Landscape Material & Improvement	\$ 75,230	\$ 6,269	\$ 1,374	\$ 4,895
Fertilization	\$ 36,000	\$ 3,000	\$ -	\$ 3,000
Contingency	\$ 10,000	\$ 833	\$ 3,168	\$ (2,334)
Streetlights	\$ 60,000	\$ 5,000	\$ -	\$ 5,000
Sidewalk & Asphalt Maintenance	\$ 6,000	\$ 500	\$ -	\$ 500
<b>Total Field Expenses:</b>	<b>\$ 437,955</b>	<b>\$ 38,994</b>	<b>\$ 24,493</b>	<b>\$ 14,502</b>
<b><i>Cabana &amp; Pool Expenses</i></b>				
Security	\$ 35,000	\$ 2,917	\$ -	\$ 2,917
Contingency	\$ 12,500	\$ 1,042	\$ -	\$ 1,042
Electric	\$ 25,000	\$ 2,083	\$ -	\$ 2,083
Internet	\$ 3,000	\$ 250	\$ -	\$ 250
Property & Casualty Insurance	\$ 15,000	\$ 15,000	\$ 12,240	\$ 2,760
Pest Control	\$ 828	\$ 69	\$ -	\$ 69
Amenity Repair & Maintenance	\$ 10,000	\$ 833	\$ 900	\$ (67)
Swimming Pools	\$ 19,500	\$ 1,625	\$ 1,425	\$ 200
Playground Lease	\$ 15,256	\$ 1,271	\$ -	\$ 1,271
Janitorial - Pool	\$ 17,400	\$ 1,450	\$ 1,450	\$ -
Water & Sewer	\$ 7,500	\$ 625	\$ -	\$ 625
<b>Total Cabana &amp; Pool Expenses</b>	<b>\$ 160,985</b>	<b>\$ 27,165</b>	<b>\$ 16,015</b>	<b>\$ 11,150</b>
<b>Total Expenditures</b>	<b>\$ 761,480</b>	<b>\$ 86,488</b>	<b>\$ 52,124</b>	<b>\$ 34,364</b>
Transfer In (Out)	\$ (98,820)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ (98,820)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (0)</b>		<b>\$ (45,296)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 445,672</b>	
<b>Fund Balance - Ending</b>	<b>\$ (0)</b>		<b>\$ 400,375</b>	

**Highland Meadows II  
Community Development District**

**Debt Service Funds**

**Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending October 31, 2020**

Description	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 4BC	Area 7/7A	Total
<b>Revenues</b>									
<i>Interest Income:</i>									
Revenue	\$ 0	\$ 1	\$ 1	\$ 0	\$ 1	\$ 0	\$ 1	\$ 0	\$ 4
Reserve	\$ 1	\$ -	\$ 1	\$ 0	\$ 1	\$ 0	\$ 0	\$ 2	\$ 4
Prepayment	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 1	\$ 2	\$ 3
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ 1
General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Assessments:</i>									
Tax Collector	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Direct	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,737	\$ 74,737
Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 827	\$ 827
Bond Closing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 0</b>	<b>\$ 2</b>	<b>\$ 1</b>	<b>\$ 2</b>	<b>\$ 75,568</b>	<b>\$ 75,576</b>
<b>Expenses</b>									
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Call- 11/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 2/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Call- 2/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Call- 5/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - 8/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Call - 8/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Absorbtion Payment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess Revenues (Expenses)</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 1</b>	<b>\$ 0</b>	<b>\$ 2</b>	<b>\$ 1</b>	<b>\$ 2</b>	<b>\$ 75,568</b>	<b>\$ 75,576</b>
<b>Beginning Fund Balance</b>	<b>\$ 190,541</b>	<b>\$ 130,776</b>	<b>\$ 231,356</b>	<b>\$ 98,511</b>	<b>\$ 389,357</b>	<b>\$ 146,239</b>	<b>\$ 378,596</b>	<b>\$ 828,807</b>	<b>\$ 2,394,182</b>
<b>Ending Fund Balance</b>	<b>\$ 190,542</b>	<b>\$ 130,776</b>	<b>\$ 231,357</b>	<b>\$ 98,511</b>	<b>\$ 389,359</b>	<b>\$ 146,240</b>	<b>\$ 378,598</b>	<b>\$ 904,375</b>	<b>\$ 2,469,758</b>

# Highland Meadows II

## Community Development District

### Capital Projects Funds

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

#### For The Period Ending October 31, 2020

Description	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 4BC	Area 7/7A	Total
<b>Revenues</b>									
<i>Interest Income:</i>									
Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4	\$4
Cost of Issuance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4	\$4
<b>Expenses</b>									
Capital Outlay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234,115	\$234,115
Cost of Issuance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Transfer Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$234,115	\$234,115
<b>Excess Revenues (Expenses)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$234,112	-\$234,112
<b>Beginning Fund Balance</b>	\$0	\$0	\$0	\$0	\$1,119	\$0	\$13	\$851,379	\$852,510
<b>Ending Fund Balance</b>	\$0	\$0	\$0	\$0	\$1,119	\$0	\$13	\$617,267	\$618,398

## Highland Meadows II Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
On Roll Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Off Roll Assessments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Holly Hills Road East Interlocal Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boundary Amendment Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Income	\$6,828	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,828
<b>Total Revenues</b>	<b>\$6,828</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$6,828</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Public Official Insurance	\$2,306	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,306
Trustee Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Management Fees	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,917
Engineering	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination Agent	\$583	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$583
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Appraiser	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
District Counsel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Audit Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Travel Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Postage & Shipping	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
Printing & Binding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bank Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Website Maintenance	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196
Dues, Licenses & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Boundary Amendment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
O&M Repayment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Playground	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total General &amp; Administrative:</b>	<b>\$11,617</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,617</b>

## Highland Meadows II

### Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Field Expenses</i></b>													
Field Management	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,250
General Insurance	\$2,601	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,601
Irrigation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Maintenance	\$16,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,100
Landscape Material & Improvement	\$1,374	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,374
Fertilization	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency Field	\$3,168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,168
Streetlights	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field Expenses:</b>	<b>\$24,493</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$24,493</b>
<b><i>Cabana &amp; Pool Expenses</i></b>													
Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contingency Pool	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property & Casualty Insurance	\$12,240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,240
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amenity Repair & Maintenance	\$900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$900
Swimming Pools	\$1,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,425
Janitorial - Pool	\$1,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,450
Water & Sewer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Cabana &amp; Pool Expenses</b>	<b>\$16,015</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,015</b>
<b>Total Expenditures</b>	<b>\$52,124</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$52,124</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$45,296)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$45,296)</b>

# SECTION 3

Requisition	Payee/Vendor	Amount
38	Tucker Paving, Inc	\$ 199,132.15
39	Tucker Paving, Inc	\$ 76,568.56
40	Dev Specialists, Inc.	\$ 15,539.70
41	Ammons Underground, Inc.	\$ 883.00
42	Green Well Drilling, LLC	\$ 12,935.00
43	Tucker Paving, Inc	\$ 1,249.63
44	Cypress Signs	\$ 6,111.72
45	Hopping Green & Sams	\$ 528.00
46	Wood & Associates Engineering, LLC	\$ 3,655.00
47	Global Playgrounds	\$ 12,900.50
48	Signature Privacy Walls of Florida	\$ 81,226.00
49	Stewart & Associates	\$ 26,800.00
50	Danielle Fence Mfg. Co.	\$ 22,839.00
51	Green Well Drilling, LLC	\$ 13,255.00
52	Danielle Fence Mfg. Co.	\$ 95,342.00
53	Hammonds Concrete Specialits, LLC	\$ 19,430.00
54	Florida Wall Concepts	\$ 4,000.00
55	Global Playgrounds	\$ 26,191.90
56	Wood & Associates Engineering, LLC	\$ 2,230.00
57	Highland Homes	\$ 68,277.63
58	Stewart & Associates	\$ 63,178.50
59	Danielle Fence Mfg. Co.	\$ 5,181.00
60	Green Well Drilling, LLC	\$ 160.00
61	Highland Homes	\$ 19,500.00
62	Highland Homes	\$ 19,435.13
	<b>TOTAL</b>	<b>\$ 796,549.42</b>