

*Highland Meadows II
Community Development District*

Agenda

September 21, 2021

AGENDA

Highland Meadows II

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

September 14, 2021

**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, September 21, 2021 at 2:30 PM** at **The Holiday Inn, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

Zoom Video Link: <https://us06web.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:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers may also submit questions via phone or email to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the August 17, 2021 Board of Supervisors Meeting
4. Consideration of Resolution 2021-12 Adopting an Amended Rule Relating to Overnight Parking and Traffic Enforcement Regarding Commercial Vehicles and Trailers
5. Consideration of Resolution 2021-13 Waiving a Portion of the Rules of Procedure Regarding Notice of District Meetings
6. Consideration of Quote for Reserve Study (Examples Included)

¹ Comments will be limited to three (3) minutes

7. Staff Reports

A. Attorney

- i. Memorandum Regarding Wastewater Services and Stormwater Management Needs Analysis

B. Engineer

C. Field Manager's Report

- i. Consideration of Additional Shade Structure Options for Playground (*to be provided under separate cover*)
- ii. Consideration of Options for Pool Furniture Replacement (*to be provided under separate cover*)
- iii. Consideration of Pool ADA Chair Lift Proposal Revision and Additional Options (*to be provided under separate cover*)

D. District Manager's Report

- i. Request to Install a "Little Library" Near Playground
- ii. Approval of Check Register
- iii. Balance Sheet and Income Statement

8. Supervisors Requests

9. Adjournment

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, **August 17, 2021** at 2:30 p.m. at the Holiday Inn, 200 Cypress Gardens Blvd., Winter Haven, FL.

Present and constituting a quorum:

Christopher Lopez
Kristen Anderson
Milton Andrade

Vice Chairman
Assistant Secretary
Assistant Secretary

Also, present were:

Jill Burns
Roy Van Wyk
Marshall Tindall
Residents

District Manager, GMS
KE Law Group
GMS

The following is a summary of the discussions and actions taken at the August 17, 2021 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.

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 at the end of the meeting. There were no members of the public on Zoom. There were no public comments.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the July 20, 2021
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the July 20, 2021 Board of Supervisors meeting and asked for any comments, corrections, or additions to the minutes. Ms. Anderson had submitted corrections/additions that were added.

On MOTION by Ms. Anderson, seconded by Mr. Andrade, with all in favor, the Minutes of the July 20, 2021 Board of Supervisors Meeting, as amended by Ms. Anderson, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Fee Agreement with KE Law

Ms. Burns commented at the last Board meeting, the Board authorized the Chairman to sign the fee agreement.

On MOTION by Mr. Andrade, seconded by Ms. Anderson, the Fee Agreement with KE Law, was ratified

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget

i. Consideration of Resolution 2021-08 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds

Ms. Burns noted this public hearing was advertised in the paper. She asked for a motion to open the public hearing.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Motion to Open the Public Hearing, was approved.

Ms. Burns noted they were not anticipating an increase in the budget for the current year. The assessments will remain the same. Some changes were made to line items, including additional funds added to security.

Ms. Burns asked for public comments. There were no audience comments. Ms. Burns asked for a motion to close the public hearing.

On MOTION by Ms. Anderson, seconded by Mr. Lopez, with all in favor, the Motion to Close the Public Hearing, was approved.

Ms. Burns asked for any questions or comments from the Board on Resolution 2021-08. The Board had no questions.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Resolution 2021-08 Adoption of the Districts FY 2022 Budget, was approved.

ii. Consideration of Resolution 2021-11 Imposing Special Assessments and Appropriating Funds

Ms. Burns asked for any questions or comments from the Board on Resolution 2021-11. The Board had no questions.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Resolution 2021-11 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-09 Designating a Date, Time, and Location for Fiscal Year 2022 Meetings

Ms. Burns noted the Board has had some discussion on this and she proposed the second Tuesday of the month at 2:30 p.m. at The Holiday Inn, 200 Cypress Gardens Blvd., Winter Haven, FL. 33880. The Board had no objections to the proposed dates.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Resolution 2021-09 Designating the 2nd Tuesday of the Month at 2:30 p.m. at the Holiday Inn for Fiscal Year 2022 Meetings, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2021-10 Re-Designating Registered Agent for the District

Ms. Burns stated that previously this was Roy Van Wyk's old address with Hopping, Green & Sams. This resolution will update that information.

On MOTION by Ms. Anderson, seconded by Mr. Lopez, with all in favor, the Resolution 2021-10 Re-Designating Registered Agent for the District, was approved.

EIGHTH ORDER OF BUSINESS

Discussion Regarding Towing of Commercial Vehicles on Odd Side of Road

Ms. Burns noted that Ms. Anderson requested this discussion. Ms. Burns reviewed the current policy on towing vehicles stating that commercial vehicles cannot be parked on the odd side of the road overnight. We have been attempting to contact them when this happens. Ms. Anderson would like to see them towed without attempting to notify them first. After Board discussion it was decided to update the rules and send out a blast to residents. Ms. Burns noted that after the blast is sent, they will contact the towing company.

On MOTION by Ms. Anderson, seconded by Mr. Andrade, with all in favor, Updating the Rules Regarding Towing for Overnight Parking of Commercial Vehicles from 10:00 p.m. to 6:00 a.m., and Authorize GMS to Work With the HOA to Send out a Blast, was approved.

NINETH ORDER OF BUSINESS

Update on Tree Responsibility

Mr. Van Wyk noted the issue with the trees in Phases 2A and 3, trying to decide if the sidewalk is on property of a resident or if it belongs to the CDD. Mr. Van Wyk noted it will be CDD responsibility. His office has drafted a letter that contains a list to be mailed.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing at this time.

B. Engineer

The engineer was not present, the next item followed.

C. Field Manager’s Report

Mr. Tindall summarized the Field Manager’s report for the Board.

i. Consideration of Proposal for Pool Chair Lift Repair or Replacement

Mr. Tindall noted they were trying to get the lift to code. He reviewed the proposals and differences. Board discussion ensued about replacement versus repair costs. After discussion the Board decided to replace the chair lift.

On MOTION by Ms. Anderson, seconded by Mr. Andrade, with all in favor, the Proposal for Pool Chair Lift Replacement, was approved.

ii. Consideration of Proposal for 2 Additional Garbage Cans at Amenity

Mr. Tindall reviewed the need for two additional garbage cans and the options for size, material, and cost.

On MOTION by Mr. Lopez, seconded by Mr. Andrade, with all in favor, the Proposal for 2 Additional Garbage Cans at the Amenity Center, was approved.

iii. Consideration of Proposal for Playground Shade Structure *(to be provided under separate cover)*

Mr. Tindall reviewed the proposal for playground shade structure. He described the option size and design of the structure. After discussion the Board asked for more quote options at a lower price.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns stated the check register was in the Board package and asked for approval. The total was \$254,913.60.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Check Register for \$254,913.60, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that 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.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests/Audience Comments

Supervisor Comments:

Ms. Anderson wanted to discuss with the District Engineer to review the long-term expenses for road repairs, roads, and stormwater drains, to ensure the reserve has the funds. A Reserve Study was discussed, and Ms. Burns will get a quote for a Reserve Study.

Audience Comments:

A resident commented on reflective painting curbs at entrance island.

Another resident commented about signs for no parking on each side of the road in the whole community.

A resident asked about parking and clarification of types of vehicles. Ms. Burns replied the process for public hearing and changing the rules will clarify.

A resident asked about clarification of trees and responsibility.

TWELTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Mr. Andrade, seconded by Ms. Anderson, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2018-07; PROVIDING FOR A REVISED EXHIBIT A THERETO; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on March 21, 2018, following a duly noticed rule hearing, the Board of Supervisors of the Highland Meadows II Community Development District (“**Board**”), adopted Resolution 2018-07, that provided for, among other things, rules relating to parking and parking enforcement of vehicles on District property (“**Rules**”), as subsequently amended; and

WHEREAS, the District now desires to adopt amended and restated rules relating to parking and enforcement of vehicles which shall replace Exhibit A to Resolution 2018-07, providing certain additional definitions and terms to provide clarification; and

WHEREAS, the District desires to replace Exhibit A as provided herein; and

WHEREAS, the Board finds that it is in the best interest of the District to amend Exhibit A to Resolution 2018-07 and replace with Exhibit A, Amended & Restated Rules Relating to Overnight Parking and Parking Enforcement, attached hereto; and

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

1. PROHIBITED STREET PARKING AREAS. Exhibit A to Resolution 2018-07 is hereby replaced in its entirety with a Revised Exhibit A attached hereto and incorporated herein by reference.

2. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2018-07, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2018-07, that are not amended by this Resolution apply as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

5. EFFECTIVE DATE. This Resolution shall take effect as of September 21, 2021.

[Signature Page Follows]

Introduced, considered favorably, and adopted this 21st day of September, 2021.

ATTEST:

**HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Amended & Restated Rules Relating to Parking and Parking Enforcement*, dated September 21, 2021

EXHIBIT A

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT *AMENDED & RESTATED RULES* *RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT*

In accordance with Chapter 190, *Florida Statutes*, and on September 21, 2021, at a duly noticed public meeting, the Board of Supervisors of the Highland Meadows II Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District Property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels, Trailers and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This policy is intended to provide the District’s residents and paid users with a means to park Vehicles on-street in certain designated parking areas and remove such Commercial Vehicles, Vehicles, Vessels, Trailers and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto and incorporated herein by reference.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(s), and Recreational Vessel(s).
- C. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Trailer(s)*. An unpowered vehicle towed by another.
- E. *Recreational Vehicle(s)*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F. *Parked*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G. *Tow-Away Zone*. District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- H. *Overnight*. Between the hours of 10:00 p.m. and 6:00 a.m. daily.

- I. *Abandoned Vehicle.* Any vehicle that is not operational or has not been moved for a period of 2 weeks.

SECTION 3. DESIGNATED PARKING AREAS. On street parking is only authorized on the odd numbered side of the street (as indicated by address numbers). On street parking is expressly prohibited on the even numbered side of the street (as indicated by address numbers).

The even numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Trailers, Recreational Vehicles as set forth in Sections 4 and 5 herein ("**Tow Away Zone**").

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. Each area set forth in **Exhibit A** attached hereto is hereby declared a Tow Away Zone. In addition, any Vehicle which is parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed.

SECTION 5. EXCEPTIONS.

- A. **ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken down Vehicles are not permitted to be parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense.
- B. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company Vehicles in order to facilitate District business. All Vehicles so authorized must be identified by an Overnight Parking Pass.
- C. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors may park on District Property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

Any Vehicle parked on District Property, including District roads, must do so in compliance with all laws, ordinances and codes.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District Property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle,

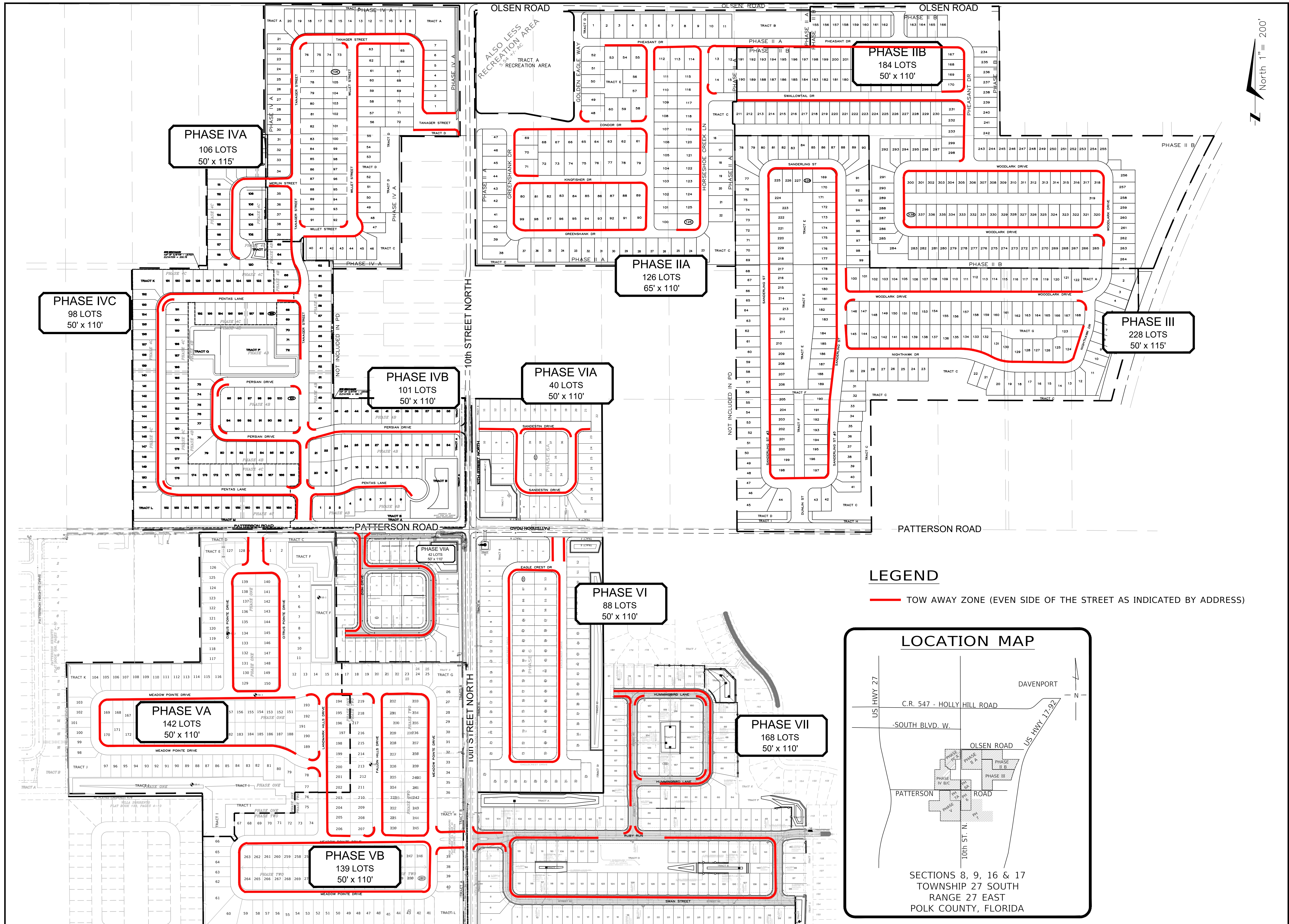
Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels, Trailers, or Recreational Vehicles may be parked on District Property pursuant to this rule, provided, however, that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

EXHIBIT A – *Tow Away Zone*

Effective Date: September 21, 2021



NOT VALID WITHOUT SEAL		REVISIONS	
DATE	NO.	DESCRIPTION	
3/30/16	9	UPDATED PHASE 4A, 4B & 5 LOT LAYOUTS	
11/22/15	10	ADDED PHASES 5 AND 6	
9/28/15	11	SHADED HAINES CITY LOTS	
2/22/17	12	PHASE VA AND VB LOT TOTALS ADDED	
OFFICE: (883) 940-2040		Dennis Wood Engineering LLC	
FAX: (883) 940-2044		1925 BARTON ROAD	
CELL: (883) 662-0018		LAKELAND, FL 33601	
E-MAIL: denniswoodeng@gmail.com			
HIGHLAND MEADOWS OVERALL SITE PLAN DAVENPORT/POLK COUNTY/HAINES CITY			
DENNIS L. WOOD, P.E. #17646		DATE	
EXHIBIT A TOW AWAY ZONE			
SHT 1			

North 1" = 200'

SECTION V

RESOLUTION 2021-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT MAKING CERTAIN FINDINGS; WAIVING A PORTION OF RULE 1.3(1), RULES OF PROCEDURE; PROVIDING FOR REASONABLE NOTICE OF BOARD MEETINGS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District’s Board of Supervisors (“Board”) holds public meetings, hearings, and workshops (together, “meetings”) for the purpose of conducting District business; and

WHEREAS, Section 189.015, *Florida Statutes*, requires that the District file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements, and such regularly scheduled meetings are required to be listed on the District’s website by Section 189.069(2)(a), *Florida Statutes*; and

WHEREAS, Section 286.011(1), *Florida Statutes*, requires the District to provide reasonable notice of all meetings of its Board; and

WHEREAS, the District previously adopted Rule 1.3(1) of its Rules of Procedure providing, among other things, that “Except in emergencies, or as otherwise required by statute or these Rules, at least seven (7) days, but no more than thirty (30) days public notice shall be given of any public meeting, hearing or workshop of the Board,” and that “Public notice shall be given by publication in a newspaper of general circulation in the District and in the county in which the District is located”; and

WHEREAS, the Board finds that providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District’s website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*; and

WHEREAS, the Board accordingly finds that it is in the District’s best interests to waive the requirement of Rule 1.3(1) that published notice of meetings may not be published more than thirty (30) days before the meeting, and to set forth alternative minimum standards for reasonable notice of Board meetings.

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

SECTION 1. RECITALS. The above stated recitals are true and correct and are hereby incorporated herein by reference.

SECTION 2. FINDINGS. The Board hereby finds providing the published notice required by Section 189.015, *Florida Statutes*, together with posting meeting dates, times, and locations on the District's website, constitutes reasonable notice for purposes of Section 286.011(1), *Florida Statutes*.

SECTION 3. WAIVER. The Board hereby waives the provision of Rule 1.3(1) of the District's Rules of Procedure that the required published notice of meetings may not be published more than thirty (30) days before the meeting. Publication of the quarterly, semiannual, or annual meeting notice as required by Section 189.015, *Florida Statutes*, is deemed to satisfy the requirement for published notice in Rule 1.3(1) of the District's Rules of Procedure for those meetings included in the quarterly, semiannual, or annual notice. This Resolution does not supersede any requirements of the Florida Statutes as to additional published notice required for any meeting or hearing of the District.

SECTION 4. REASONABLE NOTICE.

- A. **Regular meetings.** The District Manager is directed to (a) file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities, and publish said notice in accordance with statutory requirements; (b) post the date, time, and location of all regular meetings on the District's website at least seven (7) days prior to each meeting; and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- B. **Special meetings.** For any meeting not included in the quarterly, semiannual, or annual notice, the District Manager is directed to (a) publish an additional notice at least seven (7) days before said meeting in the manner specified in Rule 1.3(1), and (b) post the date, time, and location on the District's website at least seven (7) days prior to each meeting, and (c) take any other actions as are reasonable under the circumstances to provide notice of meetings.
- C. **Statutorily required notice.** Where the Florida Statutes require published notice of certain meetings or hearings, including but not limited to budget hearings, assessment hearings, rulemaking hearings, and others, the District Manager is directed to strictly comply with such requirements.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of September, 2021.

ATTEST:

**HIGHLAND MEADOWS II
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

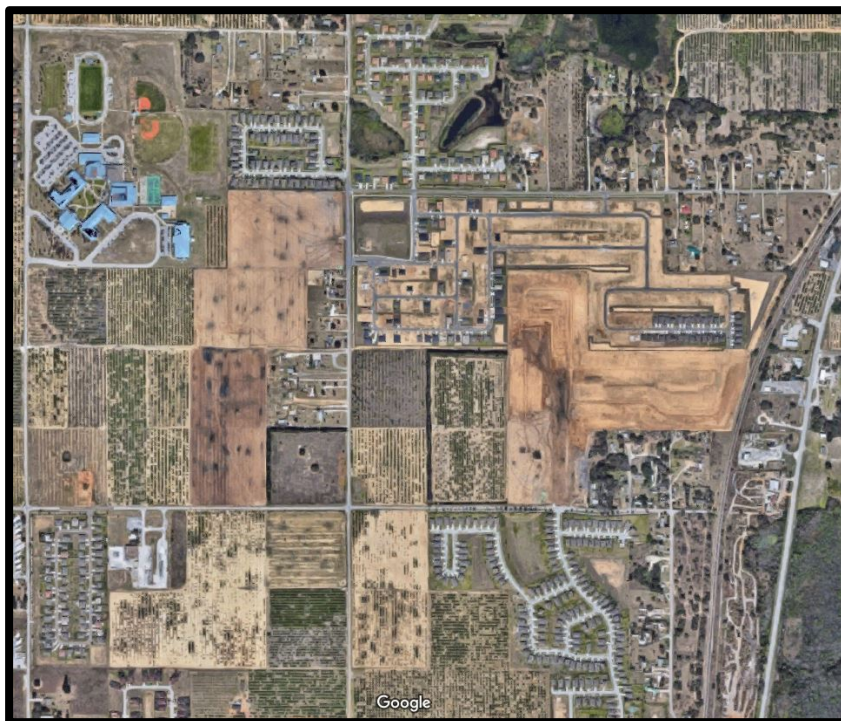


RESERVE STUDY PROPOSAL

Highland Meadows II Community Development District

Prepared for:
Ms. Jill Burns, District Manager
c/o Governmental Management Services, Central Florida

September 1, 2021



Prepared by:
Reserve Advisors, LLC
201 E. Kennedy Boulevard, Suite 1150
Tampa, FL 33602
(800) 980-9881
www.reserveadvisors.com

September 1, 2021

Dear Ms. Jill Burns,

Thank you for the opportunity to present Highland Meadows II Community Development District with this reserve study proposal.

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their property. Our expert reserve study will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:



FULL ENGAGEMENT

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.



DETAILED UNDERSTANDING

We will do whatever it takes to ensure Highland Meadows II Community Development District has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT



This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Highland Meadows II Community Development District Board with maintaining their community's long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Nick Brenneman, Southeast Regional Account Manager
(800) 980-9881

RESERVE STUDY BENEFITS



FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



FOR HOMEOWNERS

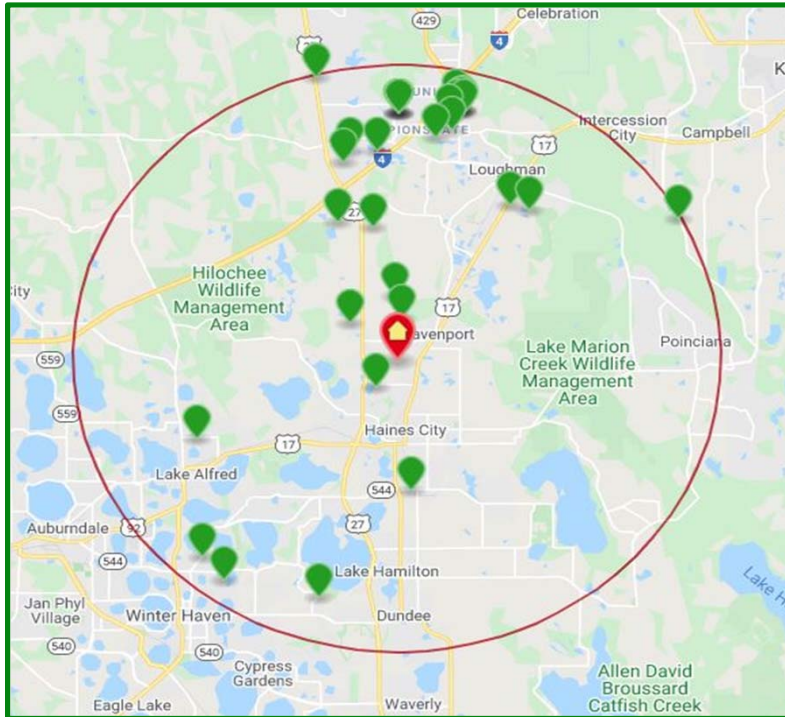
- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

<ul style="list-style-type: none"> ✓ Multi-disciplined Expert Engineers <ul style="list-style-type: none"> • With more than 40 engineers, we match our expertise with your community rather than a “one size fits all” engineer 	<ul style="list-style-type: none"> ✓ Dedicated Support During and After the Reserve Study <ul style="list-style-type: none"> • Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction
<ul style="list-style-type: none"> ✓ Comprehensive Reports to Solve Problems Before They Escalate <ul style="list-style-type: none"> • Thorough condition assessments that prioritize your near-term projects • Best practices and technical illustrations to better understand project scope and compare contractor bids 	<ul style="list-style-type: none"> ✓ Knowledge of Local Replacement Costs <ul style="list-style-type: none"> • Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets
<ul style="list-style-type: none"> ✓ Unbiased Recommendations With Your Best Interests in Mind <ul style="list-style-type: none"> • We do not provide design or project management services • We do not profit from your capital projects 	<ul style="list-style-type: none"> ✓ Exclusive and Unique Easy-to-use Expenditures Table <ul style="list-style-type: none"> • View all of your community’s reserve components in one place • See all of your prioritized capital projects for the next 30 years
<ul style="list-style-type: none"> ✓ Unmatched Local Experience <ul style="list-style-type: none"> • Intimate working knowledge of local costs and conditions that affect your community 	

CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients.
 References available upon request.



Name	City
Calabay Parc at Tower Lake Homeowners Association, Inc.	Haines City
Marbella at Davenport Homeowners Association, Inc.	Davenport
The Estates of Lake St. Charles Homeowners' Association, Inc.	Davenport
Del Webb Orlando Homeowners Association, Inc.	Davenport
Citrus Ridge Neighborhood Association, Inc.	Davenport
Haines City Scenic Highway Industrial Park	Haines City
Sunset Ridge HOA, Inc.	Davenport
Providence Community Association, Inc.	Davenport
Lakeside Villas at Providence Village Association, Inc.	Davenport
Magnolia Ridge Homeowners Association, Inc.	Lake Alfred
Dunson Hills Homeowners Association, Inc.	Davenport
Festival Homeowners Association, Inc.	Davenport
The Green Homeowners Association, Inc.	Davenport
Promenades Two at Bella Trae Condominium Association, Inc.	Champions Gate
Heritage Crossing Condominium Association Inc.	Reunion
Reunion East and West Community Development District	Reunion
Promenades at Bella Trae Condominium Association, Inc.	Champions Gate
Veranda at Bella Trae Homeowners Association, Inc.	Champions Gate
Mandalay at Bella Trae Condominium Association, Inc.	Champions Gate
Bella Trae Community Association, Inc.	Champions Gate

QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 26,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.

44
 ENGINEERS

26,000
 RESERVE STUDIES CONDUCTED

270+
 YEARS OF RESERVE STUDY EXPERIENCE

A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 5 licensed professional engineers with a combined 50 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

Nick Brenneman
REGIONAL
ACCOUNT MANAGER

10 Years of Experience



Since joining Reserve Advisors in 2010, Nick has partnered with more than 2,600 clients to deliver comprehensive reserve study solutions that guide community association boards in fulfilling their fiduciary responsibilities for the maintenance, operation and longevity of their properties.

Matt Kuisle
REGIONAL
EXECUTIVE DIRECTOR

21 Years of Experience
275+ Studies Conducted



B.S. CIVIL ENGINEERING
 Professional Engineer (FL)
 Reserve Specialist
 Professional Reserve Analyst

Ashley Doucet
REGIONAL
ENGINEERING MANAGER

7 Years of Experience
400+ Studies Conducted



B.S. CIVIL ENGINEERING,
M.S. ENGINEERING MANAGEMENT
 Professional Engineer (FL)
 Reserve Specialist



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Full Reserve Study (Level I) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association’s common property. Your reserve study comprises the following activities:

Physical Analysis: The reserve study consultant develops a detailed list of reserve components, also known as a component inventory, and related quantities for each. A condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. A funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

We’ve identified and will include the following reserve components in your Full Reserve Study:

Site Components

- Pool including Fence, Deck, Mechanicals & Furniture
- Pool House
- Playgrounds (2)
- Streets & Curbs
- Parking Areas
- Sidewalks
- Irrigation System
- Landscaping
- Retaining Walls
- Perimeter Walls

- Fences
- Monuments
- Signage
- Dry Retention Ponds
- Dog Park

Clubhouse Elements

- Roofs including Assembly
- Exterior Wall Finishes
- Plumbing, Mechanical and HVAC Systems

Scope of work includes all property owned-in-common as defined in your association’s declaration and other property specifically identified that you’d like us to include.

KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
Exterior Building Elements							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
Property Site Elements							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315



- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

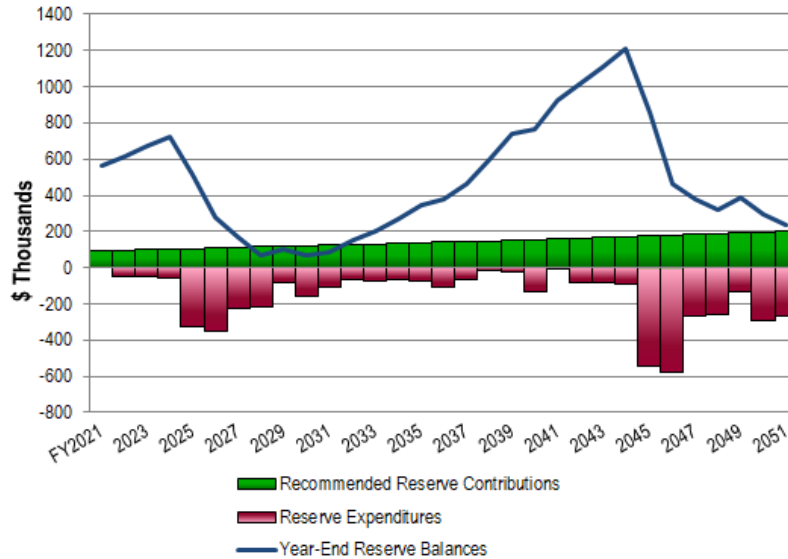
RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500				109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	\$666,648	\$719,163	\$774,541	\$755,323	\$357,432	\$50,047



KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

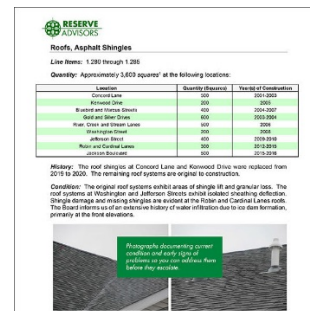
- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives



Location	Square Footage	Year of Construction
Concord Lane	500	2001-2002
Kennel Lane	500	2001
Burford and Hanna Streets	400	2004-2007
Ball and Elm Streets	600	2003-2004
Wain, Clay and Stearns Lanes	400	2008
Washington Street	500	2008
Johnson Street	400	2008-2010
Moran and Corbett Lanes	200	2010-2010
Johnson Street	500	2010-2010

Notes:
 *Note: The roof photos of Concord Lane and Kennel Drive were updated from 2019 to 2020. The remaining roof systems are original to construction.
 *Condition: The original roof systems exhibit areas of shingle lift and granular loss. The roof systems at Washington and Johnson Streets exhibit localized chalking oxidation. Shingle damage has varying degrees and extent at the Ball and Corbett Lanes roof. The Board informs us of an extensive history of water infiltration due to ice dam formation, primarily at the Ball locations.



FORESITE

- ✓ Our proprietary cloud-based application that allows for easy collaboration with your board. Record comments and bids. Also track actual replacement costs and reserve contributions over time. Optionally, subscribe to ForeSite Plus to create unlimited reserve expenditure and reserve funding scenarios. [View Preview Video](#)

[Download Our Report Overview](#)

It is more than just a reserve study.
 It's added value and peace of mind with unconditional support.

**CONFIRMATION OF SERVICES FOR
 HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

Full Reserve Study for a total investment of **\$6,950** (includes all expenses). You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables
- Excel file of Reserve Expenditures and Funding Plan with formulas for “what-if” scenarios



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery



- ForeSite Basic – Access your reserve study files online, record comments and project costs. Also, receive a free 60-day trial to [ForeSite Plus](#).

OPTIONAL SERVICES

- ___ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity: ___
- ___ [ForeSite™ Plus](#) 3-year subscription empowers multiple users to create, share and collaborate with unlimited models and scenarios for **\$695** per year
- ___ [Insurance Appraisal](#) by a credentialed member of the American Society of Appraisers for **\$2,000**
- ___ Include Flood Values for an additional **\$200**

To authorize the reserve study:

**1. Sign and email agreement to
 Nick@reserveadvisors.com.**

Signature: _____
 (Print Name): _____
 Title: _____
 Date: _____
 For: **Highland Meadows II Community
 Development District (212130)**

2. Send \$3,475 retainer to:
 Reserve Advisors, LLC
 735 N. Water Street, Suite 175
 Milwaukee, WI 53202

*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal is valid for 45 days.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part *is not and cannot be used as a design specification for design engineering purposes or as an appraisal*. You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. *The Report* contains intellectual property developed by RA and *shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA*.

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

EXAMPLES

RESERVE EXPENDITURES

The following is a sample of our Reserve Expenditures Table.
Items and costs in your study will vary.

**Scenic Ridge
Association**
Madison, USA

Explanatory Notes:

- 1) **2.5%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) FY2021 is Fiscal Year beginning January 1, 2021 and ending December 31, 2021.

(note actual study is 30 years)

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027	7 2028	8 2029	9 2030	10 2031	11 2032	12 2033	13 2034	14 2035	15 2036	
						Useful	Remaining	Unit (2021)	Per Phase (2021)	Total (2021)																		
Exterior Building Elements																												
1.040	4,500	1,500	Square Feet	Balconies, Composite, Phased	2027	20 to 25	6 to 8	35.00	52,500	157,500	10.5%							60,884	62,406	63,966								
1.260	75	75	Each	Light Fixtures	2033	to 20	12	100.00	7,500	7,500	0.2%												10,087					
1.280	975	488	Squares	Roofs, Asphalt Shingles, Phased	2025	15 to 20	4 to 5	425.00	207,188	414,375	25.2%				228,696	234,414												
1.400	130	65	Squares	Roofs, Flat, Phased	2025	15 to 20	4 to 5	1,000.00	65,000	130,000	7.9%				71,748	73,542												
1.540	9,000	4,500	Linear Feet	Sealants, Windows and Doors, Phased	2025	to 20	4 to 14	2.50	11,250	22,500	1.0%				12,418											15,896		
1.820	37,500	37,500	Square Feet	Walls, Masonry, Inspections and Repairs	2027	8 to 12	6	0.80	30,000	30,000	2.8%							34,791										
1.860	75,000	25,000	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs, Phased	2022	8 to 10	1 to 3	1.50	37,500	112,500	9.6%	38,438	39,398	40,383								49,203	50,433	51,694				
1.910	75	25	Units	Walls, Trim, Soffits and Fascia, Paint Finishes, Phased	2022	4 to 6	1 to 3	500.00	12,500	37,500	6.8%	12,812	13,133	13,461			14,496	14,859	15,230			16,401	16,811	17,231				
Interior Building Elements																												
2.060	3,600	3,600	Square Feet	Ceilings, Acoustical Tiles and Grid, Hallways	2036	to 30	15	5.00	18,000	18,000	0.5%																26,069	
2.100	1	1	Each	Elevator Cab Finishes	2030	to 25	9	15,000.00	15,000	15,000	0.4%										18,733							
2.200	400	400	Square Yards	Floor Coverings, Carpet, Hallways	2026	8 to 12	5	55.00	22,000	22,000	2.0%						24,891											31,863
2.560	37	37	Each	Light Fixtures, Hallways	2036	to 20	15	150.00	5,550	5,550	0.2%																8,038	
2.700	75	75	Each	Mailboxes	2036	to 35	15	115.00	8,625	8,625	0.3%																12,492	
2.800	18,300	18,300	Square Feet	Paint Finishes, Hallways	2026	8 to 12	5	1.00	18,300	18,300	1.7%						20,705											26,504
Building Services Elements																												
3.060	1	1	Each	Air Handling Unit, Rooftop Heating and Cooling Unit	2025	15 to 20	4	9,000.00	9,000	9,000	0.5%				9,934													
3.320	1	1	Each	Elevator, Hydraulic, Pump and Controls	2040	to 35	19	85,000.00	85,000	85,000	2.8%																	
3.560	1	1	Allowance	Life Safety System, Control Panel and Emergency Devices	2030	to 25	9	40,000.00	40,000	40,000	1.0%										49,955							
3.700	2	2	Each	Pumps, Domestic Water	2035	to 20	14	10,000.00	20,000	20,000	1.4%																28,259	
3.820	2	1	Allowance	Security System	2031	10 to 15	10	7,500.00	7,500	15,000	0.5%															9,601		
Property Site Elements																												
4.040	12,700	6,350	Square Yards	Asphalt Pavement, Mill and Overlay, Phased	2027	15 to 20	6 to 7	15.50	98,425	196,850	12.6%							114,143	116,996									
4.620	1,200	1,200	Square Feet	Pavers, Masonry	2028	15 to 20	7	17.00	20,400	20,400	1.3%								24,249									
4.760	2,600	1,300	Square Feet	Retaining Walls, Timber, Phased (Replace with Masonry)	2030	15 to 20	9 to 10	55.00	71,500	143,000	9.8%										89,294	91,526						
Garage Elements																												
7.360	6,500	215	Square Feet	Concrete, On-grade, Partial	2031	to 90	10 to 30+	11.00	2,365	71,500	0.2%															3,027		
7.400	1	1	Each	Door and Operator	2024	8 to 15	3	3,000.00	3,000	3,000	0.2%				3,231													
7.460	1	1	Allowance	Exhaust System (Fans and CO Detection System)	2035	to 35	14	6,500.00	6,500	6,500	0.2%																9,184	
7.600	25	25	Each	Light Fixtures	2035	to 30	14	250.00	6,250	6,250	0.2%																8,831	
7.900	2	2	Each	Unit Heaters	2035	to 35	14	3,500.00	7,000	7,000	0.2%																9,891	
Anticipated Expenditures, By Year (\$4,849,527 over 30 years)												0	51,250	52,531	57,075	322,796	353,552	224,314	218,510	79,196	157,982	104,154	65,604	77,331	68,925	72,061	104,966	

FUNDING PLAN

The following is a sample of our Reserve Funding Plan.

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS

Scenic Ridge
Association
Madison, USA

Individual Reserve Budgets & Cash Flows for the Next 30 Years

		FY2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Reserves at Beginning of Year	(Note 1)	467,289	565,448	616,749	670,898	724,646	515,245	275,912	166,436	64,302	104,010	67,853	88,431	151,156	206,055	273,390	341,698
Total Recommended Reserve Contributions	(Note 2)	92,000	95,500	99,000	102,500	106,000	109,500	112,200	115,000	117,900	120,800	123,800	126,900	130,100	133,400	136,700	140,100
Estimated Interest Earned, During Year	(Note 3)	6,159	7,051	7,680	8,323	7,395	4,719	2,638	1,376	1,004	1,025	932	1,429	2,130	2,860	3,669	4,311
Anticipated Expenditures, By Year		0	(51,250)	(52,531)	(57,075)	(322,796)	(353,552)	(224,314)	(218,510)	(79,196)	(157,982)	(104,154)	(65,604)	(77,331)	(68,925)	(72,061)	(104,966)
Anticipated Reserves at Year End		<u>\$565,448</u>	<u>\$616,749</u>	<u>\$670,898</u>	<u>\$724,646</u>	<u>\$515,245</u>	<u>\$275,912</u>	<u>\$166,436</u>	<u>\$64,302</u>	<u>\$104,010</u>	<u>\$67,853</u>	<u>\$88,431</u>	<u>\$151,156</u>	<u>\$206,055</u>	<u>\$273,390</u>	<u>\$341,698</u>	<u>\$381,143</u>
Predicted Reserves based on 2021 funding level of:	\$92,000	565,448	613,228	660,293	703,351	479,610	222,244	91,803	(34,364)	(21,896)							

(NOTE 5)

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years. Continued

		2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Reserves at Beginning of Year		381,143	466,709	601,259	735,959	763,718	928,536	1,018,771	1,112,101	1,208,611	853,607	461,718	383,057	320,156	388,008	295,603
Total Recommended Reserve Contributions		143,600	147,200	150,900	154,700	158,600	162,600	166,700	170,900	175,200	179,600	184,100	188,700	193,400	198,200	203,200
Estimated Interest Earned, During Year		5,057	6,370	7,975	8,944	10,093	11,614	12,709	13,841	12,300	7,845	5,038	4,194	4,224	4,077	3,176
Anticipated Expenditures, By Year		(63,091)	(19,020)	(24,175)	(135,885)	(3,875)	(83,979)	(86,079)	(88,231)	(542,504)	(579,334)	(267,799)	(255,795)	(129,772)	(294,682)	(265,059)
Anticipated Reserves at Year End		<u>\$466,709</u>	<u>\$601,259</u>	<u>\$735,959</u>	<u>\$763,718</u>	<u>\$928,536</u>	<u>\$1,018,771</u>	<u>\$1,112,101</u>	<u>\$1,208,611</u>	<u>\$853,607</u>	<u>\$461,718</u>	<u>\$383,057</u>	<u>\$320,156</u>	<u>\$388,008</u>	<u>\$295,603</u>	<u>\$236,920</u>

(NOTE 4)

Explanatory Notes:

- 1) Year 2021 starting reserves are as of January 1, 2021; FY2021 starts January 1, 2021 and ends December 31, 2021.
- 2) Reserve Contributions for 2021 are budgeted; 2022 is the first year of recommended contributions.
- 3) 1.2% is the estimated annual rate of return on invested reserves.
- 4) Accumulated year 2051 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

Roofs, Asphalt Shingles

Line Items: 1.280 through 1.285

Quantity: Approximately 3,600 squares¹ at the following locations:

Location	Quantity (Squares)	Year(s) of Construction
Concord Lane	500	2001-2003
Kenwood Drive	200	2005
Bluebird and Marcus Streets	400	2004-2007
Gold and Silver Drives	600	2003-2004
River, Creek and Stream Lanes	500	2006
Washington Street	200	2008
Jefferson Street	400	2009-2010
Robin and Cardinal Lanes	300	2012-2015
Jackson Boulevard	500	2015-2016

History: The roof shingles at Concord Lane and Kenwood Drive were replaced from 2019 to 2020. The remaining roof systems are original to construction.

Condition: The original roof systems exhibit areas of shingle lift and granular loss. The roof systems at Washington and Jefferson Streets exhibit isolated sheathing deflection. Shingle damage and missing shingles are evident at the Robin and Cardinal Lanes roofs. The Board informs us of an extensive history of water infiltration due to ice dam formation, primarily at the front elevations.



Roof shingle lift at valley

Roof shingle lift adjacent to penetrations

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.



Minor sheathing deflection adjacent to valley at Bluebird Lane



Shingle lift at Cardinal Lane



Sheathing deflection at Jackson Street



Roof sheathing deflection at Jackson Boulevard

Useful Life: 15- to 20-years

Component Detail Notes: The existing roof assembly comprises the following:

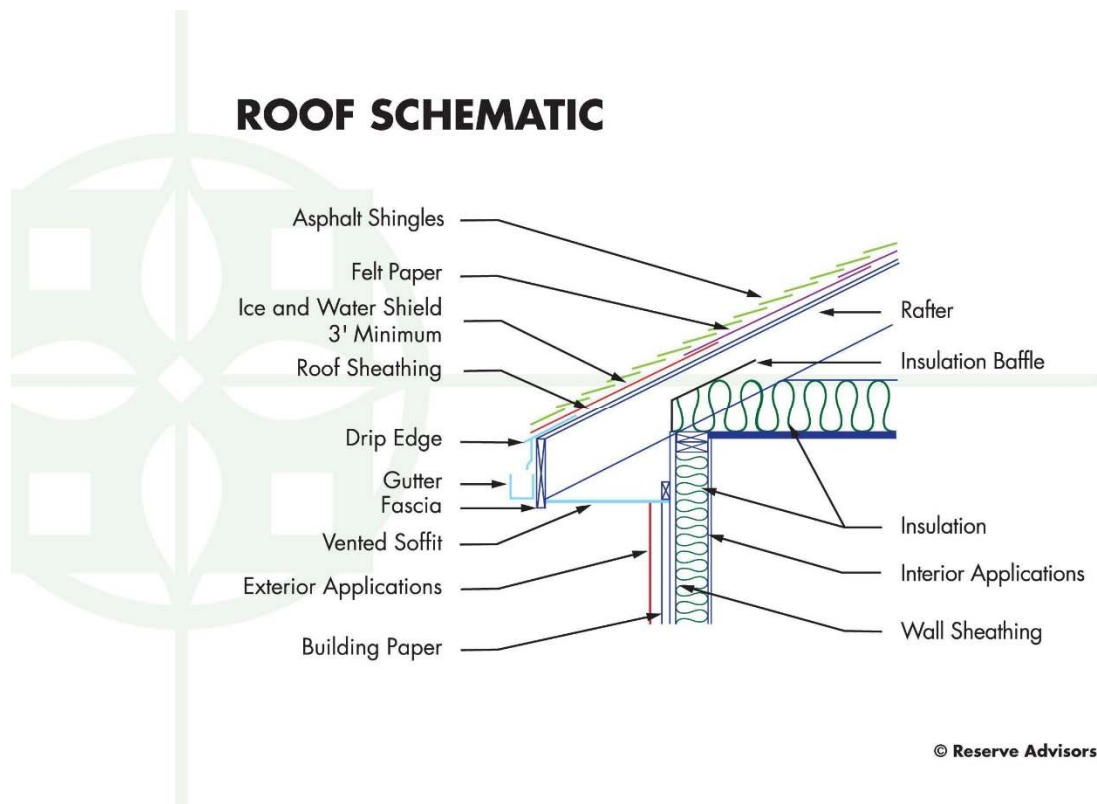
- Laminate shingles
- Boston style ridge caps
- Rubber seal with plastic base boot flashing at waste pipes
- Soffit and ridge vents
- Metal drip edge
- Open valleys with metal W flashing and enclosed valleys

Insulation and ventilation are two major components of a sloped roof system. Together, proper insulation and ventilation help to control attic moisture and maintain an energy efficient building. Both insulation and ventilation prevent moisture buildup which can cause wood rot, mold and mildew growth, warp sheathing, deteriorate shingles, and eventually damage building interiors. Sufficient insulation helps to minimize the quantity of moisture that enters the attic spaces and adequate ventilation helps to remove any

moisture that enters the attic spaces. These two roof system components also help to reduce the amount of energy that is required to heat and cool a building. Proper attic insulation minimizes heat gain and heat loss between the residential living spaces and attic spaces. This reduces energy consumption year-round. Proper attic ventilation removes excessive heat from attic spaces that can radiate into residential living spaces and cause air conditioners to work harder. Properly installed attic insulation and ventilation work together to maximize the useful life of sloped roof systems.

Warranties are an indication of product quality and are not a product guarantee. Asphalt shingle product warranties vary from 20- to 50-years and beyond. However, the scope is usually limited to only the material cost of the shingles as caused by manufacturing defects. Warranties may cover defects such as thermal splitting, granule loss, cupping, and curling. Labor cost is rarely included in the remedy so if roof materials fail, the labor to tear off and install new shingles is extra. Other limitations of warranties are exclusions for "incidental and consequential" damages resulting from age, hurricanes, hail storms, ice dams, severe winds, tornadoes, earthquakes, etc. There are some warranties which offer no dollar limit for replacement at an additional cost (effectively an insurance policy) but again these warranties also have limits and may not cover all damages other than a product defect. We recommend a review of the manufacturers' warranties as part of the evaluation of competing proposals to replace a roof system. This evaluation should identify the current costs of remedy if the roof were to fail in the near future. A comparison of the costs of remedy to the total replacement cost will assist in judging the merits of the warranties.

The following cross-sectional schematic illustrates a typical asphalt shingle roof system although it may not reflect the actual configuration at North Park:



Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

The Association should plan to coordinate the replacement of gutters and downspouts with the adjacent roofs. This will result in the most economical unit price and minimize the possibility of damage to other roof components as compared to separate replacements.

Preventative Maintenance Notes: We recommend the Association maintain a service and inspection contract with a qualified contractor for the implementation of repairs conducted. We note the following activities to maximize the remaining useful lives of roof components.

Recommended preventative maintenance activities that help maximize component useful lives.

- Annually:
 - Record any areas of water infiltration, flashing deterioration, damage or loose shingles
 - Inspect for ice dams and implement repairs as needed if issues are reoccurring
 - Trim tree branches that are near or in contact with roof
- As-needed:
 - Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

SECTION VII

SECTION A

SECTION 1



MEMORANDUM

To: District Manager, District Engineer
From: District Counsel
Date: August 31, 2021
Subject: Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

What is required?

The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.



- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

When is the deadline?

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should districts take?

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.

CHAPTER 2021-194

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term “public works project”; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor,

subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) “Public works project” means an activity exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida’s water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Domestic wastewater” has the same meaning as provided in s. 367.021.

(b) “Facility” means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) “Treatment works” has the same meaning as provided in s. 403.031(11).

(d) “Wastewater services” means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Facility” means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) “Stormwater management program” has the same meaning as provided in s. 403.031(15).

(c) “Stormwater management system” has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

SECTION C

Highland Meadows II

Field Management Report



September 21, 2021

Clayton Smith

Field Services Manager

GMS

Completed

Amenity Review

- ✚ Minor entry gate issue was fixed.
- ✚ New pool rules signs were installed.
- ✚ Men's restroom sink was repaired.
- ✚ Worn out soccer net was replaced.
- ✚ Soccer and dog park fences were inspected and repaired as needed.
- ✚ Pool leak inspection was completed.
- ✚ Additional spray around pool perimeter and spot treatment of ants at the pool.
- ✚ Installed 2 new garbage cans by the pool.



Completed

Landscape Review

- ✚ Repaired downed fences in phases III and VI.
- ✚ Replaced bad entry sign lights in phase IV.
- ✚ Fixed street loose street signs in phases II and III.
- ✚ Minor irrigation repairs were identified and completed by the amenities.
- ✚ Rectified power outage to irrigation caused by lightning strike.
- ✚ “Children Playing” and tow policy signage was installed at the back entry to phase VII.
- ✚ Buried potable water lines that were being knocked over onto sidewalks in phases VA and VB.



In Progress

Slides

- ✚ First slide was installed. We are addressing logistics issue with second slide.



Cabana Covers

- ✚ New cabana covers were ordered and will be scheduled for install once delivered.



In Progress

Pressure Washing

- ✚ Clean up of perimeter fences and entry signs is continuing along phases II and III.



Pool Repairs

- ✚ Leaks were found in the pool. Leak in the main drain line of one of the tanks. Warranty repairs are being pursued on this.
- ✚ Leaks in the gutter beam were found as well. These were patched temporarily by inspector. Looking into the best option for these with the pool contractor.



Upcoming

New pool furniture options

Options and proposals are being assembled for new pool area furniture.



Field Items

Pool Lift Proposal Adjustment

- Site work will require some additional construction work for the foundation that would increase the approved proposal.
- Alternative options have come to our attention that provides reduced maintenance costs and greater reliability.



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. Thank you.

Respectfully,
Clayton Smith

SECTION 1-3

*Item will be
provided under
separate cover.*

SECTION D

SECTION 2

Highland Meadows II

Community Development District

Summary of Invoices

August 11, 2021 to September 14, 2021

Fund	Date	Check No.'s		Amount
General Fund	8/12/21	650-661	\$	30,378.05
	8/17/21	662-664	\$	5,699.94
	8/27/21	665	\$	390.69
	9/3/21	666-673	\$	5,792.12
	9/14/21	674-682	\$	17,595.32
Total			\$	59,856.12

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/21	00075	7/23/21	5941	202107	330	53800	48500		JANITORIAL SERVICE JUL 21	*	555.00	555.00	000650
									CSS CLEAN STAR SERVICES OF CFL INC.				
8/12/21	00091	7/31/21	JULY-21	202107	330	53800	12200		SECURITY SERVICE JULY 21	*	75.00	75.00	000651
									ERVIN GAY				
8/12/21	00015	6/30/21	111	202106	330	53800	48300		GEN MAINT & PRESSURE WASH	*	2,310.00	2,310.00	000652
									GMS-CENTRAL FL				
8/12/21	00087	7/31/21	JULY-21	202107	330	53800	12200		SECURITY SERVICE JULY 21	*	350.00	350.00	000653
									JAMAL SAFIEDDINE				
8/12/21	00088	7/31/21	JULY-21	202107	330	53800	12200		SECURITY SERVICE JULY 21	*	50.00	50.00	000654
									JOHN E. DRAGE				
8/12/21	00092	7/31/21	JULY-21	202107	330	53800	12200		SECURITY SERVICE JULY 21	*	475.00	475.00	000655
									KATHERYN QUILCATE				
8/12/21	00096	8/05/21	112	202107	310	51300	31500		GENERAL COUNSEL - JULY 21	*	1,185.00	1,185.00	000656
									KE LAW GROUP, PLLC				
8/12/21	00086	7/31/21	JULY-21	202107	330	53800	12200		SECURITY SERVICE JULY 21	*	450.00	450.00	000657
									NORMAN A. JACKSON				
8/12/21	00093	7/01/21	4034	202107	320	53800	46200		LAWN MAINTENANCE JULY 21	*	16,000.00		
		7/16/21	4118	202107	320	53800	47300		REPLACE VALVE BOXES	*	141.00		
									PRINCE & SONS INC.			16,141.00	000658
8/12/21	00030	7/26/21	14119	202107	330	53800	48300		INSTALL 2 NEW LIFE RINGS	*	240.00		
		8/01/21	14166	202108	330	53800	48100		POOL MAINTENANCE - AUG 21	*	1,600.00		
									RESORT POOL SERVICES DBA			1,840.00	000659
8/12/21	00073	7/29/21	72821-2&	202107	320	53800	46400		FERTILIZATION - JULY 21	*	2,475.42	2,475.42	000660
									TRUGREEN				

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
8/12/21	00040	4/23/21 6108294	202104 310-51300-32300	TRUSTEE FEE S17	*	4,471.63	
				U.S. BANK			4,471.63 000661
8/17/21	00015	8/01/21 114	202108 310-51300-34000	MANAGEMENT FEES AUGUST 21	*	2,916.67	
		8/01/21 114	202108 310-51300-35100	INFO TECHNOLOGY AUGUST 21	*	195.83	
		8/01/21 114	202108 310-51300-31300	DISSEMINATION AUGUST 21	*	583.33	
		8/01/21 114	202108 310-51300-51000	OFFICE SUPPLIES	*	3.10	
		8/01/21 114	202108 310-51300-42000	POSTAGE	*	40.06	
		8/01/21 114	202108 310-51300-42500	COPIES	*	4.95	
		8/01/21 115	202108 320-53800-12000	FIELD MANAGEMENT AUG 21	*	1,250.00	
				GMS-CENTRAL FL			4,993.94 000662
8/17/21	00028	7/09/21 21396707	202107 330-53800-48000	MNTHLY PEST CONTROL JUL21	*	67.00	
				ORKIN			67.00 000663
8/17/21	00097	8/05/21 20233802	202108 330-53800-48200	EST INSTALLATION LABOR	*	639.00	
				SOUTHEAST WIRING SOLUTIONS, INC.			639.00 000664
8/27/21	00094	7/31/21 00039851	202107 310-51300-48000	NOT OF BOS MEETING-JUL 21	*	390.69	
				LOCAL IQ			390.69 000665
9/03/21	00067	9/02/21 09022021	202109 300-20700-10000	TXFER OF TAX RCPTS-S14 A1	*	315.79	
				HIGHLAND MEADOWS II CDD/US BANK			315.79 000666
9/03/21	00067	9/02/21 09022021	202109 300-20700-10000	TXFER OF TAX RCPTS-S14 A2	*	465.12	
				HIGHLAND MEADOWS II CDD/US BANK			465.12 000667
9/03/21	00067	9/02/21 09022021	202109 300-20700-10000	TXFER OF TAX RCPTS-S16 A3	*	833.80	
				HIGHLAND MEADOWS II CDD/US BANK			833.80 000668
9/03/21	00067	9/02/21 09022021	202109 300-20700-10000	TXFER OF TAX RCPTS-S16 A4	*	486.55	
				HIGHLAND MEADOWS II CDD/US BANK			486.55 000669
				HIME HIGH MED II IARAUJO			

*** CHECK DATES 08/11/2021 - 09/14/2021 ***
 HIGHLAND MEADOWS II - GENERAL
 BANK A HIGHLAND MEADOW II

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/03/21	00067	9/02/21	09022021	202109 300-20700-10000	HIGHLAND MEADOWS II CDD/US BANK	*	748.00	748.00	000670
9/03/21	00067	9/02/21	09022021	202109 300-20700-10000	HIGHLAND MEADOWS II CDD/US BANK	*	1,385.06	1,385.06	000671
9/03/21	00067	9/02/21	09022021	202109 300-20700-10000	HIGHLAND MEADOWS II CDD/US BANK	*	595.42	595.42	000672
9/03/21	00067	9/02/21	09022021	202109 300-20700-10000	HIGHLAND MEADOWS II CDD/US BANK	*	962.38	962.38	000673
9/14/21	00074	7/11/21	354807	202107 310-51300-32200	BERGER, TOOMBS, ELAN, GAINES & FRANK	*	3,685.00	3,685.00	000674
9/14/21	00079	8/17/21	CL081720	202108 310-51300-11000	CHRISTOPHER LOPEZ	*	200.00	200.00	000675
9/14/21	00015	7/31/21	116	202107 320-53800-49000	GMS-CENTRAL FL	*	520.00	5,667.22	000676
		9/01/21	117	202109 310-51300-34000		*	2,916.67		
		9/01/21	117	202109 310-51300-35100		*	195.83		
		9/01/21	117	202109 310-51300-31300		*	583.33		
		9/01/21	117	202109 310-51300-51000		*	3.97		
		9/01/21	117	202109 310-51300-42000		*	60.54		
		9/01/21	117	202109 310-51300-42500		*	6.30		
		9/01/21	118	202109 320-53800-12000		*	1,250.00		
		9/01/21	118	202109 320-53800-49000		*	130.58		
9/14/21	00017	8/27/21	124821	202107 310-51300-31500	HOPPING GREEN & SAMS	*	618.00	618.00	000677

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/14/21	00096	9/06/21 183	202108 310-51300-31500	GENERAL COUNSEL - AUG 21 KE LAW GROUP, PLLC	*	2,949.96	2,949.96 000678
9/14/21	00078	8/17/21 KA081720	202108 310-51300-11000	SUPERVISOR FEE - 08/17/21 KRISTEN ANDERSON	*	200.00	200.00 000679
9/14/21	00068	8/17/21 MA081720	202108 310-51300-11000	SUPERVISOR FEE - 08/17/21 MILTON ANDRADE	*	200.00	200.00 000680
9/14/21	00030	9/01/21 14373	202109 330-53800-48100	POOL MAINTENANCE - SEP 21 RESORT POOL SERVICES DBA	*	1,600.00	1,600.00 000681
9/14/21	00073	8/31/21 555/556/	202108 320-53800-46400	FERTILIZATION - AUG 21 TRUGREEN	*	2,475.14	2,475.14 000682
TOTAL FOR BANK A						59,856.12	
TOTAL FOR REGISTER						59,856.12	

SECTION 3

Highland Meadows II
Community Development District

Unaudited Financial Reporting
August 31, 2021



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Highland Meadows II
Community Development District
Combined Balance Sheet
August 31, 2021

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating - Suntrust	\$ 611,884	\$ 334	\$ -	\$ -	\$ 612,218
Deposits	\$ 2,028	\$ -	\$ -	\$ -	\$ 2,028
Due From General Fund	\$ -	\$ -	\$ 5,792	\$ -	\$ 5,792
Investments:					
State Board Administration	\$ 150,040	\$ -	\$ -	\$ -	\$ 150,040
<u>Area 1</u>					
Revenue	\$ -	\$ -	\$ 47,441	\$ -	\$ 47,441
Reserve	\$ -	\$ -	\$ 140,000	\$ -	\$ 140,000
<u>Area 2</u>					
Revenue	\$ -	\$ -	\$ 76,733	\$ -	\$ 76,733
Reserve	\$ -	\$ -	\$ 55,166	\$ -	\$ 55,166
<u>Area 3</u>					
Revenue	\$ -	\$ -	\$ 144,990	\$ -	\$ 144,990
Reserve	\$ -	\$ -	\$ 86,762	\$ -	\$ 86,762
Prepayment	\$ -	\$ -	\$ 150	\$ -	\$ 150
General Redemption	\$ -	\$ -	\$ 768	\$ -	\$ 768
<u>Area 4</u>					
Revenue	\$ -	\$ -	\$ 44,781	\$ -	\$ 44,781
Reserve	\$ -	\$ -	\$ 50,879	\$ -	\$ 50,879
Prepayment	\$ -	\$ -	\$ 150	\$ -	\$ 150
General Redemption	\$ -	\$ -	\$ 7	\$ -	\$ 7
<u>Area 5</u>					
Revenue	\$ -	\$ -	\$ 231,683	\$ -	\$ 231,683
Reserve	\$ -	\$ -	\$ 145,097	\$ -	\$ 145,097
Prepayment	\$ -	\$ -	\$ 555	\$ -	\$ 555
Construction	\$ -	\$ -	\$ -	\$ 6	\$ 6
Deposits	\$ -	\$ -	\$ -	\$ 1,113	\$ 1,113
General	\$ -	\$ -	\$ 4	\$ -	\$ 4
<u>Area 6</u>					
Revenue	\$ -	\$ -	\$ 84,294	\$ -	\$ 84,294
Reserve	\$ -	\$ -	\$ 61,939	\$ -	\$ 61,939
Prepayment	\$ -	\$ -	\$ 221	\$ -	\$ 221
<u>Area 4Bc</u>					
Revenue	\$ -	\$ -	\$ 133,090	\$ -	\$ 133,090
Reserve	\$ -	\$ -	\$ 78,931	\$ -	\$ 78,931
Prepayment	\$ -	\$ -	\$ 208	\$ -	\$ 208
<u>Area 7/7A</u>					
Revenue	\$ -	\$ -	\$ 210,549	\$ -	\$ 210,549
Reserve	\$ -	\$ -	\$ 139,714	\$ -	\$ 139,714
Prepayment	\$ -	\$ -	\$ 275,461	\$ -	\$ 275,461
Construction	\$ -	\$ -	\$ -	\$ 586,468	\$ 586,468
Total Assets	\$ 763,952	\$ 334	\$ 2,015,363	\$ 587,587	\$ 3,367,235
Liabilities:					
Accounts Payable	\$ 21,072	\$ -	\$ -	\$ -	\$ 21,072
Due To Debt Service	\$ 5,792	\$ -	\$ -	\$ -	\$ 5,792
Total Liabilities	\$ 26,864	\$ -	\$ -	\$ -	\$ 26,864
Fund Balances:					
Unassigned	\$ 737,087	\$ 334	\$ -	\$ -	\$ 737,421
Assigned for Debt Service	\$ -	\$ -	\$ 2,015,363	\$ -	\$ 2,015,363
Assigned for Capital Projects	\$ -	\$ -	\$ -	\$ 587,587	\$ 587,587
Total Fund Balances	\$ 737,087	\$ 334	\$ 2,015,363	\$ 587,587	\$ 3,340,371
Total Liabilities & Fund Balances	\$ 763,952	\$ 334	\$ 2,015,363	\$ 587,587	\$ 3,367,235

Highland Meadows II

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
Revenues:				
On Roll Assessments	\$ 860,299	\$ 860,299	\$ 863,215	\$ 2,915
Boundary Amendment Contributions	\$ -	\$ -	\$ 563	\$ 563
Interest Income	\$ -	\$ -	\$ 40	\$ 40
Other Income	\$ -	\$ -	\$ 7,278	\$ 7,278
Total Revenues	\$ 860,299	\$ 860,299	\$ 871,095	\$ 10,796

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 11,000	\$ 6,200	\$ 4,800
Public Official Insurance	\$ 2,416	\$ 2,416	\$ 2,692	\$ (276)
Trustee Services	\$ 25,000	\$ 22,917	\$ 20,623	\$ 2,293
District Management Fees	\$ 35,000	\$ 32,083	\$ 32,083	\$ (0)
Engineering	\$ 6,000	\$ 5,500	\$ -	\$ 5,500
Dissemination Agent	\$ 7,000	\$ 7,000	\$ 7,517	\$ (517)
Arbitrage	\$ 1,800	\$ 1,800	\$ 9,900	\$ (8,100)
Property Appraiser	\$ 21,514	\$ 21,514	\$ 22,303	\$ (789)
District Counsel	\$ 25,000	\$ 22,917	\$ 26,756	\$ (3,840)
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Audit Fees	\$ 3,685	\$ 3,685	\$ 3,685	\$ -
Travel Per Diem	\$ 500	\$ 458	\$ -	\$ 458
Telephone	\$ 100	\$ 92	\$ -	\$ 92
Postage & Shipping	\$ 1,000	\$ 917	\$ 187	\$ 730
Printing & Binding	\$ 1,000	\$ 917	\$ 47	\$ 870
Office Supplies	\$ 500	\$ 458	\$ 150	\$ 309
Legal Advertising	\$ 7,500	\$ 6,875	\$ 4,606	\$ 2,269
Miscellaneous	\$ 5,000	\$ 4,583	\$ 1,553	\$ 3,031
Website Maintenance	\$ 2,350	\$ 2,154	\$ 2,154	\$ 0
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Boundary Amendment	\$ -	\$ -	\$ 563	\$ (563)
Total General & Administrative:	\$ 162,540	\$ 152,461	\$ 146,193	\$ 6,268

Highland Meadows II

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/21	Thru 08/31/21	Variance
<i>Field Expenses</i>				
Field Management	\$ 15,000	\$ 13,750	\$ 13,750	\$ -
General Insurance	\$ 2,725	\$ 2,725	\$ 2,726	\$ (1)
Irrigation	\$ 16,000	\$ 14,667	\$ 3,952	\$ 10,715
General Repairs & Maintenance	\$ 5,000	\$ 4,583	\$ 1,762	\$ 2,822
Landscape Maintenance	\$ 212,000	\$ 194,333	\$ 153,150	\$ 41,183
Landscape Replacement & Tree/Palm	\$ 75,230	\$ 68,961	\$ 47,883	\$ 21,078
Fertilization	\$ 36,000	\$ 33,000	\$ 27,229	\$ 5,771
Contingency	\$ 10,000	\$ 9,167	\$ 5,581	\$ 3,586
Streetlights	\$ 60,000	\$ 55,000	\$ 35,226	\$ 19,774
Sidewalk & Asphalt Maintenance	\$ 6,000	\$ 5,500	\$ 2,950	\$ 2,550
Total Field Expenses:	\$ 437,955	\$ 401,686	\$ 294,209	\$ 107,477
<i>Cabana & Pool Expenses</i>				
Security	\$ 35,000	\$ 32,083	\$ 12,836	\$ 19,248
Contingency	\$ 12,500	\$ 11,458	\$ 4,668	\$ 6,790
Electric	\$ 25,000	\$ 25,000	\$ 26,912	\$ (1,912)
Internet	\$ 3,000	\$ 2,750	\$ 986	\$ 1,764
Property & Casualty Insurance	\$ 15,000	\$ 15,000	\$ 12,240	\$ 2,760
Pest Control	\$ 828	\$ 759	\$ 759	\$ 1
Amenity Repair & Maintenance	\$ 10,000	\$ 10,000	\$ 13,088	\$ (3,088)
Swimming Pools	\$ 19,500	\$ 17,875	\$ 17,430	\$ 445
Playground Lease	\$ 15,256	\$ 13,985	\$ 12,798	\$ 1,187
Janitorial - Pool	\$ 17,400	\$ 15,950	\$ 7,379	\$ 8,571
Water & Sewer	\$ 7,500	\$ 6,875	\$ 5,784	\$ 1,091
Total Cabana & Pool Expenses	\$ 160,985	\$ 151,736	\$ 114,879	\$ 36,857
Total Expenditures	\$ 761,480	\$ 705,883	\$ 555,281	\$ 150,601
Transfer In (Out)	\$ (98,820)	\$ (500)	\$ (500)	\$ -
Total Other Financing Sources (Uses)	\$ (98,820)	\$ (500)	\$ (500)	\$ -
Excess Revenues (Expenditures)	\$ (0)		\$ 315,314	
Fund Balance - Beginning	\$ -		\$ 421,773	
Fund Balance - Ending	\$ (0)		\$ 737,087	

Highland Meadows II

Community Development District

Capital Reserve

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2021

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 08/31/21	Thru 08/31/21	
Revenues:				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Miscellaneous	\$ -	\$ -	\$ 166	\$ (166)
Total Expenditures	\$ -	\$ -	\$ 166	\$ (166)
Transfer In (Out)	\$ 98,820	\$ 500	\$ 500	\$ -
Total Other Financing Sources (Uses)	\$ 98,820	\$ 500	\$ 500	\$ -
Excess Revenues (Expenditures)	\$ 98,820		\$ 334	
Fund Balance - Beginning	\$ 13,811		\$ -	
Fund Balance - Ending	\$ 112,631		\$ 334	

Highland Meadows II
Community Development District
Debt Service Funds

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

Description	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 4BC	Area 7/7A	Total
Revenues									
<i>Interest Income:</i>									
Revenue	\$ 2	\$ 4	\$ 8	\$ 2	\$ 10	\$ 4	\$ 6	\$ 6	\$ 41
Reserve	\$ 8	\$ 3	\$ 5	\$ 3	\$ 8	\$ 3	\$ 5	\$ 9	\$ 43
Prepayment	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 1	\$ 25	\$ 26
Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1	\$ 1
<i>Assessments:</i>									
Tax Collector	\$ 67,535	\$ 99,471	\$ 178,316	\$ 104,054	\$ 296,210	\$ 127,336	\$ 159,969	\$ 205,815	\$ 1,238,706
Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,705,416	\$ 1,705,416
Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 119,354	\$ 119,354
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13	\$ -	\$ 13
Total Revenues	\$ 67,545	\$ 99,477	\$ 178,328	\$ 104,059	\$ 296,228	\$ 127,343	\$ 159,994	\$ 2,030,626	\$ 3,063,601
Expenses									
Interest - 11/1	\$ 25,494	\$ 34,400	\$ 65,784	\$ 38,278	\$ 109,631	\$ 46,238	\$ 60,244	\$ 120,029	\$ 500,098
Principal - 11/1	\$ 15,000	\$ 25,000	\$ -	\$ -	\$ 70,000	\$ 30,000	\$ 60,000	\$ -	\$ 200,000
Special Call- 11/1	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 20,000	\$ 5,000	\$ 145,000	\$ 530,000	\$ 720,000
Interest - 2/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59	\$ 4,943	\$ 5,002
Special Call- 2/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ 475,000	\$ 480,000
Interest - 5/1	\$ 24,925	\$ 33,622	\$ 65,634	\$ 38,128	\$ 107,625	\$ 45,466	\$ 55,625	\$ 99,096	\$ 470,121
Principal - 5/1	\$ -	\$ -	\$ 40,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 65,000
Special Call- 5/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000	\$ 165,000
Total Expenses	\$ 70,419	\$ 98,022	\$ 176,419	\$ 106,406	\$ 307,256	\$ 126,703	\$ 325,928	\$ 2,232,746	\$ 3,443,899
Excess Revenues (Expenses)	\$ (2,874)	\$ 1,455	\$ 1,910	\$ (2,347)	\$ (11,028)	\$ 640	\$ (165,934)	\$ (202,120)	\$ (380,298)
Beginning Fund Balance	\$ 190,631	\$ 130,908	\$ 231,593	\$ 98,650	\$ 389,752	\$ 146,409	\$ 378,911	\$ 828,807	\$ 2,395,661
Ending Fund Balance	\$ 187,757	\$ 132,364	\$ 233,503	\$ 96,303	\$ 378,724	\$ 147,049	\$ 212,977	\$ 626,686	\$ 2,015,363

Highland Meadows II
Community Development District
Capital Projects Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2021

Description	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	Area 4BC	Area 7/7A	Total
Revenues									
<i>Interest Income:</i>									
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34	\$ 34
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 34	\$ 34
Expenses									
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 264,944	\$ 264,944
Transfer Out	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13	\$ -	\$ 13
Total Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13	\$ 264,944	\$ 264,957
Excess Revenues (Expenses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (13)	\$ (264,910)	\$ (264,923)
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 1,119	\$ -	\$ 13	\$ 851,379	\$ 852,510
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ 1,119	\$ -	\$ -	\$ 586,468	\$ 587,587

Highland Meadows II
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
On Roll Assessments	\$ -	\$ 10,681	\$ 823,652	\$ 14,825	\$ 2,910	\$ 1,962	\$ 5,150	\$ -	\$ 4,036	\$ -	\$ -	\$ -	\$ 863,215
Boundary Amendment Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2	\$ 25	\$ 13	\$ -	\$ 40
Other Income	\$ 6,828	\$ -	\$ 10	\$ -	\$ 30	\$ 50	\$ 10	\$ 40	\$ 80	\$ 80	\$ 150	\$ -	\$ 7,278
Total Revenues	\$ 6,828	\$ 10,681	\$ 823,662	\$ 14,825	\$ 2,940	\$ 2,012	\$ 5,722	\$ 40	\$ 4,118	\$ 105	\$ 163	\$ -	\$ 871,095

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ 800	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ 800	\$ -	\$ 600	\$ 600	\$ -	\$ 6,200
Public Official Insurance	\$ 2,692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,692
Trustee Services	\$ 3,717	\$ 7,497	\$ -	\$ -	\$ -	\$ 4,256	\$ 5,153	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,623
District Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ 32,083
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination Agent	\$ 583	\$ 583	\$ 583	\$ 1,183	\$ 583	\$ 583	\$ 583	\$ 583	\$ 1,083	\$ 583	\$ 583	\$ -	\$ 7,517
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,900	\$ -	\$ -	\$ -	\$ 9,900
Property Appraiser	\$ 22,303	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,303
District Counsel	\$ 1,370	\$ 989	\$ 1,064	\$ 1,610	\$ 2,865	\$ 1,790	\$ 1,764	\$ 2,078	\$ 8,475	\$ 1,803	\$ 2,950	\$ -	\$ 26,756
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,685	\$ -	\$ -	\$ 3,685
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Shipping	\$ 15	\$ 7	\$ 6	\$ 20	\$ 13	\$ 27	\$ -	\$ 19	\$ 23	\$ 17	\$ 40	\$ -	\$ 187
Printing & Binding	\$ -	\$ 0	\$ 7	\$ 3	\$ -	\$ 14	\$ 10	\$ -	\$ 9	\$ -	\$ 5	\$ -	\$ 47
Office Supplies	\$ 0	\$ 3	\$ 3	\$ 3	\$ 0	\$ 4	\$ 3	\$ 1	\$ 4	\$ 127	\$ 3	\$ -	\$ 150
Legal Advertising	\$ 959	\$ 501	\$ 552	\$ -	\$ 552	\$ 833	\$ -	\$ 819	\$ -	\$ 391	\$ -	\$ -	\$ 4,606
Miscellaneous	\$ -	\$ 265	\$ 151	\$ 123	\$ 121	\$ 121	\$ 621	\$ 32	\$ 39	\$ 42	\$ 39	\$ -	\$ 1,553
Website Maintenance	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ 196	\$ -	\$ 2,154
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Boundary Amendment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563
Total General & Administrative:	\$ 40,527	\$ 13,757	\$ 6,478	\$ 6,055	\$ 8,046	\$ 12,303	\$ 11,246	\$ 7,443	\$ 22,645	\$ 10,361	\$ 7,333	\$ -	\$ 146,193

Field Expenses													
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ 13,750
General Insurance	\$ 2,601	\$ -	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,726
Irrigation	\$ -	\$ 1,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 672	\$ 1,763	\$ 312	\$ -	\$ -	\$ 3,952
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 180	\$ 675	\$ -	\$ -	\$ 160	\$ -	\$ -	\$ 747	\$ -	\$ 1,762
Landscape Maintenance	\$ 16,100	\$ 16,150	\$ 16,150	\$ 16,150	\$ 16,150	\$ 16,150	\$ 16,150	\$ 16,150	\$ 8,000	\$ 16,000	\$ -	\$ -	\$ 153,150
Landscape Replacement & Tree	\$ 1,374	\$ 14,269	\$ 987	\$ 7,808	\$ 781	\$ -	\$ -	\$ 9,242	\$ 13,422	\$ -	\$ -	\$ -	\$ 47,883
Fertilization	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ 2,475	\$ -	\$ 27,229
Contingency Field	\$ 3,168	\$ 463	\$ 471	\$ -	\$ -	\$ 861	\$ -	\$ -	\$ -	\$ 619	\$ -	\$ -	\$ 5,581
Streetlights	\$ 2,845	\$ 3,440	\$ 4,076	\$ 3,110	\$ 4,048	\$ 3,011	\$ 3,006	\$ 2,995	\$ 2,948	\$ 2,910	\$ 2,836	\$ -	\$ 35,226
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ 2,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,950
Total Field Expenses:	\$ 29,813	\$ 39,250	\$ 28,484	\$ 30,974	\$ 25,379	\$ 23,747	\$ 22,882	\$ 32,945	\$ 29,859	\$ 23,567	\$ 7,308	\$ -	\$ 294,209

Highland Meadows II
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Cabana & Pool Expenses</i>													
Security	\$ 2,480	\$ 1,194	\$ 620	\$ 729	\$ 729	\$ 535	\$ 250	\$ 1,400	\$ 3,500	\$ 1,400	\$ -	\$ -	\$ 12,836
Contingency	\$ 367	\$ -	\$ -	\$ 1,286	\$ 50	\$ -	\$ 2,750	\$ -	\$ 240	\$ (25)	\$ -	\$ -	\$ 4,668
Electric	\$ 2,058	\$ 2,329	\$ 2,376	\$ 1,482	\$ 1,557	\$ 2,453	\$ 2,647	\$ 2,701	\$ 2,716	\$ 2,813	\$ 3,780	\$ -	\$ 26,912
Internet	\$ -	\$ -	\$ -	\$ 3	\$ 127	\$ 127	\$ 127	\$ 128	\$ 128	\$ 173	\$ 173	\$ -	\$ 986
Property & Casualty Insurance	\$ 12,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,240
Pest Control	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 69	\$ 72	\$ -	\$ 139	\$ 67	\$ 67	\$ -	\$ 759
Amenity Repair & Maintenance	\$ 1,237	\$ -	\$ -	\$ -	\$ 1,127	\$ -	\$ 2,329	\$ 2,950	\$ 4,830	\$ 240	\$ 375	\$ -	\$ 13,088
Swimming Pools	\$ 1,425	\$ 1,450	\$ 1,450	\$ 1,625	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,880	\$ 1,600	\$ 1,600	\$ -	\$ 17,430
Playground Lease	\$ 1,113	\$ 1,113	\$ 1,113	\$ 1,182	\$ 1,182	\$ 1,182	\$ 1,182	\$ 1,182	\$ 1,182	\$ 1,182	\$ 1,182	\$ -	\$ 12,798
Janitorial - Pool	\$ 1,450	\$ 950	\$ 950	\$ 654	\$ 450	\$ 450	\$ 480	\$ 480	\$ 480	\$ 555	\$ 480	\$ -	\$ 7,379
Water & Sewer	\$ 263	\$ 349	\$ 505	\$ 506	\$ 602	\$ 578	\$ 700	\$ 634	\$ 387	\$ 638	\$ 622	\$ -	\$ 5,784
Total Cabana & Pool Expenses	\$ 22,704	\$ 7,454	\$ 7,083	\$ 7,535	\$ 7,493	\$ 6,994	\$ 12,137	\$ 11,075	\$ 15,481	\$ 8,643	\$ 8,279	\$ -	\$ 114,879
Total Expenditures	\$ 93,044	\$ 60,462	\$ 42,045	\$ 44,564	\$ 40,919	\$ 43,045	\$ 46,264	\$ 51,463	\$ 67,985	\$ 42,570	\$ 22,920	\$ -	\$ 555,281
Transfer In (Out)	\$ -	\$ -	\$ (500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (500)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (500)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (500)
Excess Revenues (Expenditures)	\$ (86,216)	\$ (49,781)	\$ 781,117	\$ (29,739)	\$ (37,979)	\$ (41,033)	\$ (40,542)	\$ (51,423)	\$ (63,867)	\$ (42,465)	\$ (22,757)	\$ -	\$ 315,314

Highland Meadows II
 Community Development District
 Assessment Receipts - Fiscal Year 2021

Gross Assessments	\$	915,840.66	\$	71,665.02	\$	105,553.44	\$	189,219.51	\$	110,417.02	\$	169,751.34	\$	314,322.47	\$	135,122.40	\$	218,400.00	\$	2,230,291.86
Net Assessments	\$	860,890.22	\$	67,365.12	\$	99,220.23	\$	177,866.34	\$	103,792.00	\$	159,566.26	\$	295,463.12	\$	127,015.06	\$	205,296.00	\$	2,096,474.35
		41.06%		3.21%		4.73%		8.48%		4.95%		7.61%		14.09%		6.06%		9.79%		100.00%

Date Received	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	General Fund	021		022		023		024		027		025		026		028		Total
							Series 2014 Area 1 (2A)	Series 2014 Area 2 (2B)	Series 2016 Phase 3	Series 2016 4A	Series 2017 4B/C	Series 2017 5A and 5B	Series 2017 Area 6 and 6A	Series 2019 Area 7 and 7A									
11/16/20	\$ 1,704.03	\$ -	\$ 34.08	\$ -	\$ 1,669.95	\$ 685.74	\$ 53.66	\$ 79.03	\$ 141.68	\$ 82.68	\$ 127.10	\$ 235.35	\$ 101.17	\$ 163.53	\$ 1,669.95								
11/19/20	\$ 2,924.28	\$ -	\$ 58.49	\$ -	\$ 2,865.79	\$ 1,176.80	\$ 92.09	\$ 135.63	\$ 243.14	\$ 141.88	\$ 218.12	\$ 403.89	\$ 173.62	\$ 280.63	\$ 2,865.79								
11/23/20	\$ 21,913.60	\$ -	\$ 438.27	\$ -	\$ 21,475.33	\$ 8,818.57	\$ 690.06	\$ 1,016.37	\$ 1,821.98	\$ 1,063.20	\$ 1,634.52	\$ 3,026.59	\$ 1,301.08	\$ 2,102.96	\$ 21,475.33								
12/1/20	\$ 19,134.31	\$ -	\$ 382.69	\$ -	\$ 18,751.62	\$ 7,700.11	\$ 602.54	\$ 887.46	\$ 1,590.90	\$ 928.35	\$ 1,427.22	\$ 2,642.73	\$ 1,136.07	\$ 1,836.24	\$ 18,751.62								
12/11/20	\$ 406,361.60	\$ -	\$ 8,127.23	\$ -	\$ 398,234.37	\$ 163,529.82	\$ 12,796.30	\$ 18,847.31	\$ 33,786.48	\$ 19,715.74	\$ 30,310.30	\$ 56,124.50	\$ 24,127.06	\$ 38,996.86	\$ 398,234.37								
12/18/20	\$ 1,621,228.29	\$ -	\$ 32,424.56	\$ -	\$ 1,588,803.73	\$ 652,421.81	\$ 51,052.35	\$ 75,193.61	\$ 134,795.21	\$ 78,658.30	\$ 120,926.58	\$ 223,915.41	\$ 96,257.79	\$ 155,582.66	\$ 1,588,803.73								
1/15/21	\$ 36,468.57	\$ -	\$ 729.37	\$ -	\$ 35,739.20	\$ 14,675.84	\$ 1,148.39	\$ 1,691.44	\$ 3,032.14	\$ 1,769.37	\$ 2,720.17	\$ 5,036.84	\$ 2,165.26	\$ 3,499.74	\$ 35,739.20								
1/29/21	\$ -	\$ -	\$ -	\$ 149.02	\$ 149.02	\$ 149.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149.02								
2/26/21	\$ 7,230.83	\$ -	\$ 144.62	\$ -	\$ 7,086.21	\$ 2,909.86	\$ 227.70	\$ 335.37	\$ 601.20	\$ 350.82	\$ 539.34	\$ 998.68	\$ 429.32	\$ 693.91	\$ 7,086.21								
3/15/21	\$ 4,874.89	\$ -	\$ 97.50	\$ -	\$ 4,777.39	\$ 1,961.77	\$ 153.51	\$ 226.10	\$ 405.32	\$ 236.52	\$ 363.62	\$ 673.29	\$ 289.44	\$ 467.82	\$ 4,777.39								
4/15/21	\$ 12,796.48	\$ -	\$ 255.93	\$ -	\$ 12,540.55	\$ 5,149.62	\$ 402.96	\$ 593.51	\$ 1,063.95	\$ 620.86	\$ 954.48	\$ 1,767.38	\$ 759.77	\$ 1,228.03	\$ 12,540.55								
6/15/21	\$ 1,199.35	\$ 86.02	\$ 25.71	\$ -	\$ 1,259.66	\$ 517.26	\$ 40.48	\$ 59.62	\$ 106.87	\$ 62.36	\$ 95.87	\$ 177.53	\$ 76.32	\$ 123.35	\$ 1,259.66								
6/21/21	\$ 8,465.69	\$ 277.26	\$ 174.86	\$ -	\$ 8,568.09	\$ 3,518.38	\$ 275.31	\$ 405.50	\$ 726.92	\$ 424.19	\$ 652.13	\$ 1,207.53	\$ 519.10	\$ 839.03	\$ 8,568.09								
					\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -								
Totals	\$ 2,144,301.92	\$ 363.28	\$ 42,893.31	\$ 149.02	\$ 2,101,920.91	\$ 863,214.61	\$ 67,535.34	\$ 99,470.95	\$ 178,315.79	\$ 104,054.27	\$ 159,969.46	\$ 296,209.72	\$ 127,336.01	\$ 205,814.76	\$ 2,101,920.91								

% Collected: 100%