

*Highland Meadows II
Community Development District*

Meeting Agenda

March 8, 2022

AGENDA

Highland Meadows II

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

March 1, 2022

**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, March 8, 2022 at 2:30 PM** at **The Holiday Inn—Winter Haven, 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/88622805377>

Zoom Call-In Information: 1-646-876-9923

Meeting ID: 886 2280 5377

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 December 14, 2021 Board of Supervisors Meeting
4. Presentation of Reserve Study from Reserve Advisors
5. Consideration of Arbitrage Rebate Reports
 - A. Series 2016, Assessment Area 3 Project
 - B. Series 2016, Assessment Area 4 Project
6. Discussion Regarding Phase 3 Empty Tract (*requested by Supervisor Anderson*)
7. Staff Reports
 - A. Attorney

¹ Comments will be limited to three (3) minutes

- B. Engineer
- C. Field Manager's Report
 - i. Consideration of Surplus of Existing Pool Furniture
- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
- 8. ***CLOSED Session of Board Discussion Regarding Security***
- 9. Supervisors Requests
- 10. Public Comments
- 11. 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, **December 14, 2021** at 2:30 p.m. at the Holiday Inn, 200 Cypress Gardens Blvd., Winter Haven, FL.

Present and constituting a quorum:

| | |
|------------------------------------|---------------------|
| Rennie Heath | Chairman |
| Christopher Lopez | Vice Chairman |
| Kristen Anderson | Assistant Secretary |
| Brian Walsh (<i>by phone</i>) | Assistant Secretary |
| Milton Andrade (<i>by phone</i>) | Assistant Secretary |

Also, present were:

| | |
|------------------|-----------------------|
| Jill Burns | District Manager, GMS |
| Sarah Warren | KE Law Group |
| Meredith Hammock | KE Law Group |
| Marshall Tindall | GMS |
| Clayton Smith | GMS |
| Residents | |

The following is a summary of the discussions and actions taken at the December 14, 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.

One resident had a comment on the use of the Polk County Sherriff and just wanted to make residents aware of residents calling the sheriff's office instead of using pool security, and another resident also commented on the same topic.

THIRD ORDER OF BUSINESS

Approval of Minutes of the October 12, 2021 Board of Supervisors Meeting

Ms. Burns presented the minutes of the October 12, 2021 Board of Supervisors meeting and asked for any comments, corrections, or additions to the minutes. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Minutes of the October 12, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Discussion Regarding Availability of Off-Duty Officers for Pool Security

Ms. Burns stated they had been previously contracted with the Davenport Police Department for 10 hours during the off-peak season in the winter and 40 hours during the summer season. She noted that a few shifts had not been picked up in October due to obligation and availability issues, therefore they told the District they would no longer be able to service the District for pool security due to staffing. The Board decided to find proposals for security to bring back to the February meeting.

FIFTH ORDER OF BUSINESS

Consideration of 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated that Polk County required the District to enter into the agreement annually. She noted it was regarding exempt parcels with judges or police officers who were exempt from having their addresses disclosed, therefore the agreement stated they would not disclose those addresses. She asked for a motion to approve.

On MOTION by Ms. Anderson, seconded by Mr. Heath, with all in favor, the 2022 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Contract Agreement with Polk County Property Appraiser

Ms. Burns noted that the county required an annual agreement for them to gather the parcels in the community and send them to their office so that they could use those parcels to place the assessments on the tax bill. She asked for a motion to approve.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Warren stated she had nothing to report.

B. Engineer

There being none, the next item followed.

C. Field Manager's Report

Mr. Smith summarized the Field Manager's report for the Board.

Completed items include:

- Pool had been fixed
- Replaced drain covers
- Installed measures to help protect the camera systems at the Amenity
- Plant refreshes around community were finished
- Fences repaired

In progress projects include:

- Signage and relocation was almost complete
- "No Parking" signs being installed and would be completed by early 2022
- Wanted to add inspection after pressure-washing of sidewalks
- Reserve study would be completed by January

i. Consideration of Proposal for Adding Solar Lights to All Mailboxes

Mr. Smith presented the proposal, noting that Phase 3 was a focus area. Ms. Burns noted that Phase 7 would be paid for by construction, as well as that the capital reserves had \$250,000 that could be partially used for smaller projects if needed. The total for the project was \$4,000.

On MOTION by Ms. Anderson, seconded by Mr. Lopez, with all in favor, Installation of Solar Lights at All Mailboxes, was approved.

ii. Consideration of Renewal of Current TruGreen Contract or Change of Pest Control Fertilization Vendor

Ms. Smith presented the contract renewal with TruGreen, and Ms. Burns asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Anderson, with all in favor, the Renewal of Current TruGreen Contract or Change of Pest Control Fertilization Vendor, was approved.

iii. Consideration of Proposal for Pool Gutter Repair (to be provided under separate cover)

Mr. Smith presented the proposal, noting that it was for the gutter in the back corner by the pool. Ms. Burns asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Mr. Lopez, with all in favor, the Proposal for Pool Gutter Repair, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns stated the check register from October 6th through December 7th was in the Board package and asked for approval. The total was \$129,152.70. She asked for a motion to approve.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated that the financials through October 31st were in the packet for the Board’s review and no action needed to be taken. She noted they had received their first round of assessments from the tax bills. With no questions, the next item followed.

iii. Discussion Regarding Holiday Towing

The Board decided to direct the towing company to tow during the holidays.

iv. Proposal for change in Meeting location

Ms. Burns presented the proposal to change meeting locations. The motion failed.

| |
|--|
| On MOTION by Ms. Anderson, seconded by Mr. Lopez, with 2 in favor and 3 opposed, Changing the meeting location, the motion failed. |
|--|

EIGHTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

One resident, Christine Williams, asked if it would be possible to put up signs about autistic children living within the neighborhood for the children’s safety. Ms. Burns responded that they could not spend public funds that are specific to one property or to private improvements but suggested that the HOA could possibly do that.

Mr. Heath asked Ms. Warren if they would be able to put the sign in the right-of-way, to which she responded that she was almost sure that they could, as long as they weren’t violating any sign compliances.

Mr. Heath also suggested that they get the HOA to pay for the sign and that the CDD install it. Supervisor Lopez offered to pay for the Autistic Children signs of his own accord, using his own personal funds. The Board agreed that Supervisor Lopez could pay for the Autistic Children signs personally, due to his offer to do so.

NINTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

FULL RESERVE STUDY

Highland Meadows II Community Development District



**Haines City, Florida
December 2, 2021**



This Report contains intellectual property developed by Reserve Advisors, LLC and cannot be reproduced or distributed to those who conduct reserve studies without their written consent.

Highland Meadows II Community Development District
Haines City, Florida

Dear Board of Directors of Highland Meadows II Community Development District:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of Highland Meadows II Community Development District in Haines City, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, December 2, 2021.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Highland Meadows II Community Development District plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on January 11, 2022 by

Reserve Advisors, LLC

Visual Inspection and Report by: Alexander G.J. Gould, RS¹

Review by: Alan M. Ebert, RS, PRA², Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



Long-term thinking. Everyday commitment.



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Highland Meadows II Community Development District (Highland Meadows II)

Location: Haines City, Florida

Reference: 212130

Property Basics: Highland Meadows II Community Development District is a Master Association which is responsible for the common elements shared by 1,400 units. The community began construction in 2015. The date of completion is unknown at this time. The community contains asphalt pavement streets and associated infrastructure, perimeter walls with stucco coating and paint finish applications and a pool.

Reserve Components Identified: 22 Reserve Components.

Inspection Date: December 2, 2021.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan the mill and overlayment of the asphalt pavement street system. In addition, the Reserve Funding Plan recommends 2052 year end accumulated reserves of approximately \$8,753,200. We judge this amount of accumulated reserves in 2052 necessary to fund the likely mill and overlayment of the asphalt pavement street system after 2052. Future replacement costs beyond the next 30 years for the mill and overlayment of the asphalt pavement street system are likely to more than double the current cost of replacement. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2052 year end reserves.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 0.7% anticipated annual rate of return on invested reserves
- 3.5% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Unaudited Cash Status of Reserve Fund:

- \$250,252 as of October 31, 2021
- 2022 budgeted Reserve Contributions of \$98,820¹
- A potential deficit in reserves might occur by 2035 based upon continuation of the most recent annual reserve contribution of \$98,820 and the identified Reserve Expenditures.

¹ The Fiscal Year (FY 2022) for Highland Meadows II begins October 1st, 2021 and ends September 30th, 2022. For brevity, we refer to the Fiscal Year by its ending year, i.e. Fiscal Year 2021-22 is FY 2022 or simply 2022.



Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Funding Plan:

- Increase to \$395,000 in 2023
- Inflationary increases from 2023 through 2037
- Reduced reserve budget of \$598,000 in 2038
- Inflationary increases through 2052, the limit of this study's Cash Flow Analysis
- Initial adjustment in Reserve Contributions of \$296,180 represents an average annual increase of \$211.56 per homeowner and about a thirty-five percent (34.8%) adjustment in the 2022 total Operating Budget of \$851,732.

Highland Meadows II
Recommended Reserve Funding Table and Graph

| Year | Reserve Contributions (\$) | Reserve Balances (\$) | Year | Reserve Contributions (\$) | Reserve Balances (\$) | Year | Reserve Contributions (\$) | Reserve Balances (\$) |
|------|----------------------------|-----------------------|------|----------------------------|-----------------------|------|----------------------------|-----------------------|
| 2023 | 395,000 | 748,074 | 2033 | 557,100 | 5,022,684 | 2043 | 710,200 | 2,834,634 |
| 2024 | 408,800 | 1,158,323 | 2034 | 576,600 | 5,234,111 | 2044 | 735,100 | 3,592,149 |
| 2025 | 423,100 | 1,506,983 | 2035 | 596,800 | 4,562,483 | 2045 | 760,800 | 4,233,039 |
| 2026 | 437,900 | 1,683,255 | 2036 | 617,700 | 3,848,220 | 2046 | 787,400 | 4,969,308 |
| 2027 | 453,200 | 2,026,861 | 2037 | 639,300 | 685,743 | 2047 | 815,000 | 5,432,210 |
| 2028 | 469,100 | 2,511,791 | 2038 | 598,000 | 1,290,636 | 2048 | 843,500 | 6,316,688 |
| 2029 | 485,500 | 2,896,126 | 2039 | 618,900 | 1,719,083 | 2049 | 873,000 | 7,236,960 |
| 2030 | 502,500 | 3,332,486 | 2040 | 640,600 | 1,703,080 | 2050 | 903,600 | 7,393,970 |
| 2031 | 520,100 | 3,877,734 | 2041 | 663,000 | 2,176,711 | 2051 | 935,200 | 8,081,395 |
| 2032 | 538,300 | 4,432,606 | 2042 | 686,200 | 2,373,993 | 2052 | 967,900 | 8,753,210 |





2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

Highland Meadows II Community Development District

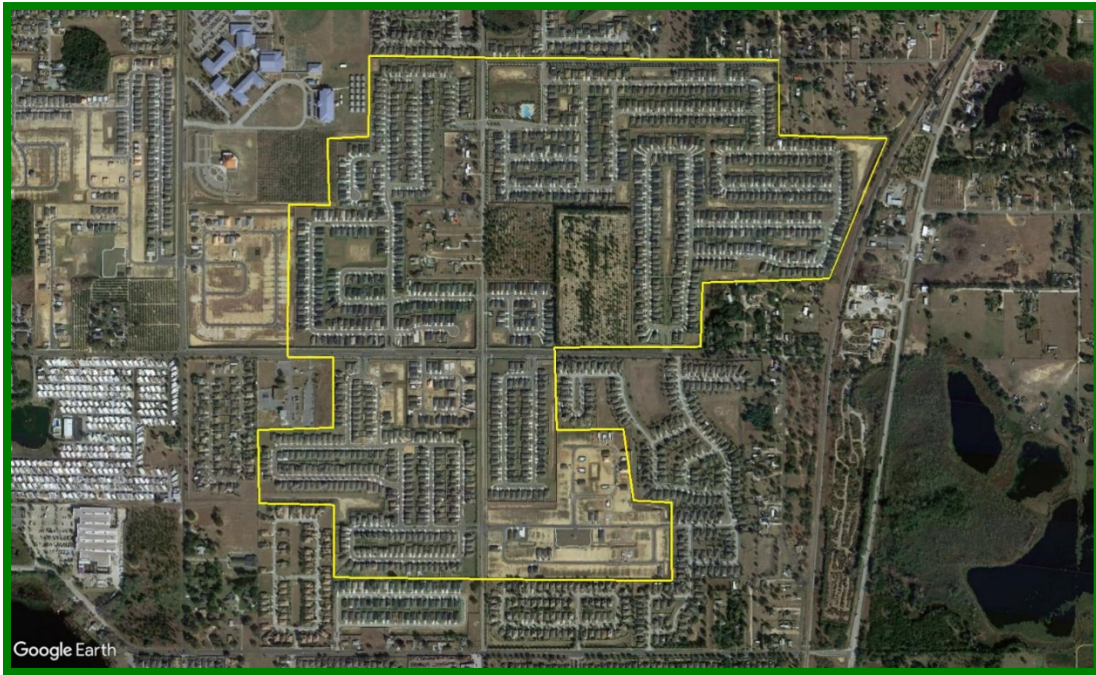
Haines City, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, December 2, 2021.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Homeowners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Association and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Homeowners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- Highland Meadows II responsibility
- Limited useful life expectancies

- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

Long-Lived Property Elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the 30-year scope of the study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from the 30-year Reserve Expenditures at this time.

- Electrical Systems, Common
- Foundations
- Inlet/Outlet Structures, Concrete, Storm Water Management System
- Pipes, Interior Building, Domestic Water, Sanitary Waste, Common
- Pool Structure, Total Replacement
- Retaining Walls, Masonry, Total Replacements
- Structural Frames

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds. For purposes of calculating appropriate Reserve Contributions, we identify the following list of Operating Budget Funded Repairs and Replacements:

- General Maintenance to the Common Elements
- Expenditures less than \$6,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)
- Catch Basins, Landscape
- Dry Detention Ponds, Maintenance
- Fences, Chain Link, Soccer Field



Chain link fences

- Irrigation System, Controls and Maintenance
- Landscape
- Paint Finishes, Touch Up
- Pool House, Exterior Renovations, Paint Finish Applications and Partial Replacements of the Stone Veneer
- Shade Structures, Interim Canvas Replacements
- Signage
- Soccer Field and Associated Elements
- Other Repairs normally funded through the Operating Budget

Certain items have been designated as the responsibility of the homeowners to repair or replace at their cost. Property Maintained by Homeowners, including items billed back to Homeowners, relates to unit:

- Driveways
- Homes and Lots

Certain items have been designated as the responsibility of others to repair or replace. Property Maintained by Others relates to:

- Lift Station (Haines City)
- Light Poles and Fixtures (Duke Energy)
- Mailbox Stations (Sub-Associations)
- Pipes, Subsurface Utilities, Domestic Water and Sanitary Sewer (Haines City)

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2022 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end
- Predicted reserves based on current funding level

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

RESERVE EXPENDITURES

Highland Meadows II
Community Development District
Haines City, Florida

Explanatory Notes:

- 1) **3.5%** is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) FY2022 is Fiscal Year beginning October 1, 2021 and ending September 30, 2022.

| 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 FY2022 | 1 2023 | 2 2024 | 3 2025 | 4 2026 | 5 2027 | 6 2028 | 7 2029 | 8 2030 | 9 2031 | 10 2032 | 11 2033 | 12 2034 | 13 2035 | 14 2036 | 15 2037 | |
|---|----------------|--------------------|--------------|--|-----------------------------|----------------------|-----------|-------------|------------------|--------------|-----------------------------------|----------------|--------|--------|---------|---------|---------|---------|---------|--------|--------|---------|---------|---------|-----------|-----------|-----------|--|
| | | | | | | Useful | Remaining | Unit (2022) | Per Phase (2022) | Total (2022) | | | | | | | | | | | | | | | | | | |
| Property Site Elements | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.020 | 133,450 | 133,450 | Square Yards | Asphalt Pavement, Patch | 2025 | 3 to 5 | 3 | 0.50 | 66,725 | 66,725 | 5.3% | | | | 73,979 | | | | | 87,864 | | | | | | | | |
| 4.040 | 133,450 | 44,500 | Square Yards | Asphalt Pavement, Mill and Overlay, Phased | 2035 | 15 to 20 | 13 to 15 | 14.00 | 623,000 | 1,868,300 | 26.3% | | | | | | | | | | | | | 974,345 | 1,008,447 | 1,043,742 | | |
| 4.100 | 150 | 50 | Each | Catch Basins, Inspections and Capital Repairs, Phased | 2035 | 15 to 20 | 13 to 15 | 550.00 | 27,500 | 82,500 | 1.2% | | | | | | | | | | | | | 43,009 | 44,514 | 46,072 | | |
| 4.110 | 100,100 | 6,755 | Linear Feet | Concrete Curbs and Gutters, Partial | 2035 | to 65 | 13 to 30+ | 27.00 | 182,385 | 2,702,700 | 7.7% | | | | | | | | | | | | | 285,242 | 295,226 | 305,558 | | |
| 4.140 | 500,400 | 25,020 | Square Feet | Concrete Sidewalks, Partial | 2026 | to 65 | 4 to 30+ | 9.50 | 237,690 | 4,753,800 | 15.0% | | | | 272,755 | | | | | | | | | | 359,166 | | | |
| 4.200 | 2,600 | 2,600 | Linear Feet | Fences, Aluminum | 2043 | to 25 | 21 | 50.00 | 130,000 | 130,000 | 2.3% | | | | | | | | | | | | | | | | | |
| 4.260 | 29,340 | 29,340 | Linear Feet | Fences, Vinyl | 2037 | 15 to 20 | 15 | 45.00 | 1,320,300 | 1,320,300 | 19.2% | | | | | | | | | | | | | | | | 2,211,963 | |
| 4.410 | 5 | 5 | Each | Irrigation System, Pumps | 2037 | to 20 | 15 | 5,100.00 | 25,500 | 25,500 | 0.4% | | | | | | | | | | | | | | | | 42,721 | |
| 4.420 | 158 | 53 | Zones | Irrigation System, Partial Replacements | 2052 | to 40+ | 30 to 30+ | 2,400.00 | 126,408 | 379,200 | 3.1% | | | | | | | | | | | | | | | | | |
| 4.640 | 103,170 | 103,170 | Square Feet | Perimeter Walls, Stucco, Inspections and Capital Repairs (Incl. Monuments) | 2027 | 8 to 12 | 5 | 1.00 | 103,170 | 103,170 | 5.1% | | | | | | | 122,534 | | | | | | | | | | |
| 4.660 | 1 | 1 | Allowance | Playground Equipment | 2037 | 15 to 20 | 15 | 100,000.00 | 100,000 | 100,000 | 1.5% | | | | | | | | | | | | | | | | 167,535 | |
| 4.740 | 36,170 | 36,170 | Square Feet | Retaining Wall, Masonry, Inspection and Capital Repairs | 2040 | 10 to 15 | 18 | 7.00 | 253,190 | 253,190 | 4.1% | | | | | | | | | | | | | | | | | |
| 4.810 | 100 | 100 | Each | Signage, Replacement | 2040 | 15 to 20 | 18 | 400.00 | 40,000 | 40,000 | 0.6% | | | | | | | | | | | | | | | | | |
| Pool Elements | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.200 | 15,860 | 15,860 | Square Feet | Deck, Pavers | 2047 | to 30 | 25 | 9.00 | 142,740 | 142,740 | 2.9% | | | | | | | | | | | | | | | | | |
| 6.400 | 540 | 540 | Linear Feet | Fence, Aluminum | 2047 | to 30 | 25 | 40.00 | 21,600 | 21,600 | 0.4% | | | | | | | | | | | | | | | | | |
| 6.500 | 1 | 1 | Allowance | Furniture | 2034 | to 12 | 12 | 27,650.00 | 27,650 | 27,650 | 0.9% | | | | | | | | | | | | | | 41,781 | | | |
| 6.600 | 2 | 1 | Allowance | Mechanical Equipment, Phased | 2025 | to 15 | 3 to 10 | 8,800.00 | 8,800 | 17,600 | 0.5% | | | | 9,757 | | | | | | | | | 12,413 | | | | |
| 6.800 | 4,880 | 4,880 | Square Feet | Pool Finish, Plaster | 2029 | 8 to 12 | 7 | 18.00 | 87,840 | 87,840 | 2.4% | | | | | | | | 111,757 | | | | | | | | | |
| 6.801 | 320 | 320 | Linear Feet | Pool Finish, Tile | 2041 | 15 to 25 | 19 | 35.00 | 11,200 | 11,200 | 0.2% | | | | | | | | | | | | | | | | | |
| 6.849 | 13 | 13 | Squares | Pool House, Roof, Asphalt Shingle | 2029 | 12 to 18 | 7 | 500.00 | 6,500 | 6,500 | 0.2% | | | | | | | | 8,270 | | | | | | | | | |
| 6.850 | 2 | 2 | Each | Rest Rooms, Renovations | 2042 | to 25 | 20 | 8,000.00 | 16,000 | 16,000 | 0.3% | | | | | | | | | | | | | | | | | |
| 6.900 | 3 | 3 | Each | Shade Structures | 2036 | to 15 | 14 | 2,700.00 | 8,100 | 8,100 | 0.3% | | | | | | | | | | | | | | | 13,111 | | |
| | | 1 | Allowance | Reserve Study Update with Site Visit | 2024 | 2 | 2 | 5,200.00 | 5,200 | 5,200 | 0.0% | | | 5,200 | | | | | | | | | | | | | | |
| Anticipated Expenditures, By Year (\$11,504,844 over 30 years) | | | | | | | | | | | | | | 5,200 | 83,736 | 272,755 | 122,534 | 0 | 120,027 | 87,864 | 0 | 12,413 | 0 | 400,947 | 1,302,596 | 1,361,298 | 3,817,591 | |

RESERVE EXPENDITURES

Highland Meadows II Community Development District Haines City, Florida

| Line Item | Total Quantity | Per Phase Quantity | Units | Reserve Component Inventory | Estimated 1st Year of Event | Life Analysis, Years | | Costs, \$ | | | Percentage of Future Expenditures | 16 2038 | 17 2039 | 18 2040 | 19 2041 | 20 2042 | 21 2043 | 22 2044 | 23 2045 | 24 2046 | 25 2047 | 26 2048 | 27 2049 | 28 2050 | 29 2051 | 30 2052 |
|---|----------------|--------------------|--------------|--|-----------------------------|----------------------|-----------|-------------|------------------|--------------|-----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | | | | | | Useful | Remaining | Unit (2022) | Per Phase (2022) | Total (2022) | | | | | | | | | | | | | | | | |
| Property Site Elements | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.020 | 133,450 | 133,450 | Square Yards | Asphalt Pavement, Patch | 2025 | 3 to 5 | 3 | 0.50 | 66,725 | 66,725 | 5.3% | | | 123,941 | | | | | 147,203 | | | | | 174,831 | | |
| 4.040 | 133,450 | 44,500 | Square Yards | Asphalt Pavement, Mill and Overlay, Phased | 2035 | 15 to 20 | 13 to 15 | 14.00 | 623,000 | 1,868,300 | 26.3% | | | | | | | | | | | | | | | |
| 4.100 | 150 | 50 | Each | Catch Basins, Inspections and Capital Repairs, Phased | 2035 | 15 to 20 | 13 to 15 | 550.00 | 27,500 | 82,500 | 1.2% | | | | | | | | | | | | | | | |
| 4.110 | 100,100 | 6,755 | Linear Feet | Concrete Curbs and Gutters, Partial | 2035 | to 65 | 13 to 30+ | 27.00 | 182,385 | 2,702,700 | 7.7% | | | | | | | | | | | | | | | |
| 4.140 | 500,400 | 25,020 | Square Feet | Concrete Sidewalks, Partial | 2026 | to 65 | 4 to 30+ | 9.50 | 237,690 | 4,753,800 | 15.0% | | | | | 472,953 | | | | | | | | 622,789 | | |
| 4.200 | 2,600 | 2,600 | Linear Feet | Fences, Aluminum | 2043 | to 25 | 21 | 50.00 | 130,000 | 130,000 | 2.3% | | | | | | 267,726 | | | | | | | | | |
| 4.260 | 29,340 | 29,340 | Linear Feet | Fences, Vinyl | 2037 | 15 to 20 | 15 | 45.00 | 1,320,300 | 1,320,300 | 19.2% | | | | | | | | | | | | | | | |
| 4.410 | 5 | 5 | Each | Irrigation System, Pumps | 2037 | to 20 | 15 | 5,100.00 | 25,500 | 25,500 | 0.4% | | | | | | | | | | | | | | | |
| 4.420 | 158 | 53 | Zones | Irrigation System, Partial Replacements | 2052 | to 40+ | 30 to 30+ | 2,400.00 | 126,408 | 379,200 | 3.1% | | | | | | | | | | | | | | 354,801 | |
| 4.640 | 103,170 | 103,170 | Square Feet | Perimeter Walls, Stucco, Inspections and Capital Repairs (Incl. Monuments) | 2027 | 8 to 12 | 5 | 1.00 | 103,170 | 103,170 | 5.1% | | 185,157 | | | | | | | | | | | | 279,784 | |
| 4.660 | 1 | 1 | Allowance | Playground Equipment | 2037 | 15 to 20 | 15 | 100,000.00 | 100,000 | 100,000 | 1.5% | | | | | | | | | | | | | | | |
| 4.740 | 36,170 | 36,170 | Square Feet | Retaining Wall, Masonry, Inspection and Capital Repairs | 2040 | 10 to 15 | 18 | 7.00 | 253,190 | 253,190 | 4.1% | | | 470,298 | | | | | | | | | | | | |
| 4.810 | 100 | 100 | Each | Signage, Replacement | 2040 | 15 to 20 | 18 | 400.00 | 40,000 | 40,000 | 0.6% | | | 74,300 | | | | | | | | | | | | |
| Pool Elements | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.200 | 15,860 | 15,860 | Square Feet | Deck, Pavers | 2047 | to 30 | 25 | 9.00 | 142,740 | 142,740 | 2.9% | | | | | | | | | | | | | | 337,330 | |
| 6.400 | 540 | 540 | Linear Feet | Fence, Aluminum | 2047 | to 30 | 25 | 40.00 | 21,600 | 21,600 | 0.4% | | | | | | | | | | | | | | 51,046 | |
| 6.500 | 1 | 1 | Allowance | Furniture | 2034 | to 12 | 12 | 27,650.00 | 27,650 | 27,650 | 0.9% | | | | | | | | | 63,134 | | | | | | |
| 6.600 | 2 | 1 | Allowance | Mechanical Equipment, Phased | 2025 | to 15 | 3 to 10 | 8,800.00 | 8,800 | 17,600 | 0.5% | | 15,793 | | | | | | | 20,093 | | | | | | |
| 6.800 | 4,880 | 4,880 | Square Feet | Pool Finish, Plaster | 2029 | 8 to 12 | 7 | 18.00 | 87,840 | 87,840 | 2.4% | | | | 168,873 | | | | | | | | | | | |
| 6.801 | 320 | 320 | Linear Feet | Pool Finish, Tile | 2041 | 15 to 25 | 19 | 35.00 | 11,200 | 11,200 | 0.2% | | | | 21,532 | | | | | | | | | | | |
| 6.849 | 13 | 13 | Squares | Pool House, Roof, Asphalt Shingle | 2029 | 12 to 18 | 7 | 500.00 | 6,500 | 6,500 | 0.2% | | | | 12,496 | | | | | | | | | | | |
| 6.850 | 2 | 2 | Each | Rest Rooms, Renovations | 2042 | to 25 | 20 | 8,000.00 | 16,000 | 16,000 | 0.3% | | | | | 31,837 | | | | | | | | | | |
| 6.900 | 3 | 3 | Each | Shade Structures | 2036 | to 15 | 14 | 2,700.00 | 8,100 | 8,100 | 0.3% | | | | | | | | | | | | | | 21,966 | |
| | | 1 | Allowance | Reserve Study Update with Site Visit | 2024 | 2 | 2 | 5,200.00 | 5,200 | 5,200 | 0.0% | | | | | | | | | | | | | | | |
| Anticipated Expenditures, By Year (\$11,504,844 over 30 years) | | | | | | | | | | | | 0 | 200,950 | 668,539 | 202,901 | 504,790 | 267,726 | 0 | 147,203 | 83,227 | 388,376 | 0 | 0 | 797,620 | 301,750 | 354,801 |

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS
Highland Meadows II
Community Development District
Haines City, Florida

| | | Individual Reserve Budgets & Cash Flows for the Next 30 Years | | | | | | | | | | | | | | | |
|--|----------|---|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|
| | | FY2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 |
| Reserves at Beginning of Year | (Note 1) | 250,252 | 349,247 | 748,074 | 1,158,323 | 1,506,983 | 1,683,255 | 2,026,861 | 2,511,791 | 2,896,126 | 3,332,486 | 3,877,734 | 4,432,606 | 5,022,684 | 5,234,111 | 4,562,483 | 3,848,220 |
| Total Recommended Reserve Contributions | (Note 2) | 98,820 | 395,000 | 408,800 | 423,100 | 437,900 | 453,200 | 469,100 | 485,500 | 502,500 | 520,100 | 538,300 | 557,100 | 576,600 | 596,800 | 617,700 | 639,300 |
| Estimated Interest Earned, During Year | (Note 3) | 175 | 3,827 | 6,649 | 9,296 | 11,127 | 12,940 | 15,830 | 18,862 | 21,724 | 25,148 | 28,985 | 32,978 | 35,774 | 34,168 | 29,335 | 15,814 |
| Anticipated Expenditures, By Year | | 0 | 0 | (5,200) | (83,736) | (272,755) | (122,534) | 0 | (120,027) | (87,864) | 0 | (12,413) | 0 | (400,947) | (1,302,596) | (1,361,298) | (3,817,591) |
| Anticipated Reserves at Year End | | <u>\$349,247</u> | <u>\$748,074</u> | <u>\$1,158,323</u> | <u>\$1,506,983</u> | <u>\$1,683,255</u> | <u>\$2,026,861</u> | <u>\$2,511,791</u> | <u>\$2,896,126</u> | <u>\$3,332,486</u> | <u>\$3,877,734</u> | <u>\$4,432,606</u> | <u>\$5,022,684</u> | <u>\$5,234,111</u> | <u>\$4,562,483</u> | <u>\$3,848,220</u> | <u>\$685,743</u> |
| Predicted Reserves based on 2022 funding level of: | | \$98,820 | 349,247 | 450,858 | 547,962 | 566,935 | 396,360 | 375,338 | 477,131 | 459,190 | 473,399 | 575,879 | 666,620 | 770,452 | 472,661 | (732,020) | (2,004,041) |

(NOTE 5)

(continued)

| | | Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued | | | | | | | | | | | | | | |
|---|--|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| | | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 |
| Reserves at Beginning of Year | | 685,743 | 1,290,636 | 1,719,083 | 1,703,080 | 2,176,711 | 2,373,993 | 2,834,634 | 3,592,149 | 4,233,039 | 4,969,308 | 5,432,210 | 6,316,688 | 7,236,960 | 7,393,970 | 8,081,395 |
| Total Recommended Reserve Contributions | | 598,000 | 618,900 | 640,600 | 663,000 | 686,200 | 710,200 | 735,100 | 760,800 | 787,400 | 815,000 | 843,500 | 873,000 | 903,600 | 935,200 | 967,900 |
| Estimated Interest Earned, During Year | | 6,893 | 10,497 | 11,936 | 13,532 | 15,872 | 18,167 | 22,415 | 27,293 | 32,096 | 36,278 | 40,978 | 47,272 | 51,030 | 53,975 | 58,716 |
| Anticipated Expenditures, By Year | | 0 | (200,950) | (668,539) | (202,901) | (504,790) | (267,726) | 0 | (147,203) | (83,227) | (388,376) | 0 | 0 | (797,620) | (301,750) | (354,801) |
| Anticipated Reserves at Year End | | <u>\$1,290,636</u> | <u>\$1,719,083</u> | <u>\$1,703,080</u> | <u>\$2,176,711</u> | <u>\$2,373,993</u> | <u>\$2,834,634</u> | <u>\$3,592,149</u> | <u>\$4,233,039</u> | <u>\$4,969,308</u> | <u>\$5,432,210</u> | <u>\$6,316,688</u> | <u>\$7,236,960</u> | <u>\$7,393,970</u> | <u>\$8,081,395</u> | <u>\$8,753,210</u> |

(NOTE 4)

Explanatory Notes:

- 1) Year 2022 starting reserves are as of October 31, 2021; FY2022 starts October 1, 2021 and ends September 30, 2022.
- 2) Reserve Contributions for 2022 are budgeted; 2023 is the first year of recommended contributions.
- 3) 0.7% is the estimated annual rate of return on invested reserves; 2022 is a partial year of interest earned.
- 4) Accumulated year 2052 ending reserves consider the need to fund for replacement of the mill and overlayment of the asphalt pavement street system shortly after 2052, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

FIVE-YEAR OUTLOOK

**Highland Meadows II
Community Development District
Haines City, Florida**

| Line Item | Reserve Component Inventory | RUL = 0 FY2022 | 1 2023 | 2 2024 | 3 2025 | 4 2026 | 5 2027 |
|---|--|-------------------|-----------|-----------|-----------|-----------|-----------|
| <u>Property Site Elements</u> | | | | | | | |
| 4.020 | Asphalt Pavement, Patch | | | | 73,979 | | |
| 4.140 | Concrete Sidewalks, Partial | | | | | 272,755 | |
| 4.640 | Perimeter Walls, Stucco, Inspections and Capital Repairs (Incl. Monuments) | | | | | | 122,534 |
| <u>Pool Elements</u> | | | | | | | |
| 6.600 | Mechanical Equipment, Phased | | | | 9,757 | | |
| Reserve Study Update with Site Visit | | | | | 5,200 | | |
| Anticipated Expenditures, By Year (\$11,504,844 over 30 years) | | 0 | 0 | 5,200 | 83,736 | 272,755 | 122,534 |

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Property Site Elements

Asphalt Pavement

Line Items: 4.020 and 4.040

Quantity: Approximately 133,450 square yards

History: The pavement was installed between 2015-2018

Condition: Good overall with isolated cracks and deterioration of the pavement evident



Asphalt pavement streets - overview



Asphalt pavement streets - overview



Asphalt pavement streets - overview



Asphalt pavement streets - overview



Asphalt pavement streets - overview



Asphalt pavement streets - overview



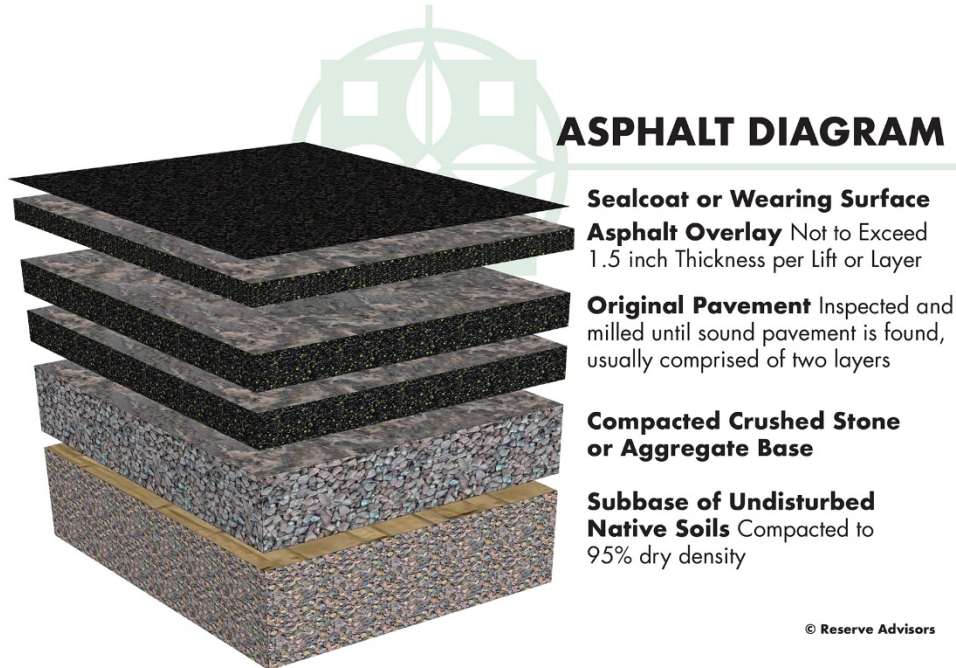
Asphalt pavement streets - overview



Asphalt pavement streets – isolated cracks evident

Useful Life: 15- to 20-years with the benefit of timely patching every three- to five-years

Component Detail Notes: The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Highland Meadows II:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Highland Meadows II.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- As needed:

- Perform crack repairs and patching

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. Our cost includes an allowance for patching of up to two percent (2%) of the pavement. Our cost for milling and overlayment includes area patching of up to ten percent (10%). We depict the repaving of the asphalt pavement street system in a phased manner with repaving of up to thirty-three percent (33%) of the total quantity per event.

Catch Basins

Line Item: 4.100

Quantity: Approximately 150 catch basins¹

History: The catch basins were installed between 2015-2018

Condition: Good overall with isolated settlement evident



Catch basins - typical



Catch basins - typical

¹ We utilize the terminology catch basin to refer to all storm water collection structures including curb inlets.



Catch basins – minor settlement evident

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any settlement and collar cracks
 - Ensure proper drainage and inlets are free of debris
 - If property drainage is not adequate in heavy rainfall events, typically bi-annual cleaning of the catch basins is recommended

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. We recommend the Association plan for inspections and capital repairs to the catch basins in conjunction with repaving.

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: Approximately 100,100 linear feet

Condition: Good overall with isolated cracks evident



Concrete curbs and gutters - overview



Concrete curbs and gutters - overview

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 20,265 linear feet of curbs and gutters, or twenty percent (20%) of the total, will require replacement during the next 30 years.

Concrete Sidewalks

Line Item: 4.140

Quantity: Approximately 500,400 square feet throughout the Association

Condition: Good overall with cracks evident



Concrete sidewalks - overview



Concrete sidewalks - overview



Concrete sidewalks – cracks evident

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 100,080 square feet of concrete sidewalks, or twenty percent (20%) of the total, will require replacement during the next 30 years.

Fences, Aluminum

Line Item: 4.200

Quantity: Approximately 2,600 linear feet throughout the property

History: Installed in 2018

Condition: Good overall with no significant deterioration evident



Aluminum fence - overview



Aluminum fence - overview

Useful Life: Up to 25 years (The useful life of the finish is indeterminate. Future updates of this Reserve Study will again consider the need to refinish the railings based on condition.)

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose fasteners or sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Per Board discretion

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

Fences, Vinyl

Line Item: 4.260

Quantity: Approximately 29,340 linear feet along the perimeter of the property

History: Installed in 2017

Condition: Good overall with isolated leaning sections as well as deterioration of the vinyl evident throughout the community



Vinyl fences - overview



Vinyl fences – leaning sections and deterioration of the vinyl evident



Vinyl fences – damage evident



Vinyl fences – deterioration of the vinyl fences evident

Useful Life: 15- to 20-years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose panels, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage
 - Periodically clean vinyl fence as needed

Priority/Criticality: Per Board discretion

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

Irrigation System, Pumps

Line Item: 4.410

Quantity: Five each

History: Installed in 2017

Condition: Reported satisfactory



Irrigation pumps - overview

Useful Life: Up to 20 years

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

Irrigation System, Partial Replacements

Line Item: 4.420

Quantity: 158 zones irrigate the common areas within the Association

History: Original

Condition: Good overall and Management does not report any deficiencies

Useful Life: Up to 40 years

Component Detail Notes: Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Pumps
- Valves

Highland Meadows II should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The Association should fund these ongoing seasonal repairs through the operating budget.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Conduct seasonal repairs which includes valve repairs, controller repairs, partial head replacements and pipe repairs

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. We depict replacement in a phased manner with replacements of approximately thirty-three percent (33%) of the total quantity per event.

Perimeter Walls, Stucco

Line Item: 4.640

Quantity: Approximately 8,600 linear feet and approximately 103,170 square feet of stucco surface area which includes both sides of the walls. Additionally, this quantity includes the monuments at each of the neighborhoods as well as the property entrance.

History: Installed between 2015 and 2018

Condition: The walls are in good condition overall with isolated cracks and the paint finishes are in good to fair condition overall with isolated deterioration to the paint finishes evident.



Perimeter walls - overview



Perimeter walls - overview



Perimeter walls – deterioration of the paint finishes as well as cracks evident



Perimeter walls - overview



Monument signage - overview



Monument signage – minor deterioration of the stucco coatings evident

Useful Life: Indefinitely long with periodic finish applications and proper maintenance every 8- to 12-years

Component Detail Notes: Stucco is Portland cement plaster that is applied directly to a solid base such as masonry or concrete. Periodic paint finish applications and repairs to stucco help prevent water infiltration and spalling from weather exposure, maintain a good appearance and maximize the useful life of the system.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - Inspect for significant stucco damage, cracks and paint finish deterioration. If these conditions exist, perform near term repairs and remediation, utilizing reserve funds if project scope warrants.
 - Ensure irrigation heads are directed away from the walls
 - Pressure clean as necessary at areas of finish stains and organic growth

Priority/Criticality: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost anticipates repair or replacement of approximately 360 square feet, or up to one percent (1%), of the stucco in coordination with each paint finish application. The exact amount of area in need of repair will be discretionary based on the actual future conditions and the desired appearance. Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.

Playground Equipment

Line Item: 4.660

History: Installed in 2017

Condition: Good overall



Playground equipment - overview



Playground equipment - overview



Playground equipment - overview



Playground equipment - overview

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the Association learn more about the specific requirements of playground equipment at PlaygroundSafety.org. We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose connections and fasteners or damaged elements
 - Inspect for safety hazards and adequate coverage of ground surface cover

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. We include an allowance in the unit cost for replacement of the safety surface and border as well as replacement of the canvas shade structure. We recommend the Association conduct interim canvas replacements through the Operating Budget.

Retaining Walls, Masonry

Line Item: 4.740

Quantity: Approximately 36,170 square feet of large masonry retaining walls are located at various locations throughout the property

History: Installed from 2015 to 2018

Condition: Good overall with no visible deterioration evident



Masonry retaining walls - overview



Masonry retaining walls - overview



Masonry retaining walls - overview



Masonry retaining walls - overview



Masonry retaining walls - overview



Masonry retaining walls - overview

Useful Life: Large masonry retaining walls have indeterminate useful lives. However, we recommend the Association plan for inspections and capital repairs every 10- to 15-years to forestall deterioration.

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. Our cost includes an allowance for an inspection, partial resetting and replacement of up to fifteen percent (15%).

Signage, Street and Traffic

Line Item: 4.810

Quantity: Approximately 100 street and traffic signage throughout the Association

History: Installed from 2015 to 2018

Condition: Good overall



Street and traffic signage - overview



Street and traffic signage - overview

Useful Life: 15- to 20-years

Component Detail Notes: The community signs contribute to the overall aesthetic appearance of the property to owners and potential buyers. Replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific time for replacement of the signs is discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair damage, vandalism and loose components
 - Verify lighting is working properly if applicable
 - Touch-up paint finish applications if applicable

Priority/Criticality: Per Board discretion

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

Pool Elements

Deck, Pavers

Line Item: 6.200

Quantity: Approximately 15,860 square feet

History: Installed in 2017

Condition: Good condition with no significant deterioration evident



Deck pavers - overview



Deck pavers - overview

Useful Life: Up to 30 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair settlement, trip hazards and significant paver spall
 - Reset and/or reseal damaged pavers as necessary
 - Periodically clean and remove overgrown vegetation as needed

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. We recommend the Association fund interim inspections, partial replacements and repairs through the operating budget.

Fence, Aluminum

Line Item: 6.400

Quantity: 540 linear feet

History: Installed in 2017

Condition: Good overall condition with deterioration of the paint finishes evident



Aluminum fences - overview



Aluminum fences – deterioration of the paint finishes evident

Useful Life: Up to 30 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose fasteners or sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority/Criticality: Not recommended to defer

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

Furniture

Line Item: 6.500

Quantity: The pool furniture includes the following:

- Chairs
- Lounges
- Tables
- Ladders and life safety equipment

History: Varied ages. We are informed that the Association is planning for replacement of the furniture in 2022. This replacement will be with finds from outside of the reserves

Condition: Good overall

Useful Life: Up to 12 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend interim re-strapping, refinishing, cushion replacements, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life. Our estimate of cost was provided by Management.

Mechanical Equipment

Line Item: 6.600

Quantity: The mechanical equipment includes the following:

- Automatic chlorinator
- Controls
- Filter
- Interconnected pipe, fittings and valves
- Pumps
- Electrical panel
- Exhaust fan

History: Installed in 2017

Condition: Reported satisfactory



Mechanical equipment - overview



Mechanical equipment - overview



Mechanical equipment - overview

Useful Life: Up to 15 years

Preventative Maintenance Notes: We recommend the Association maintain a maintenance contract with a qualified professional and follow the manufacturer's specific recommended maintenance and local, state and/or federal inspection guidelines.

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. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to fifty percent (50%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pool Finishes, Plaster and Tile

Line Items: 6.800 and 6.801

Quantity: 4,880 square feet of plaster based on the horizontal surface area and approximately 320 linear feet of tile

History: The plaster and tile finishes are original to the installation of the pool in 2017

Condition: Good



Pool finishes - overview



Pool finishes - overview

Useful Life: 8- to 12-years for the plaster and 15- to 25-years for the tile and coping

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and patch areas of significant plaster delamination, coping damage and structure cracks
 - Inspect main drain connection and anti-entrapment covers, pressure test circulation piping and valves
 - Test handrails and safety features for proper operation

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. We recommend the Association budget for full tile and coping replacement every other plaster replacement event. Removal and replacement of the finish provides the opportunity to inspect the pool structures and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structures, we recommend the Association budget for the following:

- Removal and replacement of the plaster finishes
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Pool House, Roof, Asphalt Shingle

Line Item: 6.849

Quantity: Approximately 13 square of asphalt shingle roof

History: Installed in 2017

Condition: Good



Asphalt shingle roof - overview

Useful Life: 12- to 18-years

Priority/Criticality: Per Board discretion

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

Rest Rooms

Line Item: 6.850

Quantity: Two common area rest rooms

History: Installed in 2017

Condition: Good



Rest rooms - overview



Rest rooms - overview



Rest rooms - overview

Useful Life: We depict renovations of the rest rooms every 25 years

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

Shade Structure

Line Item: 6.870

Quantity: Three shade structures at the pool

History: Installed in 2021

Condition: Good overall



Shade structures - overview



Shade structures - overview

Useful Life: Replacement every 15 years

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We depict interim replacements of the canvas to be conducted through the Operating Budget. Our estimate of cost for the replacement of the shade structures was provided by Management.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. The Association can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Highland Meadows II can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level annual reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Homeowners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level I Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Haines City, Florida at an annual inflation rate³. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Highland Meadows II and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.



6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

ALEXANDER G. J. GOULD
Responsible Advisor

CURRENT CLIENT SERVICES

Alexander Gould is an Associate Engineer for Reserve Advisors, LLC. Mr. Gould is responsible for the inspection and analysis of the condition of clients' property, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services and the preparation of Reserve Study for condominiums, townhomes and homeowners associations.



The following is a partial list of clients served by Alexander Gould demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Verona at Renaissance Homeowners' Association, Inc. - Located in Sun City Center, Florida, this community consists of 244 residential units. The units are a mixture of single family homes and duplex units that are comprised of painted stucco exterior walls and asphalt shingle roofs.

Westbrook Estates Homeowners Association, Inc. - This homeowners' association is located in Wesley Chapel, Florida features single family homes, multiple ponds, and a swimming pool with a pool house located at the center of the community.

Remington Reserve Condominium Association – This condominium association located in Naples, Florida was constructed in 2007. The community is comprised of 48 units in 12 buildings. The buildings are comprised of painted stucco exterior walls, concrete tile roofs, and balconies located on the front and sides of the buildings. Additionally the property has a clubhouse and a swimming pool.

Nottingham Villas at Kings Point Homeowners' Association, Inc. – Located in Sun City Center, Florida, this community is comprised of duplex style homes that were constructed in 2013. The community shares the responsibility of the common areas of the community with a master association.

Arbor Ridge Homeowners' Association of Apopka, Inc. - Located in Apopka, Florida, this property is comprised of 437 single family homes that were constructed in 2005. In addition to the single family homes, the property contains a swimming pool, ponds, and an extensive system of large masonry retaining walls.

PRIOR RELEVANT EXPERIENCE

Before joining *Reserve Advisors, LLC*, Mr. Gould was an Assistant Superintendent for a commercial construction firm that specialized in airport construction. He was responsible for the successful completion of large scale renovation projects of airport infrastructure while ensuring that the airport remained at a non-reduced operating capacity.

EDUCATION

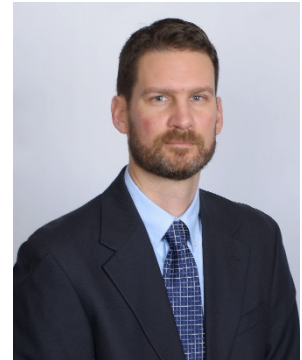
University of South Florida - B.S. Civil Engineering

ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials, labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Highland Meadows II responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Highland Meadows II responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



8. 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 and Your Name - Use of this 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.

RESERVE EXPENDITURES

**Highland Meadows II
Community Development District**
Haines City, Florida

| Line Item | Total Quantity | Per Phase Quantity | Units | Reserve Component Inventory | Estimated 1st Year of Event | Life Analysis, Years | | Costs, \$ | | |
|-------------------------------|----------------|--------------------|--------------|--|-----------------------------|----------------------|-----------|-------------|------------------|--------------|
| | | | | | | Useful | Remaining | Unit (2022) | Per Phase (2022) | Total (2022) |
| Property Site Elements | | | | | | | | | | |
| 4.020 | 133,450 | 133,450 | Square Yards | Asphalt Pavement, Patch | 2025 | 3 to 5 | 3 | 0.50 | 66,725 | 66,725 |
| 4.040 | 133,450 | 44,500 | Square Yards | Asphalt Pavement, Mill and Overlay, Phased | 2035 | 15 to 20 | 13 to 15 | 14.00 | 623,000 | 1,868,300 |
| 4.100 | 150 | 50 | Each | Catch Basins, Inspections and Capital Repairs, Phased | 2035 | 15 to 20 | 13 to 15 | 550.00 | 27,500 | 82,500 |
| 4.110 | 100,100 | 6,755 | Linear Feet | Concrete Curbs and Gutters, Partial | 2035 | to 65 | 13 to 30+ | 27.00 | 182,385 | 2,702,700 |
| 4.140 | 500,400 | 25,020 | Square Feet | Concrete Sidewalks, Partial | 2026 | to 65 | 4 to 30+ | 9.50 | 237,690 | 4,753,800 |
| 4.200 | 2,600 | 2,600 | Linear Feet | Fences, Aluminum | 2043 | to 25 | 21 | 50.00 | 130,000 | 130,000 |
| 4.260 | 29,340 | 29,340 | Linear Feet | Fences, Vinyl | 2037 | 15 to 20 | 15 | 45.00 | 1,320,300 | 1,320,300 |
| 4.410 | 5 | 5 | Each | Irrigation System, Pumps | 2037 | to 20 | 15 | 5,100.00 | 25,500 | 25,500 |
| 4.420 | 158 | 53 | Zones | Irrigation System, Partial Replacements | 2052 | to 40+ | 30 to 30+ | 2,400.00 | 126,408 | 379,200 |
| 4.640 | 103,170 | 103,170 | Square Feet | Perimeter Walls, Stucco, Inspections and Capital Repairs (Incl. Monuments) | 2027 | 8 to 12 | 5 | 1.00 | 103,170 | 103,170 |
| 4.660 | 1 | 1 | Allowance | Playground Equipment | 2037 | 15 to 20 | 15 | 100,000.00 | 100,000 | 100,000 |
| 4.740 | 36,170 | 36,170 | Square Feet | Retaining Wall, Masonry, Inspection and Capital Repairs | 2040 | 10 to 15 | 18 | 7.00 | 253,190 | 253,190 |
| 4.810 | 100 | 100 | Each | Signage, Replacement | 2040 | 15 to 20 | 18 | 400.00 | 40,000 | 40,000 |
| Pool Elements | | | | | | | | | | |
| 6.200 | 15,860 | 15,860 | Square Feet | Deck, Pavers | 2047 | to 30 | 25 | 9.00 | 142,740 | 142,740 |
| 6.400 | 540 | 540 | Linear Feet | Fence, Aluminum | 2047 | to 30 | 25 | 40.00 | 21,600 | 21,600 |
| 6.500 | 1 | 1 | Allowance | Furniture | 2034 | to 12 | 12 | 27,650.00 | 27,650 | 27,650 |
| 6.600 | 2 | 1 | Allowance | Mechanical Equipment, Phased | 2025 | to 15 | 3 to 10 | 8,800.00 | 8,800 | 17,600 |
| 6.800 | 4,880 | 4,880 | Square Feet | Pool Finish, Plaster | 2029 | 8 to 12 | 7 | 18.00 | 87,840 | 87,840 |
| 6.801 | 320 | 320 | Linear Feet | Pool Finish, Tile | 2041 | 15 to 25 | 19 | 35.00 | 11,200 | 11,200 |
| 6.849 | 13 | 13 | Squares | Pool House, Roof, Asphalt Shingle | 2029 | 12 to 18 | 7 | 500.00 | 6,500 | 6,500 |
| 6.850 | 2 | 2 | Each | Rest Rooms, Renovations | 2042 | to 25 | 20 | 8,000.00 | 16,000 | 16,000 |
| 6.900 | 3 | 3 | Each | Shade Structures | 2036 | to 15 | 14 | 2,700.00 | 8,100 | 8,100 |
| | | 1 | Allowance | Reserve Study Update with Site Visit | 2024 | 2 | 2 | 5,200.00 | 5,200 | 5,200 |

Anticipated Expenditures, By Year (\$11,504,844 over 30 years)

Explanatory Notes:

- 1) 3.6% is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) FY2022 is Fiscal Year beginning October 1, 2021 and ending September 30, 2022.

| Percentage of Future Expenditures | RUL = 0 FY2022 | 1 2023 | 2 2024 | 3 2025 | 4 2026 | 5 2027 | 6 2028 | 7 2029 | 8 2030 | 9 2031 | 10 2032 | 11 2033 | 12 2034 | 13 2035 | 14 2036 |
|-----------------------------------|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|------------|------------|------------|------------|
| 5.3% | | | 73,979 | | | | | | 87,864 | | | | | | |
| 26.3% | | | | | | | | | | | | | | 974,345 | 1,008,447 |
| 1.2% | | | | | | | | | | | | | | 43,009 | 44,514 |
| 7.7% | | | | | | | | | | | | | | 285,242 | 295,226 |
| 15.0% | | | | | 272,755 | | | | | | | | 359,166 | | |
| 2.3% | | | | | | | | | | | | | | | |
| 19.2% | | | | | | | | | | | | | | | |
| 0.4% | | | | | | | | | | | | | | | |
| 3.1% | | | | | | | | | | | | | | | |
| 5.1% | | | | | | 122,534 | | | | | | | | | |
| 1.5% | | | | | | | | | | | | | | | |
| 4.1% | | | | | | | | | | | | | | | |
| 0.6% | | | | | | | | | | | | | | | |
| 2.9% | | | | | | | | | | | | | | | |
| 0.4% | | | | | | | | | | | | | | | |
| 0.9% | | | | | | | | | | | | | 41,781 | | |
| 0.5% | | | 9,757 | | | | | | | | 12,413 | | | | |
| 2.4% | | | | | | | | 111,757 | | | | | | | |
| 0.2% | | | | | | | | | | | | | | | |
| 0.2% | | | | | | | | 8,270 | | | | | | | |
| 0.3% | | | | | | | | | | | | | | | |
| 0.3% | | | | | | | | | | | | | | | 13,111 |
| 0.0% | | 5,200 | | | | | | | | | | | | | |
| | 0 | 0 | 5,200 | 83,736 | 272,755 | 122,534 | 0 | 120,027 | 87,864 | 0 | 12,413 | 0 | 400,947 | 1,302,596 | 1,361,298 |

2022 to 2037

Years 2038 to 2052

| 15 2037 | 16 2038 | 17 2039 | 18 2040 | 19 2041 | 20 2042 | 21 2043 | 22 2044 | 23 2045 | 24 2046 | 25 2047 | 26 2048 | 27 2049 | 28 2050 | 29 2051 | 30 2052 |
|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| | | | 123,941 | | | | | 147,203 | | | | | 174,831 | | |
| 1,043,742 | | | | | | | | | | | | | | | |
| 46,072 | | | | | | | | | | | | | | | |
| 305,558 | | | | | | | | | | | | | | | |
| | | | | | 472,953 | | | | | | | | 622,789 | | |
| | | | | | | 267,726 | | | | | | | | | |
| 2,211,963 | | | | | | | | | | | | | | | |
| 42,721 | | | | | | | | | | | | | | | 354,801 |
| | | 185,157 | | | | | | | | | | | | 279,784 | |
| 167,535 | | | | | | | | | | | | | | | |
| | | | 470,298 | | | | | | | | | | | | |
| | | | 74,300 | | | | | | | | | | | | |
| | | | | | | | | | | 337,330 | | | | | |
| | | | | | | | | | | 51,046 | | | | | |
| | | | | | | | | | 63,134 | | | | | | |
| | 15,793 | | | | | | | | 20,093 | | | | | | |
| | | | 168,873 | | | | | | | | | | | | |
| | | | 21,532 | | | | | | | | | | | | |
| | | | 12,496 | | | | | | | | | | | | |
| | | | | | 31,837 | | | | | | | | | | |
| | | | | | | | | | | | | | | 21,966 | |
| | | | | | | | | | | | | | | | |
| 3,817,591 | 0 | 200,950 | 668,539 | 202,901 | 504,790 | 267,726 | 0 | 147,203 | 83,227 | 388,376 | 0 | 0 | 797,620 | 301,750 | 354,801 |

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS Highland Meadows II Community Development District

| | | Individual Reserve Budgets & Cash Flows for the Next 30 Years | | | | | | | | | | | | | | | |
|--|----------|---|------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|------------------|
| Haines City, Florida | | FY2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 |
| Reserves at Beginning of Year | (Note 1) | 250,252 | 349,247 | 748,074 | 1,158,323 | 1,506,983 | 1,683,255 | 2,026,861 | 2,511,791 | 2,896,126 | 3,332,486 | 3,877,734 | 4,432,606 | 5,022,684 | 5,234,111 | 4,562,483 | 3,848,220 |
| Total Recommended Reserve Contributions | (Note 2) | 98,820 | 395,000 | 408,800 | 423,100 | 437,900 | 453,200 | 469,100 | 485,500 | 502,500 | 520,100 | 538,300 | 557,100 | 576,600 | 596,800 | 617,700 | 639,300 |
| Estimated Interest Earned, During Year | (Note 3) | 175 | 3,827 | 6,649 | 9,296 | 11,127 | 12,940 | 15,830 | 18,862 | 21,724 | 25,148 | 28,985 | 32,978 | 35,774 | 34,168 | 29,335 | 15,814 |
| Anticipated Expenditures, By Year | | 0 | 0 | (5,200) | (83,736) | (272,755) | (122,534) | 0 | (120,027) | (87,864) | 0 | (12,413) | 0 | (400,947) | (1,302,596) | (1,361,298) | (3,817,591) |
| Anticipated Reserves at Year End | | <u>\$349,247</u> | <u>\$748,074</u> | <u>\$1,158,323</u> | <u>\$1,506,983</u> | <u>\$1,683,255</u> | <u>\$2,026,861</u> | <u>\$2,511,791</u> | <u>\$2,896,126</u> | <u>\$3,332,486</u> | <u>\$3,877,734</u> | <u>\$4,432,606</u> | <u>\$5,022,684</u> | <u>\$5,234,111</u> | <u>\$4,562,483</u> | <u>\$3,848,220</u> | <u>\$685,743</u> |
| Predicted Reserves based on 2022 funding level of: | \$98,820 | 349,247 | 450,858 | 547,962 | 566,935 | 396,360 | 375,338 | 477,131 | 459,190 | 473,399 | 575,879 | 666,620 | 770,452 | 472,661 | (732,020) | (2,004,041) | (NOTE 5) |

(continued)

| | | Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued | | | | | | | | | | | | | | |
|---|--|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| | | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 |
| Reserves at Beginning of Year | | 685,743 | 1,290,636 | 1,719,083 | 1,703,080 | 2,176,711 | 2,373,993 | 2,834,634 | 3,592,149 | 4,233,039 | 4,969,308 | 5,432,210 | 6,316,688 | 7,236,960 | 7,393,970 | 8,081,395 |
| Total Recommended Reserve Contributions | | 598,000 | 618,900 | 640,600 | 663,000 | 686,200 | 710,200 | 735,100 | 760,800 | 787,400 | 815,000 | 843,500 | 873,000 | 903,600 | 935,200 | 967,900 |
| Estimated Interest Earned, During Year | | 6,893 | 10,497 | 11,936 | 13,532 | 15,872 | 18,167 | 22,415 | 27,293 | 32,096 | 36,278 | 40,978 | 47,272 | 51,030 | 53,975 | 58,716 |
| Anticipated Expenditures, By Year | | 0 | (200,950) | (688,539) | (202,901) | (504,790) | (267,726) | 0 | (147,203) | (83,227) | (388,376) | 0 | 0 | (797,620) | (301,750) | (354,801) |
| Anticipated Reserves at Year End | | <u>\$1,290,636</u> | <u>\$1,719,083</u> | <u>\$1,703,080</u> | <u>\$2,176,711</u> | <u>\$2,373,993</u> | <u>\$2,834,634</u> | <u>\$3,592,149</u> | <u>\$4,233,039</u> | <u>\$4,969,308</u> | <u>\$5,432,210</u> | <u>\$6,316,688</u> | <u>\$7,236,960</u> | <u>\$7,393,970</u> | <u>\$8,081,395</u> | <u>\$8,753,210</u> |

Explanatory Notes:

- 1) Year 2022 starting reserves are as of October 31, 2021; FY2022 starts October 1, 2021 and ends September 30, 2022.
- 2) Reserve Contributions for 2022 are budgeted; 2023 is the first year of recommended contributions.
- 3) 0.7% is the estimated annual rate of return on invested reserves; 2022 is a partial year of interest earned.
- 4) Accumulated year 2052 ending reserves consider the need to fund for replacement of the mill and overlayment of the asphalt pavement street system shortly after 2052, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Year (reserve balance at critical point).

SECTION V

SECTION A

REBATE REPORT

\$3,645,000

Highland Meadows II Community Development District

(City of Davenport, Florida)

**Special Assessment Bonds, Series 2016
(Assessment Area Three Project)**

**Dated: February 16, 2016
Delivered: February 16, 2016**

**Rebate Report to the Computation Date
February 16, 2026
Reflecting Activity To
January 31, 2022**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

February 22, 2022

Highland Meadows II Community Development District
c/o Ms. Indhira Araujo
District Accountant
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$3,645,000 Highland Meadows II Community Development District (City of Davenport, Florida)
Special Assessment Bonds, Series 2016 (Assessment Area Three Project)

Dear Ms. Araujo:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Highland Meadows II Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled the next Report as of January 31, 2023. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the February 16, 2026 Computation Date
Reflecting Activity from February 16, 2016 through January 31, 2022

| Fund Description | Taxable Inv Yield | Net Income | Rebatable Arbitrage |
|---------------------------------|-------------------|-------------------|-----------------------|
| Acquisition & Construction Fund | 0.013156% | 178.78 | (134,974.50) |
| Debt Service Reserve Fund | 0.694091% | 6,145.77 | (68,696.10) |
| Cost of Issuance Fund | 0.000000% | 0.00 | (21.18) |
| Totals | 0.280768% | \$6,324.55 | \$(203,691.78) |
| Bond Yield | 5.801444% | | |
| Rebate Computation Credits | | | (12,911.74) |
| Net Rebatable Arbitrage | | | \$(216,603.52) |

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from February 16, 2016, the date of the closing, to January 31, 2022, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of February 16, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 16, 2016 and January 31, 2022, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

February 16, 2026.

7. Computation Period

The period beginning on February 16, 2016, the date of the closing, and ending on January 31, 2022.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

| Fund / Account | Account Number |
|----------------------------|-----------------------|
| Revenue | 221219000 |
| Acquisition & Construction | 221219001 |
| Cost of Issuance | 221219007 |
| Interest | 221219002 |
| Sinking | 221219004 |
| Prepayment | 221219005 |
| Debt Service Reserve | 221219006 |
| General Redemption | 221219008 |

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of January 31, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 16, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 16, 2026, is the Rebateable Arbitrage.

\$3,645,000
Highland Meadows II Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Three Project)
Delivered: February 16, 2016

| | |
|-------------------------|--|
| Sources of Funds | |
|-------------------------|--|

| | |
|-------------------|-----------------------|
| Par Amount | \$3,645,000.00 |
| Total | \$3,645,000.00 |

| | |
|----------------------|--|
| Uses of Funds | |
|----------------------|--|

| | |
|--|-------------------------|
| Acquisition & Construction Fund | \$3,302,091.40 |
| Debt Service Reserve Fund | 194,383.60 |
| Cost of Issuance Fund | 75,625.00 |
| Underwriter's Discount | <u>72,900.00</u> |
| Total | \$3,645,000.00 |

PROOF OF ARBITRAGE YIELD

Highland Meadows II Community Development District
 (City of Davenport, Florida)
 \$3,645,000 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 \$1,785,000 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)

| Date | Debt Service | Total | Present Value to 02/16/2016 @ 5.8014435804% |
|------------|--------------|------------|---|
| 11/01/2016 | 217,445.05 | 217,445.05 | 208,812.63 |
| 05/01/2017 | 228,490.63 | 228,490.63 | 213,234.37 |
| 11/01/2017 | 151,990.63 | 151,990.63 | 137,843.79 |
| 05/01/2018 | 231,990.63 | 231,990.63 | 204,466.62 |
| 11/01/2018 | 150,390.63 | 150,390.63 | 128,811.41 |
| 05/01/2019 | 235,390.63 | 235,390.63 | 195,931.52 |
| 11/01/2019 | 148,690.63 | 148,690.63 | 120,276.37 |
| 05/01/2020 | 238,690.63 | 238,690.63 | 187,634.92 |
| 11/01/2020 | 146,890.63 | 146,890.63 | 112,215.79 |
| 05/01/2021 | 236,890.63 | 236,890.63 | 175,869.01 |
| 11/01/2021 | 144,640.63 | 144,640.63 | 104,355.02 |
| 05/01/2022 | 239,640.63 | 239,640.63 | 168,021.58 |
| 11/01/2022 | 142,265.63 | 142,265.63 | 96,936.24 |
| 05/01/2023 | 242,265.63 | 242,265.63 | 160,420.39 |
| 11/01/2023 | 139,765.63 | 139,765.63 | 89,939.35 |
| 05/01/2024 | 244,765.63 | 244,765.63 | 153,066.92 |
| 11/01/2024 | 137,140.63 | 137,140.63 | 83,344.83 |
| 05/01/2025 | 247,140.63 | 247,140.63 | 145,961.47 |
| 11/01/2025 | 134,390.63 | 134,390.63 | 77,133.79 |
| 05/01/2026 | 254,390.63 | 254,390.63 | 141,892.14 |
| 11/01/2026 | 131,390.63 | 131,390.63 | 71,220.20 |
| 05/01/2027 | 256,390.63 | 256,390.63 | 135,058.69 |
| 11/01/2027 | 127,875.00 | 127,875.00 | 65,461.75 |
| 05/01/2028 | 257,875.00 | 257,875.00 | 128,290.00 |
| 11/01/2028 | 124,218.76 | 124,218.76 | 60,055.44 |
| 05/01/2029 | 259,218.76 | 259,218.76 | 121,790.42 |
| 11/01/2029 | 120,421.88 | 120,421.88 | 54,983.67 |
| 05/01/2030 | 270,421.88 | 270,421.88 | 119,991.83 |
| 11/01/2030 | 116,203.13 | 116,203.13 | 50,108.25 |
| 05/01/2031 | 271,203.13 | 271,203.13 | 113,649.55 |
| 11/01/2031 | 111,843.75 | 111,843.75 | 45,547.69 |
| 05/01/2032 | 276,843.75 | 276,843.75 | 109,564.76 |
| 11/01/2032 | 107,203.13 | 107,203.13 | 41,231.13 |
| 05/01/2033 | 277,203.13 | 277,203.13 | 103,609.00 |
| 11/01/2033 | 102,421.88 | 102,421.88 | 37,202.63 |
| 05/01/2034 | 282,421.88 | 282,421.88 | 99,692.12 |
| 11/01/2034 | 97,359.38 | 97,359.38 | 33,398.11 |
| 05/01/2035 | 292,359.38 | 292,359.38 | 97,463.65 |
| 11/01/2035 | 91,875.01 | 91,875.01 | 29,764.91 |
| 05/01/2036 | 291,875.01 | 291,875.01 | 91,893.70 |
| 11/01/2036 | 86,250.00 | 86,250.00 | 26,389.40 |
| 05/01/2037 | 301,250.00 | 301,250.00 | 89,573.39 |
| 11/01/2037 | 79,800.00 | 79,800.00 | 23,058.79 |
| 05/01/2038 | 309,800.00 | 309,800.00 | 86,995.45 |
| 11/01/2038 | 72,900.00 | 72,900.00 | 19,894.10 |
| 05/01/2039 | 317,900.00 | 317,900.00 | 84,308.01 |
| 11/01/2039 | 65,550.00 | 65,550.00 | 16,894.00 |
| 05/01/2040 | 325,550.00 | 325,550.00 | 81,537.83 |
| 11/01/2040 | 57,750.00 | 57,750.00 | 14,056.43 |
| 05/01/2041 | 332,750.00 | 332,750.00 | 78,708.69 |
| 11/01/2041 | 49,500.00 | 49,500.00 | 11,378.67 |
| 05/01/2042 | 339,500.00 | 339,500.00 | 75,841.61 |
| 11/01/2042 | 40,800.00 | 40,800.00 | 8,857.47 |
| 05/01/2043 | 350,800.00 | 350,800.00 | 74,010.02 |
| 11/01/2043 | 31,500.00 | 31,500.00 | 6,458.37 |
| 05/01/2044 | 361,500.00 | 361,500.00 | 72,028.17 |

PROOF OF ARBITRAGE YIELD

Highland Meadows II Community Development District
 (City of Davenport, Florida)
 \$3,645,000 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 \$1,785,000 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)

| Date | Debt Service | Total | Present Value to 02/16/2016 @ 5.8014435804% |
|------------|---------------|---------------|---|
| 11/01/2044 | 21,600.00 | 21,600.00 | 4,182.44 |
| 05/01/2045 | 371,600.00 | 371,600.00 | 69,925.07 |
| 11/01/2045 | 11,100.00 | 11,100.00 | 2,029.84 |
| 05/01/2046 | 381,100.00 | 381,100.00 | 67,726.61 |
| | 11,688,392.12 | 11,688,392.12 | 5,430,000.00 |

Proceeds Summary

| | |
|------------------------------|--------------|
| Delivery date | 02/16/2016 |
| Par Value | 5,430,000.00 |
| Target for yield calculation | 5,430,000.00 |

BOND DEBT SERVICE

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---------------|-----------|--------|------------|--------------|---------------------|
| 02/16/2016 | | | | | |
| 11/01/2016 | | | 146,000.78 | 146,000.78 | |
| 05/01/2017 | 50,000 | 4.000% | 103,059.38 | 153,059.38 | 299,060.16 |
| 11/01/2017 | | | 102,059.38 | 102,059.38 | |
| 05/01/2018 | 55,000 | 4.000% | 102,059.38 | 157,059.38 | 259,118.76 |
| 11/01/2018 | | | 100,959.38 | 100,959.38 | |
| 05/01/2019 | 55,000 | 4.000% | 100,959.38 | 155,959.38 | 256,918.76 |
| 11/01/2019 | | | 99,859.38 | 99,859.38 | |
| 05/01/2020 | 60,000 | 4.000% | 99,859.38 | 159,859.38 | 259,718.76 |
| 11/01/2020 | | | 98,659.38 | 98,659.38 | |
| 05/01/2021 | 60,000 | 5.000% | 98,659.38 | 158,659.38 | 257,318.76 |
| 11/01/2021 | | | 97,159.38 | 97,159.38 | |
| 05/01/2022 | 65,000 | 5.000% | 97,159.38 | 162,159.38 | 259,318.76 |
| 11/01/2022 | | | 95,534.38 | 95,534.38 | |
| 05/01/2023 | 65,000 | 5.000% | 95,534.38 | 160,534.38 | 256,068.76 |
| 11/01/2023 | | | 93,909.38 | 93,909.38 | |
| 05/01/2024 | 70,000 | 5.000% | 93,909.38 | 163,909.38 | 257,818.76 |
| 11/01/2024 | | | 92,159.38 | 92,159.38 | |
| 05/01/2025 | 75,000 | 5.000% | 92,159.38 | 167,159.38 | 259,318.76 |
| 11/01/2025 | | | 90,284.38 | 90,284.38 | |
| 05/01/2026 | 80,000 | 5.000% | 90,284.38 | 170,284.38 | 260,568.76 |
| 11/01/2026 | | | 88,284.38 | 88,284.38 | |
| 05/01/2027 | 85,000 | 5.625% | 88,284.38 | 173,284.38 | 261,568.76 |
| 11/01/2027 | | | 85,893.75 | 85,893.75 | |
| 05/01/2028 | 85,000 | 5.625% | 85,893.75 | 170,893.75 | 256,787.50 |
| 11/01/2028 | | | 83,503.13 | 83,503.13 | |
| 05/01/2029 | 90,000 | 5.625% | 83,503.13 | 173,503.13 | 257,006.26 |
| 11/01/2029 | | | 80,971.88 | 80,971.88 | |
| 05/01/2030 | 100,000 | 5.625% | 80,971.88 | 180,971.88 | 261,943.76 |
| 11/01/2030 | | | 78,159.38 | 78,159.38 | |
| 05/01/2031 | 105,000 | 5.625% | 78,159.38 | 183,159.38 | 261,318.76 |
| 11/01/2031 | | | 75,206.25 | 75,206.25 | |
| 05/01/2032 | 110,000 | 5.625% | 75,206.25 | 185,206.25 | 260,412.50 |
| 11/01/2032 | | | 72,112.50 | 72,112.50 | |
| 05/01/2033 | 115,000 | 5.625% | 72,112.50 | 187,112.50 | 259,225.00 |
| 11/01/2033 | | | 68,878.13 | 68,878.13 | |
| 05/01/2034 | 120,000 | 5.625% | 68,878.13 | 188,878.13 | 257,756.26 |
| 11/01/2034 | | | 65,503.13 | 65,503.13 | |
| 05/01/2035 | 130,000 | 5.625% | 65,503.13 | 195,503.13 | 261,006.26 |
| 11/01/2035 | | | 61,846.88 | 61,846.88 | |
| 05/01/2036 | 135,000 | 5.625% | 61,846.88 | 196,846.88 | 258,693.76 |
| 11/01/2036 | | | 58,050.00 | 58,050.00 | |
| 05/01/2037 | 145,000 | 6.000% | 58,050.00 | 203,050.00 | 261,100.00 |
| 11/01/2037 | | | 53,700.00 | 53,700.00 | |
| 05/01/2038 | 155,000 | 6.000% | 53,700.00 | 208,700.00 | 262,400.00 |
| 11/01/2038 | | | 49,050.00 | 49,050.00 | |
| 05/01/2039 | 165,000 | 6.000% | 49,050.00 | 214,050.00 | 263,100.00 |
| 11/01/2039 | | | 44,100.00 | 44,100.00 | |
| 05/01/2040 | 175,000 | 6.000% | 44,100.00 | 219,100.00 | 263,200.00 |
| 11/01/2040 | | | 38,850.00 | 38,850.00 | |
| 05/01/2041 | 185,000 | 6.000% | 38,850.00 | 223,850.00 | 262,700.00 |
| 11/01/2041 | | | 33,300.00 | 33,300.00 | |
| 05/01/2042 | 195,000 | 6.000% | 33,300.00 | 228,300.00 | 261,600.00 |
| 11/01/2042 | | | 27,450.00 | 27,450.00 | |
| 05/01/2043 | 210,000 | 6.000% | 27,450.00 | 237,450.00 | 264,900.00 |
| 11/01/2043 | | | 21,150.00 | 21,150.00 | |
| 05/01/2044 | 220,000 | 6.000% | 21,150.00 | 241,150.00 | 262,300.00 |

BOND DEBT SERVICE

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|-----------|--------|--------------|--------------|------------------------|
| 11/01/2044 | | | 14,550.00 | 14,550.00 | |
| 05/01/2045 | 235,000 | 6.000% | 14,550.00 | 249,550.00 | 264,100.00 |
| 11/01/2045 | | | 7,500.00 | 7,500.00 | |
| 05/01/2046 | 250,000 | 6.000% | 7,500.00 | 257,500.00 | 265,000.00 |
| | 3,645,000 | | 4,206,347.82 | 7,851,347.82 | 7,851,347.82 |

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.801444%) |
|----------|-------------|------------------------|--|
| 02/16/16 | Beg Bal | -3,302,091.40 | -5,850,022.41 |
| 02/17/16 | | 1,300.00 | 2,302.73 |
| 02/17/16 | | 8,800.00 | 15,587.70 |
| 02/17/16 | | 21,935.00 | 38,854.12 |
| 02/17/16 | | 6,000.00 | 10,627.98 |
| 02/17/16 | | 7,245.00 | 12,833.28 |
| 02/17/16 | | 28,906.29 | 51,202.58 |
| 02/17/16 | | 14,509.53 | 25,701.16 |
| 02/17/16 | | 122,831.15 | 217,574.49 |
| 02/17/16 | | 17,484.37 | 30,970.59 |
| 02/17/16 | | 1,115.00 | 1,975.03 |
| 02/17/16 | | 16,318.50 | 28,905.45 |
| 02/17/16 | | 3,475.50 | 6,156.26 |
| 02/17/16 | | 3,000.00 | 5,313.99 |
| 02/17/16 | | 5,051.45 | 8,947.78 |
| 02/17/16 | | 65,980.97 | 116,874.06 |
| 02/17/16 | | 4,377.22 | 7,753.50 |
| 02/17/16 | | 6,720.00 | 11,903.34 |
| 03/02/16 | | 892.50 | 1,577.15 |
| 03/02/16 | | 565.00 | 998.42 |
| 03/03/16 | | 6,720.00 | 11,873.12 |
| 03/03/16 | | 29,000.00 | 51,238.17 |
| 03/03/16 | | 202,601.31 | 357,962.75 |
| 03/09/16 | | 3,000.00 | 5,295.45 |
| 03/09/16 | | -88,605.14 | -156,401.37 |
| 03/09/16 | | -565.00 | -997.31 |
| 03/09/16 | | -6,720.00 | -11,861.81 |
| 03/15/16 | | 132.50 | 233.66 |
| 03/16/16 | | 1,350.00 | 2,380.30 |
| 03/16/16 | | 12,701.94 | 22,395.91 |
| 03/21/16 | | 3,000.00 | 5,285.37 |
| 03/24/16 | | 15,870.53 | 27,947.19 |
| 03/29/16 | | 2,697.50 | 4,746.39 |
| 04/12/16 | | 3,000.00 | 5,267.76 |
| 04/12/16 | | 190,159.91 | 333,905.75 |
| 04/12/16 | | 1,964.71 | 3,449.88 |
| 04/12/16 | | 3,150.00 | 5,531.15 |
| 04/26/16 | | 3,000.00 | 5,256.06 |
| 04/26/16 | | 973.00 | 1,704.72 |
| 04/26/16 | | 21,565.25 | 37,782.75 |
| 05/04/16 | | 2,761.70 | 4,832.41 |
| 05/05/16 | | 3,000.00 | 5,248.55 |
| 05/20/16 | | 3,000.00 | 5,236.06 |
| 05/20/16 | | 1,263.60 | 2,205.43 |
| 05/20/16 | | 6,000.00 | 10,472.12 |
| 05/31/16 | | 13,130.00 | 22,880.11 |
| 06/07/16 | | 182,265.07 | 317,258.93 |

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.801444%) |
|----------|-------------|------------------------|--|
| 06/07/16 | | 225.00 | 391.65 |
| 06/07/16 | | 1,948.40 | 3,391.47 |
| 06/07/16 | | 305,033.61 | 530,955.48 |
| 06/07/16 | | 3,000.00 | 5,221.94 |
| 06/17/16 | | 6,095.00 | 10,592.40 |
| 06/17/16 | | 8,590.34 | 14,929.00 |
| 06/17/16 | | 2,922.60 | 5,079.14 |
| 06/17/16 | | 244,460.89 | 424,844.39 |
| 06/20/16 | | 3,000.00 | 5,211.16 |
| 06/20/16 | | 120.00 | 208.45 |
| 06/20/16 | | 214,762.82 | 373,054.79 |
| 06/20/16 | | 3,000.00 | 5,211.16 |
| 06/20/16 | | 120.00 | 208.45 |
| 06/23/16 | | -125.00 | -217.03 |
| 06/30/16 | | 19,161.00 | 33,230.88 |
| 07/05/16 | | 3,000.00 | 5,198.76 |
| 07/07/16 | | 38,494.69 | 66,687.05 |
| 07/07/16 | | 214,463.91 | 371,530.86 |
| 07/08/16 | | 88.50 | 153.29 |
| 07/08/16 | | 34,548.75 | 59,841.71 |
| 07/12/16 | | -120.00 | -207.72 |
| 07/13/16 | | -3,000.00 | -5,192.16 |
| 07/27/16 | | 3,300.00 | 5,698.69 |
| 07/27/16 | | 3,000.00 | 5,180.62 |
| 08/09/16 | | 2,780.00 | 4,791.57 |
| 08/09/16 | | 3,000.00 | 5,170.76 |
| 08/09/16 | | 246.00 | 424.00 |
| 08/09/16 | | 4,480.00 | 7,721.67 |
| 08/09/16 | | 369,366.48 | 636,634.89 |
| 08/17/16 | | 1,200.00 | 2,065.68 |
| 08/17/16 | | 3,000.00 | 5,164.19 |
| 08/30/16 | | 13,889.47 | 23,859.97 |
| 09/02/16 | | 3,000.00 | 5,151.90 |
| 09/09/16 | | 75.00 | 128.65 |
| 09/13/16 | | 1,454.50 | 2,493.45 |
| 09/15/16 | | 72,332.12 | 123,959.69 |
| 09/26/16 | | 3,000.00 | 5,132.30 |
| 10/04/16 | | 4,125.50 | 7,048.80 |
| 10/04/16 | | 3,000.00 | 5,125.78 |
| 10/20/16 | | 7,181.83 | 12,239.67 |
| 10/20/16 | | 3,000.00 | 5,112.77 |
| 10/20/16 | | 392,347.40 | 668,660.02 |
| 11/02/16 | | 100.00 | 170.10 |
| 11/02/16 | | 43,733.70 | 74,391.43 |
| 11/02/16 | | 2,258.16 | 3,841.15 |
| 11/02/16 | | 5,000.00 | 8,505.05 |
| 11/02/16 | | 3,000.00 | 5,103.03 |

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.801444%) |
|----------|-------------|------------------------|--|
| 11/07/16 | | 251.00 | 426.61 |
| 11/07/16 | | 38,140.00 | 64,824.98 |
| 11/21/16 | | 2,200.00 | 3,730.94 |
| 11/21/16 | | 3,000.00 | 5,087.65 |
| 11/21/16 | | 1,320.00 | 2,238.57 |
| 11/21/16 | | 61,595.00 | 104,457.90 |
| 11/23/16 | | -43,733.70 | -74,143.67 |
| 12/07/16 | | 3,744.00 | 6,333.27 |
| 12/07/16 | | 46,874.00 | 79,291.02 |
| 12/20/16 | | 3,000.00 | 5,064.26 |
| 12/20/16 | | 450.00 | 759.64 |
| 12/20/16 | | 3,000.00 | 5,064.26 |
| 12/20/16 | | 4,867.00 | 8,215.92 |
| 12/28/16 | | -1.08 | -1.82 |
| 01/03/17 | | 400.00 | 673.84 |
| 01/04/17 | | 3,000.00 | 5,053.01 |
| 01/06/17 | | 180.00 | 303.08 |
| 01/13/17 | | 12,204.00 | 20,526.29 |
| 01/18/17 | | 3,000.00 | 5,041.79 |
| 02/02/17 | | 3,000.00 | 5,030.59 |
| 03/02/17 | | 3,000.00 | 5,006.67 |
| 03/02/17 | | 150.00 | 250.33 |
| 05/11/17 | | 53,888.98 | 88,954.37 |
| 05/11/17 | | 45,000.00 | 74,281.36 |
| 05/24/17 | | 9,115.00 | 15,015.06 |
| 05/24/17 | | 21,991.00 | 36,225.59 |
| 06/08/17 | | 21,993.31 | 36,148.91 |
| 03/08/18 | | -698.46 | -1,099.81 |
| 04/26/18 | | -8,561.28 | -13,378.40 |
| 06/26/18 | | 8,561.28 | 13,251.49 |
| 03/01/19 | | 753.94 | 1,122.43 |
| 03/08/19 | | 1.16 | 1.73 |
| ----- | | | |
| 02/16/26 | TOTALS: | 178.78 | -134,974.50 |
| ----- | | | |

ISSUE DATE: 02/16/16 REBATABL ARBITRAGE: -134,974.50
 COMP DATE: 02/16/26 NET INCOME: 178.78
 BOND YIELD: 5.801444% TAX INV YIELD: 0.013156%

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.801444%) |
|----------|-------------|------------------------|--|
| 02/16/16 | Beg Bal | -194,383.60 | -344,372.18 |
| 01/04/17 | | 10.71 | 18.04 |
| 05/01/17 | | 45.12 | 74.60 |
| 08/01/17 | | 1,267.28 | 2,065.48 |
| 11/01/17 | | 9,576.87 | 15,387.30 |
| 04/03/18 | | 4,388.37 | 6,882.65 |
| 11/01/18 | | 38,752.39 | 58,803.13 |
| 05/01/19 | | 13,410.31 | 19,775.27 |
| 09/25/19 | | 435.93 | 628.30 |
| 09/25/19 | | 1,334.27 | 1,923.06 |
| 09/01/20 | | 19,554.60 | 26,718.79 |
| 09/10/20 | | 23,900.08 | 32,609.66 |
| 09/11/20 | | -23,875.08 | -32,570.37 |
| 09/15/20 | | 936.58 | 1,276.87 |
| 09/17/20 | | 23,875.08 | 32,539.34 |
| 05/03/21 | | 150.00 | 197.23 |
| 05/03/21 | | 2.67 | 3.51 |
| 11/01/21 | | 2.62 | 3.35 |
| 01/31/22 | MMkt Bal | 86,761.13 | 109,339.34 |
| 01/31/22 | MMkt Acc | 0.44 | 0.55 |
| ----- | | | |
| 02/16/26 | TOTALS: | 6,145.77 | -68,696.10 |
| ----- | | | |

ISSUE DATE: 02/16/16 REBATABLE ARBITRAGE: -68,696.10
 COMP DATE: 02/16/26 NET INCOME: 6,145.77
 BOND YIELD: 5.801444% TAX INV YIELD: 0.694091%

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | % | ADJUSTED RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.801444%) |
|----------|-------------|------------------------|-------|------------------------------------|--|
| 02/16/16 | Beg Bal | -151,250.00 | 50.00 | -75,625.00 | -133,978.10 |
| 02/16/16 | | 5,000.00 | 50.00 | 2,500.00 | 4,429.03 |
| 02/16/16 | | 37,000.00 | 50.00 | 18,500.00 | 32,774.81 |
| 02/16/16 | | 39,000.00 | 50.00 | 19,500.00 | 34,546.42 |
| 02/16/16 | | 23,000.00 | 50.00 | 11,500.00 | 20,373.53 |
| 02/16/16 | | 35,910.38 | 50.00 | 17,955.19 | 31,809.62 |
| 02/17/16 | | 4,700.00 | 50.00 | 2,350.00 | 4,162.63 |
| 03/08/16 | | 6,639.62 | 50.00 | 3,319.81 | 5,860.89 |
| ----- | | | | | |
| 02/16/26 | TOTALS: | 0.00 | | 0.00 | -21.18 |
| ----- | | | | | |

ISSUE DATE: 02/16/16 REBATABLE ARBITRAGE: -21.18
 COMP DATE: 02/16/26 NET INCOME: 0.00
 BOND YIELD: 5.801444% TAX INV YIELD: 0.000000%

\$3,645,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.801444%) |
|----------|-------------|------------------------|--|
| 02/16/17 | | -1,670.00 | -2,794.14 |
| 02/16/18 | | -1,700.00 | -2,686.23 |
| 02/16/19 | | -1,730.00 | -2,581.69 |
| 02/16/20 | | -1,760.00 | -2,480.47 |
| 02/16/21 | | -1,780.00 | -2,369.21 |
| ----- | | | |
| 02/16/26 | TOTALS: | -8,640.00 | -12,911.74 |
| ----- | | | |

ISSUE DATE: 02/16/16 REBATABLE ARBITRAGE: -12,911.74
 COMP DATE: 02/16/26
 BOND YIELD: 5.801444%

SECTION B

REBATE REPORT

\$1,785,000

Highland Meadows II Community Development District

(City of Davenport, Florida)

**Special Assessment Bonds, Series 2016
(Assessment Area Four Project)**

**Dated: February 16, 2016
Delivered: February 16, 2016**

**Rebate Report to the Computation Date
February 16, 2026
Reflecting Activity To
January 31, 2022**



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
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(F) 860-321-7581

www.amteccorp.com

February 22, 2022

Highland Meadows II Community Development District
c/o Ms. Indhira Araujo
District Accountant
Governmental Management Services-CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$1,785,000 Highland Meadows II Community Development District (City of Davenport, Florida),
Special Assessment Bonds, Series 2016 (Assessment Area Four Project)

Dear Ms. Araujo:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Highland Meadows II Community Development District (the "District")

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled the next Report as of January 31, 2023. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the February 16, 2026 Computation Date
Reflecting Activity from February 16, 2016 through January 31, 2022

| Fund Description | Taxable Inv Yield | Net Income | Rebatable Arbitrage |
|---------------------------------|-------------------|-------------------|----------------------|
| Acquisition & Construction Fund | 0.041172% | 169.59 | (40,926.73) |
| Debt Service Reserve Fund | 0.702664% | 3,125.30 | (34,379.11) |
| Cost of Issuance Fund | 0.017039% | 0.67 | (385.91) |
| Totals | 0.381468% | \$3,295.56 | \$(75,691.75) |
| Bond Yield | 5.801444% | | |
| Rebate Computation Credits | | | (12,911.74) |
| Net Rebatable Arbitrage | | | \$(88,603.49) |

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from February 16, 2016, the date of the closing, to January 31, 2022, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of February 16, 2026.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 16, 2016 and January 31, 2022, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

February 16, 2026.

7. Computation Period

The period beginning on February 16, 2016, the date of the closing, and ending on January 31, 2022, the Computation Date.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

| Fund / Account | Account Number |
|----------------------------|-----------------------|
| Revenue | 248024000 |
| Acquisition & Construction | 248024001 |
| Cost of Issuance | 248024007 |
| Interest | 248024002 |
| Sinking | 248024004 |
| Prepayment | 248024005 |
| Debt Service Reserve | 248024006 |
| General Redemption | 248024008 |

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of January 31, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 16, 2026. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 16, 2026, is the Rebateable Arbitrage.

\$1,785,000
Highland Meadows II Community Development District
(City of Davenport, Florida)
Special Assessment Bonds, Series 2016
(Assessment Area Four Project)
Delivered: February 16, 2016

| | |
|-------------------------|--|
| Sources of Funds | |
|-------------------------|--|

| | |
|-------------------|-----------------------|
| Par Amount | \$1,785,000.00 |
| Total | \$1,785,000.00 |

| | |
|----------------------|--|
| Uses of Funds | |
|----------------------|--|

| | |
|--|-----------------------|
| Acquisition & Construction Fund | \$1,577,478.12 |
| Debt Service Reserve Fund | 96,196.88 |
| Cost of Issuance Fund | 75,625.00 |
| Underwriter's Discount | 35,700.00 |
| Total | \$1,785,000.00 |

PROOF OF ARBITRAGE YIELD

Highland Meadows II Community Development District
 (City of Davenport, Florida)
 \$3,645,000 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 \$1,785,000 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)

| Date | Debt Service | Total | Present Value to 02/16/2016 @ 5.8014435804% |
|------------|--------------|------------|---|
| 11/01/2016 | 217,445.05 | 217,445.05 | 208,812.63 |
| 05/01/2017 | 228,490.63 | 228,490.63 | 213,234.37 |
| 11/01/2017 | 151,990.63 | 151,990.63 | 137,843.79 |
| 05/01/2018 | 231,990.63 | 231,990.63 | 204,466.62 |
| 11/01/2018 | 150,390.63 | 150,390.63 | 128,811.41 |
| 05/01/2019 | 235,390.63 | 235,390.63 | 195,931.52 |
| 11/01/2019 | 148,690.63 | 148,690.63 | 120,276.37 |
| 05/01/2020 | 238,690.63 | 238,690.63 | 187,634.92 |
| 11/01/2020 | 146,890.63 | 146,890.63 | 112,215.79 |
| 05/01/2021 | 236,890.63 | 236,890.63 | 175,869.01 |
| 11/01/2021 | 144,640.63 | 144,640.63 | 104,355.02 |
| 05/01/2022 | 239,640.63 | 239,640.63 | 168,021.58 |
| 11/01/2022 | 142,265.63 | 142,265.63 | 96,936.24 |
| 05/01/2023 | 242,265.63 | 242,265.63 | 160,420.39 |
| 11/01/2023 | 139,765.63 | 139,765.63 | 89,939.35 |
| 05/01/2024 | 244,765.63 | 244,765.63 | 153,066.92 |
| 11/01/2024 | 137,140.63 | 137,140.63 | 83,344.83 |
| 05/01/2025 | 247,140.63 | 247,140.63 | 145,961.47 |
| 11/01/2025 | 134,390.63 | 134,390.63 | 77,133.79 |
| 05/01/2026 | 254,390.63 | 254,390.63 | 141,892.14 |
| 11/01/2026 | 131,390.63 | 131,390.63 | 71,220.20 |
| 05/01/2027 | 256,390.63 | 256,390.63 | 135,058.69 |
| 11/01/2027 | 127,875.00 | 127,875.00 | 65,461.75 |
| 05/01/2028 | 257,875.00 | 257,875.00 | 128,290.00 |
| 11/01/2028 | 124,218.76 | 124,218.76 | 60,055.44 |
| 05/01/2029 | 259,218.76 | 259,218.76 | 121,790.42 |
| 11/01/2029 | 120,421.88 | 120,421.88 | 54,983.67 |
| 05/01/2030 | 270,421.88 | 270,421.88 | 119,991.83 |
| 11/01/2030 | 116,203.13 | 116,203.13 | 50,108.25 |
| 05/01/2031 | 271,203.13 | 271,203.13 | 113,649.55 |
| 11/01/2031 | 111,843.75 | 111,843.75 | 45,547.69 |
| 05/01/2032 | 276,843.75 | 276,843.75 | 109,564.76 |
| 11/01/2032 | 107,203.13 | 107,203.13 | 41,231.13 |
| 05/01/2033 | 277,203.13 | 277,203.13 | 103,609.00 |
| 11/01/2033 | 102,421.88 | 102,421.88 | 37,202.63 |
| 05/01/2034 | 282,421.88 | 282,421.88 | 99,692.12 |
| 11/01/2034 | 97,359.38 | 97,359.38 | 33,398.11 |
| 05/01/2035 | 292,359.38 | 292,359.38 | 97,463.65 |
| 11/01/2035 | 91,875.01 | 91,875.01 | 29,764.91 |
| 05/01/2036 | 291,875.01 | 291,875.01 | 91,893.70 |
| 11/01/2036 | 86,250.00 | 86,250.00 | 26,389.40 |
| 05/01/2037 | 301,250.00 | 301,250.00 | 89,573.39 |
| 11/01/2037 | 79,800.00 | 79,800.00 | 23,058.79 |
| 05/01/2038 | 309,800.00 | 309,800.00 | 86,995.45 |
| 11/01/2038 | 72,900.00 | 72,900.00 | 19,894.10 |
| 05/01/2039 | 317,900.00 | 317,900.00 | 84,308.01 |
| 11/01/2039 | 65,550.00 | 65,550.00 | 16,894.00 |
| 05/01/2040 | 325,550.00 | 325,550.00 | 81,537.83 |
| 11/01/2040 | 57,750.00 | 57,750.00 | 14,056.43 |
| 05/01/2041 | 332,750.00 | 332,750.00 | 78,708.69 |
| 11/01/2041 | 49,500.00 | 49,500.00 | 11,378.67 |
| 05/01/2042 | 339,500.00 | 339,500.00 | 75,841.61 |
| 11/01/2042 | 40,800.00 | 40,800.00 | 8,857.47 |
| 05/01/2043 | 350,800.00 | 350,800.00 | 74,010.02 |
| 11/01/2043 | 31,500.00 | 31,500.00 | 6,458.37 |
| 05/01/2044 | 361,500.00 | 361,500.00 | 72,028.17 |

PROOF OF ARBITRAGE YIELD

Highland Meadows II Community Development District
 (City of Davenport, Florida)
 \$3,645,000 Special Assessment Bonds, Series 2016
 (Assessment Area Three Project)
 \$1,785,000 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)

| Date | Debt Service | Total | Present Value to 02/16/2016 @ 5.8014435804% |
|------------|---------------|---------------|---|
| 11/01/2044 | 21,600.00 | 21,600.00 | 4,182.44 |
| 05/01/2045 | 371,600.00 | 371,600.00 | 69,925.07 |
| 11/01/2045 | 11,100.00 | 11,100.00 | 2,029.84 |
| 05/01/2046 | 381,100.00 | 381,100.00 | 67,726.61 |
| | 11,688,392.12 | 11,688,392.12 | 5,430,000.00 |

Proceeds Summary

| | |
|------------------------------|--------------|
| Delivery date | 02/16/2016 |
| Par Value | 5,430,000.00 |
| Target for yield calculation | 5,430,000.00 |

BOND DEBT SERVICE

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---------------|-----------|--------|-----------|--------------|---------------------|
| 02/16/2016 | | | | | |
| 11/01/2016 | | | 71,444.27 | 71,444.27 | |
| 05/01/2017 | 25,000 | 4.000% | 50,431.25 | 75,431.25 | 146,875.52 |
| 11/01/2017 | | | 49,931.25 | 49,931.25 | |
| 05/01/2018 | 25,000 | 4.000% | 49,931.25 | 74,931.25 | 124,862.50 |
| 11/01/2018 | | | 49,431.25 | 49,431.25 | |
| 05/01/2019 | 30,000 | 4.000% | 49,431.25 | 79,431.25 | 128,862.50 |
| 11/01/2019 | | | 48,831.25 | 48,831.25 | |
| 05/01/2020 | 30,000 | 4.000% | 48,831.25 | 78,831.25 | 127,662.50 |
| 11/01/2020 | | | 48,231.25 | 48,231.25 | |
| 05/01/2021 | 30,000 | 5.000% | 48,231.25 | 78,231.25 | 126,462.50 |
| 11/01/2021 | | | 47,481.25 | 47,481.25 | |
| 05/01/2022 | 30,000 | 5.000% | 47,481.25 | 77,481.25 | 124,962.50 |
| 11/01/2022 | | | 46,731.25 | 46,731.25 | |
| 05/01/2023 | 35,000 | 5.000% | 46,731.25 | 81,731.25 | 128,462.50 |
| 11/01/2023 | | | 45,856.25 | 45,856.25 | |
| 05/01/2024 | 35,000 | 5.000% | 45,856.25 | 80,856.25 | 126,712.50 |
| 11/01/2024 | | | 44,981.25 | 44,981.25 | |
| 05/01/2025 | 35,000 | 5.000% | 44,981.25 | 79,981.25 | 124,962.50 |
| 11/01/2025 | | | 44,106.25 | 44,106.25 | |
| 05/01/2026 | 40,000 | 5.000% | 44,106.25 | 84,106.25 | 128,212.50 |
| 11/01/2026 | | | 43,106.25 | 43,106.25 | |
| 05/01/2027 | 40,000 | 5.625% | 43,106.25 | 83,106.25 | 126,212.50 |
| 11/01/2027 | | | 41,981.25 | 41,981.25 | |
| 05/01/2028 | 45,000 | 5.625% | 41,981.25 | 86,981.25 | 128,962.50 |
| 11/01/2028 | | | 40,715.63 | 40,715.63 | |
| 05/01/2029 | 45,000 | 5.625% | 40,715.63 | 85,715.63 | 126,431.26 |
| 11/01/2029 | | | 39,450.00 | 39,450.00 | |
| 05/01/2030 | 50,000 | 5.625% | 39,450.00 | 89,450.00 | 128,900.00 |
| 11/01/2030 | | | 38,043.75 | 38,043.75 | |
| 05/01/2031 | 50,000 | 5.625% | 38,043.75 | 88,043.75 | 126,087.50 |
| 11/01/2031 | | | 36,637.50 | 36,637.50 | |
| 05/01/2032 | 55,000 | 5.625% | 36,637.50 | 91,637.50 | 128,275.00 |
| 11/01/2032 | | | 35,090.63 | 35,090.63 | |
| 05/01/2033 | 55,000 | 5.625% | 35,090.63 | 90,090.63 | 125,181.26 |
| 11/01/2033 | | | 33,543.75 | 33,543.75 | |
| 05/01/2034 | 60,000 | 5.625% | 33,543.75 | 93,543.75 | 127,087.50 |
| 11/01/2034 | | | 31,856.25 | 31,856.25 | |
| 05/01/2035 | 65,000 | 5.625% | 31,856.25 | 96,856.25 | 128,712.50 |
| 11/01/2035 | | | 30,028.13 | 30,028.13 | |
| 05/01/2036 | 65,000 | 5.625% | 30,028.13 | 95,028.13 | 125,056.26 |
| 11/01/2036 | | | 28,200.00 | 28,200.00 | |
| 05/01/2037 | 70,000 | 6.000% | 28,200.00 | 98,200.00 | 126,400.00 |
| 11/01/2037 | | | 26,100.00 | 26,100.00 | |
| 05/01/2038 | 75,000 | 6.000% | 26,100.00 | 101,100.00 | 127,200.00 |
| 11/01/2038 | | | 23,850.00 | 23,850.00 | |
| 05/01/2039 | 80,000 | 6.000% | 23,850.00 | 103,850.00 | 127,700.00 |
| 11/01/2039 | | | 21,450.00 | 21,450.00 | |
| 05/01/2040 | 85,000 | 6.000% | 21,450.00 | 106,450.00 | 127,900.00 |
| 11/01/2040 | | | 18,900.00 | 18,900.00 | |
| 05/01/2041 | 90,000 | 6.000% | 18,900.00 | 108,900.00 | 127,800.00 |
| 11/01/2041 | | | 16,200.00 | 16,200.00 | |
| 05/01/2042 | 95,000 | 6.000% | 16,200.00 | 111,200.00 | 127,400.00 |
| 11/01/2042 | | | 13,350.00 | 13,350.00 | |
| 05/01/2043 | 100,000 | 6.000% | 13,350.00 | 113,350.00 | 126,700.00 |
| 11/01/2043 | | | 10,350.00 | 10,350.00 | |
| 05/01/2044 | 110,000 | 6.000% | 10,350.00 | 120,350.00 | 130,700.00 |

BOND DEBT SERVICE

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|------------------|-----------|--------|--------------|--------------|------------------------|
| 11/01/2044 | | | 7,050.00 | 7,050.00 | |
| 05/01/2045 | 115,000 | 6.000% | 7,050.00 | 122,050.00 | 129,100.00 |
| 11/01/2045 | | | 3,600.00 | 3,600.00 | |
| 05/01/2046 | 120,000 | 6.000% | 3,600.00 | 123,600.00 | 127,200.00 |
| | 1,785,000 | | 2,052,044.30 | 3,837,044.30 | 3,837,044.30 |

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.801444%) |
|----------|-------------|------------------------|--|
| 02/16/16 | Beg Bal | -1,577,478.12 | -2,794,678.05 |
| 03/03/16 | | 1,300.00 | 2,296.88 |
| 03/09/16 | | 88,605.14 | 156,401.37 |
| 03/09/16 | | 3,000.00 | 5,295.45 |
| 03/09/16 | | 565.00 | 997.31 |
| 03/09/16 | | 6,720.00 | 11,861.81 |
| 03/15/16 | | 13,012.75 | 22,947.57 |
| 03/15/16 | | 36,850.00 | 64,983.81 |
| 03/16/16 | | 52,103.02 | 91,867.44 |
| 03/21/16 | | 3,000.00 | 5,285.37 |
| 03/21/16 | | 41,418.30 | 72,970.28 |
| 03/29/16 | | 13,364.00 | 23,514.64 |
| 03/29/16 | | 228.75 | 402.50 |
| 03/29/16 | | 1,372.04 | 2,414.17 |
| 03/29/16 | | 3,360.00 | 5,912.09 |
| 04/12/16 | | 31,707.00 | 55,674.98 |
| 04/12/16 | | 3,000.00 | 5,267.76 |
| 04/12/16 | | 77.72 | 136.47 |
| 04/12/16 | | 83.77 | 147.09 |
| 04/13/16 | | 522,733.17 | 917,732.26 |
| 04/26/16 | | 21,353.50 | 37,411.76 |
| 04/26/16 | | 973.00 | 1,704.72 |
| 04/26/16 | | 3,000.00 | 5,256.06 |
| 05/04/16 | | 1,975.90 | 3,457.42 |
| 05/04/16 | | 14,967.54 | 26,190.12 |
| 05/05/16 | | 3,000.00 | 5,248.55 |
| 05/05/16 | | 652.00 | 1,140.68 |
| 05/20/16 | | 3,000.00 | 5,236.06 |
| 05/20/16 | | 4,200.00 | 7,330.48 |
| 05/20/16 | | 4,585.00 | 8,002.44 |
| 05/31/16 | | 30,746.00 | 53,577.44 |
| 06/08/16 | | 19,578.00 | 34,072.95 |
| 06/08/16 | | 2,000.00 | 3,480.74 |
| 06/08/16 | | 36,496.64 | 63,517.63 |
| 06/08/16 | | 453.00 | 788.39 |
| 06/08/16 | | 84,787.96 | 147,562.37 |
| 06/08/16 | | 225.00 | 391.58 |
| 06/08/16 | | 3,000.00 | 5,221.11 |
| 06/08/16 | | 3,721.14 | 6,476.16 |
| 06/10/16 | | 10,934.34 | 19,023.74 |
| 06/17/16 | | 3,406.25 | 5,919.66 |
| 06/17/16 | | 105,734.36 | 183,753.93 |
| 06/23/16 | | -80.00 | -138.90 |
| 06/30/16 | | 3,600.00 | 6,243.47 |
| 06/30/16 | | 4,923.00 | 8,537.95 |
| 07/06/16 | | 2,301.50 | 3,987.68 |
| 07/06/16 | | 3,000.00 | 5,197.94 |

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.801444%) |
|----------|-------------|------------------------|--|
| 07/06/16 | | 167.00 | 289.35 |
| 07/06/16 | | 1,178.80 | 2,042.44 |
| 07/06/16 | | 107,793.82 | 186,768.46 |
| 07/08/16 | | 112.50 | 194.86 |
| 07/08/16 | | 36,076.48 | 62,487.89 |
| 07/13/16 | | 75.00 | 129.80 |
| 07/13/16 | | 3,000.00 | 5,192.16 |
| 07/14/16 | | 652.92 | 1,129.84 |
| 07/14/16 | | 200.00 | 346.09 |
| 07/14/16 | | 95,766.53 | 165,718.69 |
| 07/27/16 | | 2,800.00 | 4,835.25 |
| 07/27/16 | | 3,000.00 | 5,180.62 |
| 08/08/16 | | 2,780.00 | 4,792.33 |
| 08/08/16 | | 3,360.00 | 5,792.17 |
| 08/08/16 | | 3,000.00 | 5,171.58 |
| 08/08/16 | | 157.50 | 271.51 |
| 08/08/16 | | 4,488.00 | 7,736.68 |
| 08/08/16 | | 39,483.40 | 68,063.85 |
| 08/11/16 | | 75.00 | 129.23 |
| 08/11/16 | | 23,874.80 | 41,137.20 |
| 08/17/16 | | 3,000.00 | 5,164.19 |
| 08/17/16 | | 3,000.00 | 5,164.19 |
| 09/01/16 | | -13,800.00 | -23,702.50 |
| 09/02/16 | | 100.00 | 171.73 |
| 09/02/16 | | 3,000.00 | 5,151.90 |
| 09/08/16 | | 7,039.80 | 12,077.93 |
| 09/09/16 | | -6,000.00 | -10,292.35 |
| 09/12/16 | | 6,799.28 | 11,657.87 |
| 09/12/16 | | 954.17 | 1,636.00 |
| 09/12/16 | | 620.40 | 1,063.72 |
| 09/13/16 | | 270.00 | 462.86 |
| 09/26/16 | | 3,000.00 | 5,132.30 |
| 10/04/16 | | 2,016.00 | 3,444.52 |
| 10/04/16 | | 3,000.00 | 5,125.78 |
| 10/20/16 | | 3,000.00 | 5,112.77 |
| 11/02/16 | | 2,258.16 | 3,841.15 |
| 11/02/16 | | 3,000.00 | 5,103.03 |
| 11/02/16 | | 1,704.00 | 2,898.52 |
| 11/07/16 | | 1,698.50 | 2,886.87 |
| 11/07/16 | | 45.00 | 76.48 |
| 11/21/16 | | 3,000.00 | 5,087.65 |
| 11/23/16 | | 990.00 | 1,678.39 |
| 12/20/16 | | 3,000.00 | 5,064.26 |
| 12/20/16 | | 3,000.00 | 5,064.26 |
| 12/20/16 | | 1,957.50 | 3,304.43 |
| 01/03/17 | | 700.00 | 1,179.22 |
| 01/04/17 | | 3,000.00 | 5,053.01 |

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.801444%) |
|----------|-------------|------------------------|--|
| 01/06/17 | | 270.00 | 454.63 |
| 01/06/17 | | 500.00 | 841.90 |
| 01/18/17 | | 3,000.00 | 5,041.79 |
| 02/02/17 | | 3,000.00 | 5,030.59 |
| 03/02/17 | | 3,000.00 | 5,006.67 |
| 03/02/17 | | 277.50 | 463.12 |
| 04/25/17 | | 405.00 | 670.23 |
| 04/25/17 | | 400.00 | 661.96 |
| 06/08/17 | | 745.00 | 1,224.51 |
| 06/30/17 | | 200.00 | 327.58 |
| 07/13/17 | | -1,557.27 | -2,545.39 |
| 09/08/17 | | -1,797.07 | -2,911.79 |
| 10/25/18 | | 5,683.83 | 8,632.91 |
| 03/01/19 | | 6.62 | 9.86 |
| 03/08/19 | | 0.01 | 0.01 |
| 08/02/19 | | 84.74 | 123.17 |
| ----- | | | |
| 02/16/26 | TOTALS: | 169.59 | -40,926.73 |
| ----- | | | |

ISSUE DATE: 02/16/16 REBATABLE ARBITRAGE: -40,926.73
 COMP DATE: 02/16/26 NET INCOME: 169.59
 BOND YIELD: 5.801444% TAX INV YIELD: 0.041172%

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.801444%) |
|----------|-------------|------------------------|--|
| 02/16/16 | Beg Bal | -96,196.88 | -170,423.48 |
| 01/04/17 | | 5.30 | 8.93 |
| 05/01/17 | | 22.33 | 36.92 |
| 11/01/17 | | 5,947.51 | 9,555.95 |
| 04/03/18 | | 3,278.24 | 5,141.54 |
| 11/07/18 | | 9,150.12 | 13,871.23 |
| 02/01/19 | | 370.15 | 553.69 |
| 05/01/19 | | 2,609.66 | 3,848.29 |
| 08/01/19 | | 400.25 | 581.84 |
| 09/25/19 | | 225.00 | 324.29 |
| 09/25/19 | | 364.30 | 525.06 |
| 10/03/19 | | 25,514.07 | 36,726.25 |
| 09/15/20 | | 404.29 | 551.18 |
| 05/03/21 | | 150.00 | 197.23 |
| 06/22/21 | | 0.77 | 1.00 |
| 11/01/21 | | 0.77 | 0.98 |
| 01/31/22 | MMkt Bal | 50,879.16 | 64,119.65 |
| 01/31/22 | MMkt Acc | 0.26 | 0.33 |
| ----- | | | |
| 02/16/26 | TOTALS: | 3,125.30 | -34,379.11 |
| ----- | | | |

ISSUE DATE: 02/16/16 REBATABLE ARBITRAGE: -34,379.11
 COMP DATE: 02/16/26 NET INCOME: 3,125.30
 BOND YIELD: 5.801444% TAX INV YIELD: 0.702664%

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.801444%) |
|----------|-------------|------------------------|--|
| 02/16/16 | Beg Bal | -75,625.00 | -133,978.10 |
| 02/16/16 | | 75,625.00 | 133,978.10 |
| 03/08/16 | | -6,639.62 | -11,721.79 |
| 04/12/16 | | 1,250.00 | 2,194.90 |
| 04/21/16 | | 1,623.00 | 2,845.79 |
| 02/24/17 | | 3,767.29 | 6,295.19 |
| ----- | | | |
| 02/16/26 | TOTALS: | 0.67 | -385.91 |
| ----- | | | |

| | | | |
|-------------|-----------|----------------------|-----------|
| ISSUE DATE: | 02/16/16 | REBATABLE ARBITRAGE: | -385.91 |
| COMP DATE: | 02/16/26 | NET INCOME: | 0.67 |
| BOND YIELD: | 5.801444% | TAX INV YIELD: | 0.017039% |

\$1,785,000
 Highland Meadows II Community Development District
 (City of Davenport, Florida)
 Special Assessment Bonds, Series 2016
 (Assessment Area Four Project)
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

| DATE | DESCRIPTION | RECEIPTS (PAYMENTS) | FUTURE VALUE @ BOND YIELD OF (5.801444%) |
|----------|-------------|------------------------|--|
| 02/16/17 | | -1,670.00 | -2,794.14 |
| 02/16/18 | | -1,700.00 | -2,686.23 |
| 02/16/19 | | -1,730.00 | -2,581.69 |
| 02/16/20 | | -1,760.00 | -2,480.47 |
| 02/16/21 | | -1,780.00 | -2,369.21 |
| ----- | | | |
| 02/16/26 | TOTALS: | -8,640.00 | -12,911.74 |
| ----- | | | |

ISSUE DATE: 02/16/16 REBATABLE ARBITRAGE: -12,911.74
 COMP DATE: 02/16/26
 BOND YIELD: 5.801444%

SECTION VII

SECTION C

Highland Meadows II

Field Management Report



March 8, 2022
Clayton Smith
Field Services Manager
GMS

Completed

Amenity Review

- ✚ Approved leak repairs were completed to fix cracks in the pool gutters.
- ✚ Raised pavers along the right side of the pool where they had settled.
- ✚ Repaired entry gate.
- ✚ Minor amenity facility repairs.



Completed

Landscape Review and General Maint.

- ✚ Children at play signs were installed at playground and phase III common tract.
- ✚ Autism signs were installed.
- ✚ Sod replacement was done in front of mailboxes on Zion Dr.
- ✚ Aluminum fence was repaired in Summerview Crossing.
- ✚ Replaced two missing street in phase 2.
- ✚ Phase 4 signs were reviewed and moved as needed for visibility.
- ✚ Pressure washing wall areas.



Completed

Woodlark Tract Fence



✚ Fence at empty tract A on phase 3 has been installed.

In Progress

Mailbox Lighting

- ✚ Solar lighting is in process of being installed.
- ✚ Lights have been installed in several phases.
- ✚ Remaining lights will be installed shortly. Some inventory issues.



Phase 3 Common Area Improvements

- ✚ Fence has been installed.
- ✚ Next step for consideration.
- ✚ Irrigation, additional fencing or benches recommended next step.



In Progress

Parking control signage

- ✚ Signage layout is being finalized. Signs will be ordered, and installation scheduled promptly after delivery.



Monument Touch-up and Repair



- ✚ 7 monuments signs were cleaned up and some minor repairs made.
- ✚ Additionally paint was touched up.

Other Items

Items being monitored

- ✚ Monitoring repeat fence vandalism and exploring solutions in Phase 4, tract K.
- ✚ Sod gap in phase 7 near playground.
- ✚ Irrigation repairs.



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

9/21/2021

Highland Meadows II CDD Furniture Surplus

3/8/2022

| <u>Qty</u> | <u>Type</u> | <u>Notes</u> | |
|------------|------------------------------|----------------|--|
| 33 | Chair | Vinyl Strap | |
| 53 | Chaise Lounge | Vinyl Strap | |
| 4 | Large Tables (48" Diameter) | Fiberglass Top | |
| 5 | Small Table (17.5" Diameter) | Fiberglass Top | |

SECTION D

SECTION 1

Highland Meadows II Community Development District

Summary of Invoices

December 8, 2021 to February 28, 2022

| Fund | Date | Check No.'s | | Amount |
|--------------|-------------|--------------------|-----------|---------------------|
| General Fund | 12/20/21 | 732 - 745 | \$ | 55,114.79 |
| | 1/7/22 | 746 - 757 | \$ | 47,869.14 |
| | 1/14/22 | 758 - 761 | \$ | 11,046.17 |
| | 1/20/22 | 762 - 764 | \$ | 26,596.18 |
| | 2/10/22 | 765 - 771 | \$ | 31,923.78 |
| | 2/16/22 | 772 - 775 | \$ | 4,628.68 |
| | 2/18/22 | 776 | \$ | 1,159,242.77 |
| | 2/24/22 | 777 - 779 | \$ | 3,855.42 |
| Total | | | \$ | 1,340,276.93 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED YRMO | TO DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|---------------|-----------------|-------|-----|----------|-------------------------------------|--------|----------|--------------|---------|
| 12/20/21 | 00080 | 12/14/21 | BW121420 | 202112 | 310-51300-11000 | | | | SUPERVISOR FEE 12/14/2021 | * | 200.00 | | |
| | | | | | | | | | BRIAN WALSH | | | 200.00 | 000732 |
| 12/20/21 | 00079 | 12/14/21 | CL121420 | 202112 | 310-51300-11000 | | | | SUPERVISOR FEE 12/14/2021 | * | 200.00 | | |
| | | | | | | | | | CHRISTOPHER LOPEZ | | | 200.00 | 000733 |
| 12/20/21 | 00075 | 12/10/21 | 6594 | 202112 | 330-53800-48500 | | | | MTHLY CLEANING SVC-DEC 21 | * | 480.00 | | |
| | | | | | | | | | CSS CLEAN STAR SERVICES OF CFL INC. | | | 480.00 | 000734 |
| 12/20/21 | 00015 | 9/17/21 | 119 | 202110 | 310-51300-31700 | | | | ASSESSMENT ROLL FY22 | * | 5,000.00 | | |
| | | 9/30/21 | 138 | 202109 | 320-53800-49000 | | | | PRESS WASH/FENCE CLEANING | * | 5,745.00 | | |
| | | 9/30/21 | 139 | 202109 | 320-53800-48100 | | | | GENERAL REPAIR & MAINTEN | * | 620.00 | | |
| | | 9/30/21 | 140 | 202109 | 330-57200-48000 | | | | AMENITY REPAIR & MAINTEN | * | 320.00 | | |
| | | 10/01/21 | 135 | 202110 | 320-53800-12000 | | | | FIELD MANAGEMENT OCT21 | * | 1,287.50 | | |
| | | 12/01/21 | 145 | 202112 | 310-51300-34000 | | | | MANAGEMENT FEES DEC21 | * | 3,004.17 | | |
| | | 12/01/21 | 145 | 202112 | 310-51300-35100 | | | | WEBSITE ADMIN DEC21 | * | 100.00 | | |
| | | 12/01/21 | 145 | 202112 | 310-51300-35000 | | | | INFORMATION TECH DEC21 | * | 150.00 | | |
| | | 12/01/21 | 145 | 202112 | 310-51300-31300 | | | | DISSEMINATION SVC DEC21 | * | 583.33 | | |
| | | 12/01/21 | 145 | 202112 | 330-57200-49100 | | | | AMENITY ACCESS DEC21 | * | 416.67 | | |
| | | 12/01/21 | 145 | 202112 | 310-51300-51000 | | | | OFFICE SUPPLIES | * | 6.54 | | |
| | | 12/01/21 | 145 | 202112 | 310-51300-42000 | | | | POSTAGE | * | 164.44 | | |
| | | 12/01/21 | 146 | 202112 | 320-53800-12000 | | | | FIELD MANAGEMENT DEC21 | * | 1,287.50 | | |
| | | | | | | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 18,685.15 | 000735 |
| 12/20/21 | 00096 | 12/06/21 | 809 | 202110 | 310-51300-31500 | | | | GENERAL COUNSEL OCT21 | * | 315.00 | | |
| | | | | | | | | | KE LAW GROUP, PLLC | | | 315.00 | 000736 |
| 12/20/21 | 00078 | 12/14/21 | KA121420 | 202112 | 310-51300-11000 | | | | SUPERVISOR FEE 12/14/2021 | * | 200.00 | | |
| | | | | | | | | | KRISTEN ANDERSON | | | 200.00 | 000737 |
| | | | | | | | | | HIME HIGH MED II MBYINGTON | | | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|------------|-------|--------------|----------|------------------|-----------------|-----|----------|--|--------|-----------|--------------|---------|
| 12/20/21 | 00068 | 12/14/21 | MA121420 | 202112 | 310-51300-11000 | | | SUPERVISOR FEE 12/14/2021 MILTON ANDRADE | * | 200.00 | 200.00 | 000738 |
| 12/20/21 | 00028 | 11/06/21 | 21949982 | 202111 | 330-53800-48000 | | | MTHLY PEST CONTROL DEC21 ORKIN | * | 67.00 | 67.00 | 000739 |
| 12/20/21 | 00093 | 12/01/21 | 4930 | 202112 | 320-53800-46200 | | | LAWN MAINTENANCE - DEC231 | * | 310.00 | | |
| | | 12/01/21 | 4931 | 202112 | 320-53800-46200 | | | LAWN MAINTENANCE - DEC21 | * | 1,280.00 | | |
| | | 12/01/21 | 4953 | 202112 | 320-53800-46200 | | | LAWN MAINTENANCE - DEC21 | * | 14,645.00 | | |
| | | 12/01/21 | 4953 | 202112 | 330-57200-46200 | | | AMENITY LANDSCAPE OCT21 | * | 1,355.00 | | |
| | | 12/03/21 | 4981 | 202112 | 320-53800-46300 | | | FILL IN SHRUBS/ MULCH | * | 484.00 | | |
| | | 12/03/21 | 4982 | 202112 | 320-53800-46300 | | | FILL IN SHRUBS/ MULCH | * | 627.00 | | |
| | | 12/03/21 | 4983 | 202112 | 320-53800-46300 | | | FILL IN SHRUBS/ MULCH | * | 1,290.00 | | |
| | | 12/03/21 | 4984 | 202112 | 320-53800-46300 | | | FILL IN SHRUBS/ MULCH | * | 785.00 | | |
| | | 12/03/21 | 4985 | 202112 | 320-53800-46300 | | | FILL IN SHRUBS/ MULCH PRINCE & SONS INC. | * | 1,335.00 | 22,111.00 | 000740 |
| 12/20/21 | 00103 | 11/30/21 | 21-189-2 | 202111 | 310-51300-31100 | | | ENGINEER SERVICES NOV21 RAYL ENGINEERING & SURVEYING, LLC | * | 203.00 | 203.00 | 000741 |
| 12/20/21 | 00030 | 10/01/21 | 14586 | 202110 | 330-57200-48100 | | | MONTHLY POOL SVC OCT21 RESORT POOL SERVICES DBA | * | 1,600.00 | 1,600.00 | 000742 |
| 12/20/21 | 00034 | 12/14/21 | RH121420 | 202112 | 310-51300-11000 | | | SUPERVISOR FEE 12/14/2021 RENNIE HEATH | * | 200.00 | 200.00 | 000743 |
| 12/20/21 | 00073 | 11/30/21 | 443-442- | 202111 | 320-53800-46400 | | | FERTILIZATION - NOV21 TRUGREEN | * | 2,475.42 | 2,475.42 | 000744 |
| 12/20/21 | 00040 | 11/24/21 | 6336131 | 202111 | 310-51300-32300 | | | TRUSTEE FEE S14 1 FY22 | * | 4,089.11 | | |

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| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK.... AMOUNT # |
|---------------|-------|-----------------------------------|--|-------------------------------------|--------|-----------|---------------------------|
| | | 11/24/21 6336132 | 202111 310-51300-32300 | TRUSTEE FEE S14 1 FY22 | * | 4,089.11 | |
| | | | | U.S. BANK | | | 8,178.22 000745 |
| 1/07/22 00052 | | 12/29/21 14 | 202112 310-51300-31300 | AMORT SCHEDULE S19 A2 | * | 250.00 | |
| | | | | DISCLOSURE SERVICES | | | 250.00 000746 |
| 1/07/22 00015 | | 11/30/21 158 | 202111 330-57200-48000 | AMENITY MAINTEN NOV21 | * | 480.00 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 480.00 000747 |
| 1/07/22 00067 | | 1/07/22 01072022 | 202201 300-20700-10000 | TXFER OF TAX RCPTS-S14 A1 | * | 2,479.18 | |
| | | | | HIGHLAND MEADOWS II CDD/US BANK | | | 2,479.18 000748 |
| 1/07/22 00067 | | 1/07/22 01072022 | 202201 300-20700-10000 | TXFER OF TAX RCPTS-S14 A2 | * | 3,651.52 | |
| | | | | HIGHLAND MEADOWS II CDD/US BANK | | | 3,651.52 000749 |
| 1/07/22 00067 | | 1/07/22 01072022 | 202201 300-20700-10000 | TXFER OF TAX RCPTS-S16 A3 | * | 6,545.86 | |
| | | | | HIGHLAND MEADOWS II CDD/US BANK | | | 6,545.86 000750 |
| 1/07/22 00067 | | 1/07/22 01072022 | 202201 300-20700-10000 | TXFER OF TAX RCPTS-S16 A4 | * | 3,819.77 | |
| | | | | HIGHLAND MEADOWS II CDD/US BANK | | | 3,819.77 000751 |
| 1/07/22 00067 | | 1/07/22 01072022 | 202201 300-20700-10000 | TXFER OF TAX RCPTS-S17 4B | * | 5,872.38 | |
| | | | | HIGHLAND MEADOWS II CDD/US BANK | | | 5,872.38 000752 |
| 1/07/22 00067 | | 1/07/22 01072022 | 202201 300-20700-10000 | TXFER OF TAX RCPTS-S17 A5 | * | 10,873.67 | |
| | | | | HIGHLAND MEADOWS II CDD/US BANK | | | 10,873.67 000753 |
| 1/07/22 00067 | | 1/07/22 01072022 | 202201 300-20700-10000 | TXFER OF TAX RCPTS-S17 A6 | * | 4,674.43 | |
| | | | | HIGHLAND MEADOWS II CDD/US BANK | | | 4,674.43 000754 |
| 1/07/22 00067 | | 1/07/22 01072022 | 202201 300-20700-10000 | TXFER OF TAX RCPTS-S17 7 | * | 7,555.33 | |
| | | | | HIGHLAND MEADOWS II CDD/US BANK | | | 7,555.33 000755 |
| 1/07/22 00028 | | 1/07/22 22087312 | 202201 330-53800-48000 | MTHLY PEST CONTROL JAN22 | * | 67.00 | |
| | | | | ORKIN | | | 67.00 000756 |
| | | | | HIME HIGH MED II MBYINGTON | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|---------------|-------|-----------------------------------|--|--|--------|----------|----------------------------|
| 1/07/22 | 00030 | 1/01/22 15235 | 202201 330-57200-48100 | MONTHLY POOL SVC JAN22 RESORT POOL SERVICES DBA | * | 1,600.00 | 1,600.00 000757 |
| 1/14/22 | 00015 | 1/01/22 156 | 202201 310-51300-34000 | MANAGEMENT FEE JAN22 | * | 3,004.17 | |
| | | 1/01/22 156 | 202201 310-51300-35100 | WEBSITE ADMIN JAN22 | * | 100.00 | |
| | | 1/01/22 156 | 202201 310-51300-35000 | INFORMATION TEC JAN22 | * | 150.00 | |
| | | 1/01/22 156 | 202201 310-51300-31300 | DISSEMINATION SVC JAN22 | * | 583.33 | |
| | | 1/01/22 156 | 202201 330-57200-49100 | AMENITY ACCESS JAN22 | * | 416.67 | |
| | | 1/01/22 156 | 202201 310-51300-51000 | OFFICE SUPPLIES | * | 2.89 | |
| | | 1/01/22 156 | 202201 310-51300-42000 | POSTAGE | * | 6.89 | |
| | | 1/01/22 157 | 202201 320-53800-12000 | FIELD MANAGEMENT JAN22 | * | 1,287.50 | |
| | | | | GOVERNMENTAL MANAGEMENT SERVICES-CF | | | 5,551.45 000758 |
| 1/14/22 | 00096 | 1/11/22 1113 | 202112 310-51300-31500 | GENERAL COUNSEL DEC21 KE LAW GROUP, PLLC | * | 1,612.00 | 1,612.00 000759 |
| 1/14/22 | 00103 | 12/31/21 21-189-3 | 202112 310-51300-31100 | ENGINEER SERVICES DEC21 RAYL ENGINEERING & SURVEYING, LLC | * | 407.72 | 407.72 000760 |
| 1/14/22 | 00102 | 1/11/22 2186022F | 202201 320-53800-49000 | RESERVE ADVISOR - INSPECT RESERVE ADVISORS | * | 3,475.00 | 3,475.00 000761 |
| 1/20/22 | 00015 | 10/31/21 147 | 202110 320-53800-49000 | DOG STATION INSTALL OCT21 | * | 410.00 | |
| | | 10/31/21 148 | 202110 320-53800-49000 | GENERAL MAINTENANCE OCT21 | * | 360.00 | |
| | | 10/31/21 149 | 202110 320-53800-49000 | GENERAL MAINTENANCE OCT21 | * | 240.00 | |
| | | 10/31/21 150 | 202110 330-53800-49000 | POOL DECK WASHING OCT21 | * | 1,050.00 | |
| | | 10/31/21 151 | 202110 320-53800-49000 | PHASE 3 CURB PAINT DUNLIN | * | 653.10 | |
| | | 10/31/21 152 | 202110 320-53800-49000 | CLEAN IRON STAIN OCT21 | * | 155.00 | |

HIME HIGH MED II MBYINGTON

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|-------------------------------------|-------|--------------|------------------------|--|---------------------------|--------|-----------|--------------|---------|
| 10/31/21 | 153 | | 202110 320-53800-49000 | | DOWNED FENCE/REPAIR SIGN | * | 160.00 | | |
| 11/30/21 | 154 | | 202111 320-53800-49000 | | EMPTYING DOG STAT NOV21 | * | 160.00 | | |
| 11/30/21 | 155 | | 202111 320-53800-49000 | | FIXED PH4 ENTRY LIGHT NOV | * | 160.00 | | |
| GOVERNMENTAL MANAGEMENT SERVICES-CF | | | | | | | | 3,348.10 | 000762 |
| 1/20/22 | 00093 | 1/01/22 | 5166 | 202201 320-53800-46200 | LANDSCAPE MAINTEN JAN22 | * | 11,655.00 | | |
| | | 1/01/22 | 5166 | 202201 320-53800-46300 | BUSHHOGGING | * | 2,090.00 | | |
| | | 1/01/22 | 5166 | 202201 320-53800-47300 | IRRIGATION REPAIR | * | 900.00 | | |
| | | 1/01/22 | 5166 | 202201 330-57200-46200 | LAND MAINT AMENITY JAN22 | * | 1,355.00 | | |
| | | 1/06/22 | 5187 | 202201 320-53800-46300 | FILL SHRUB/TOUCH UP MULCH | * | 1,070.00 | | |
| | | 1/06/22 | 5188 | 202201 320-53800-46300 | FILL SHRUB/TOUCH UP MULCH | * | 310.00 | | |
| | | 1/06/22 | 5189 | 202201 320-53800-46300 | FILL SHRUB/TOUCH UP MULCH | * | 1,335.00 | | |
| | | 1/06/22 | 5190 | 202201 320-53800-46300 | BAHIA SOD INSTALLED | * | 512.00 | | |
| | | 1/06/22 | 5191 | 202201 320-53800-46300 | FILL SHRUB/TOUCH UP MULCH | * | 1,206.00 | | |
| | | 1/06/22 | 5192 | 202201 320-53800-46300 | FILL SHRUB/TOUCH UP MULCH | * | 1,280.00 | | |
| | | 1/10/22 | 5264 | 202201 320-53800-47300 | IRRIGATION REPAIRS JAN22 | * | 35.08 | | |
| PRINCE & SONS INC. | | | | | | | | 21,748.08 | 000763 |
| 1/20/22 | 00030 | 1/14/22 | 15384 | 202201 330-53800-48300 | REGROUT GUTTER TILE JAN22 | * | 1,500.00 | | |
| RESORT POOL SERVICES DBA | | | | | | | | 1,500.00 | 000764 |
| 2/10/22 | 00084 | 1/31/22 | 6660-01- | 202201 310-51300-31200 | SPECIAL ASSESS BOND S2019 | * | 450.00 | | |
| AMTEC | | | | | | | | 450.00 | 000765 |
| 2/10/22 | 00075 | 1/18/22 | 6762 | 202201 330-53800-48500 | MTHLY CLEANING SVC-JAN 22 | * | 555.00 | | |
| CSS CLEAN STAR SERVICES OF CFL INC. | | | | | | | | 555.00 | 000766 |
| 2/10/22 | 00015 | 2/01/22 | 159 | 202202 310-51300-34000 | MANAGEMENT FEES - FEB 22 | * | 3,004.17 | | |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT ACCT# | SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|-------------------------------------|-------|--------------|-----------------|---------------------------|-----------------|--------------------------|-------------|--------|-----------|--------------|---------|
| 2/01/22 | 159 | 202202 | 310-51300-35100 | WEBSITE MANAGEMENT-FEB 22 | | | | * | 100.00 | | |
| 2/01/22 | 159 | 202202 | 310-51300-35000 | INFORMATION TECH - FEB 22 | | | | * | 150.00 | | |
| 2/01/22 | 159 | 202202 | 310-51300-31300 | DISSEMINATION SVCS-FEB 22 | | | | * | 583.33 | | |
| 2/01/22 | 159 | 202202 | 330-57200-49100 | AMENITY ACCESS - FEB 22 | | | | * | 416.67 | | |
| 2/01/22 | 159 | 202202 | 310-51300-51000 | OFFICE SUPPLIES | | | | * | .42 | | |
| 2/01/22 | 159 | 202202 | 310-51300-42000 | POSTAGE | | | | * | 7.07 | | |
| 2/01/22 | 160 | 202202 | 320-53800-12000 | FIELD MANAGEMENT - FEB 22 | | | | * | 1,287.50 | | |
| GOVERNMENTAL MANAGEMENT SERVICES-CF | | | | | | | | | | 5,549.16 | 000767 |
| 2/10/22 | 00028 | 1/13/22 | 22198977 | 202201 | 330-53800-48000 | MTHLY PEST CONTROL JAN22 | | * | 67.00 | | |
| ORKIN | | | | | | | | | | 67.00 | 000768 |
| 2/10/22 | 00093 | 1/14/22 | 5383 | 202201 | 320-53800-47300 | IRRIGATION REPAIRS | | * | 155.92 | | |
| 2/01/22 | 5338 | 202202 | 320-53800-46200 | LANDSCAPE MAINTEN FEB22 | | | | * | 16,000.00 | | |
| 2/01/22 | 5389 | 202202 | 320-53800-47300 | IRRIGATION REPAIRS | | | | * | 104.57 | | |
| 2/01/22 | 5390 | 202202 | 320-53800-47300 | IRRIGATION REPAIRS | | | | * | 439.74 | | |
| 2/01/22 | 5391 | 202202 | 320-53800-47300 | IRRIGATION REPAIRS | | | | * | 18.89 | | |
| PRINCE & SONS INC. | | | | | | | | | | 16,719.12 | 000769 |
| 2/10/22 | 00030 | 12/01/21 | 15004 | 202112 | 330-57200-48100 | MONTHLY POOL SVC DEC21 | | * | 1,600.00 | | |
| 2/01/22 | 15429 | 202202 | 330-57200-48100 | MONTHLY POOL SVC FEB22 | | | | * | 1,600.00 | | |
| RESORT POOL SERVICES DBA | | | | | | | | | | 3,200.00 | 000770 |
| 2/10/22 | 00076 | 6/01/21 | OS 23011 | 202106 | 320-53800-46200 | LANDSCAPE MAINT - JUN 21 | | * | 5,383.50 | | |
| YELLOWSTONE LANDSCAPE | | | | | | | | | | 5,383.50 | 000771 |
| 2/16/22 | 00096 | 2/10/22 | 1277 | 202201 | 310-51300-31500 | GENERAL COUNSEL - JAN 22 | | * | 2,070.50 | | |
| KE LAW GROUP, PLLC | | | | | | | | | | 2,070.50 | 000772 |
| HIME HIGH MED II MBYINGTON | | | | | | | | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|----------------------------|-------|-----------------------------------|--|--|--------|--------------|----------------------------|
| 2/16/22 | 00093 | 2/07/22 5404 | 202202 320-53800-47300 | IRRIGATION SPRAY HEAD PRINCE & SONS INC. | * | 45.26 | 45.26 000773 |
| 2/16/22 | 00103 | 1/31/22 21-189-4 | 202201 310-51300-31100 | ENGINEEER SERVICES JAN 22 RAYL ENGINEERING & SURVEYING, LLC | * | 37.50 | 37.50 000774 |
| 2/16/22 | 00073 | 12/31/21 430/431/ | 202112 320-53800-46400 | FERTILIZATION - DEC21 TRUGREEN | * | 2,475.42 | 2,475.42 000775 |
| 2/18/22 | 00067 | 2/18/22 02182022 | 202202 300-20700-10000 | ASMNT TXFER S2014 A1 | * | 63,202.91 | |
| | | 2/18/22 02182022 | 202202 300-20700-10000 | ASMNT TXFER S2014 A2 | * | 93,089.85 | |
| | | 2/18/22 02182022 | 202202 300-20700-10000 | ASMNT TXFER S2016 A3 | * | 166,876.75 | |
| | | 2/18/22 02182022 | 202202 300-20700-10000 | ASMNT TXFER S2016 A4 | * | 97,379.14 | |
| | | 2/18/22 02182022 | 202202 300-20700-10000 | ASMNT TXFER S2017 A4B/4C | * | 149,707.36 | |
| | | 2/18/22 02182022 | 202202 300-20700-10000 | ASMNT TXFER S2017 A5A/5B | * | 277,207.75 | |
| | | 2/18/22 02182022 | 202202 300-20700-10000 | ASMNT TXFER S2017 A6/6A | * | 119,167.35 | |
| | | 2/18/22 02182022 | 202202 300-20700-10000 | ASMNT TXFER S2019 A7/7A | * | 192,611.66 | |
| | | | | HIGHLAND MEADOWS II CDD/US BANK | | | 1,159,242.77 000776 |
| 2/24/22 | 00084 | 2/22/22 6655-02- | 202202 310-51300-31200 | SPECIAL ASSESS BOND S16A3 | * | 450.00 | |
| | | 2/22/22 6656-02- | 202202 310-51300-31200 | SPECIAL ASSESS BOND S16A4 | * | 450.00 | |
| | | | | AMTEC | | | 900.00 000777 |
| 2/24/22 | 00075 | 2/16/22 6860 | 202202 330-53800-48500 | MTHLY CLEANING SVC-FEB 22 CSS CLEAN STAR SERVICES OF CFL INC. | * | 480.00 | 480.00 000778 |
| 2/24/22 | 00073 | 1/31/22 8850/885 | 202201 320-53800-46400 | FERTILIZATION - JAN 22 TRUGREEN | * | 2,475.42 | 2,475.42 000779 |
| TOTAL FOR BANK A | | | | | | 1,340,276.93 | |
| HIME HIGH MED II MBYINGTON | | | | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|--------------------|-------|-----------------------------------|--|-------------|--------|--------------|-----------------------------|
| TOTAL FOR REGISTER | | | | | | 1,340,276.93 | |

HIME HIGH MED II MBYINGTON

SECTION 2

Highland Meadows II
Community Development District

Unaudited Financial Reporting
January 31, 2022



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Highland Meadows II
Community Development District
Combined Balance Sheet
January 31, 2022

| | <i>General Fund</i> | <i>Debt Service Funds</i> | <i>Capital Project Funds</i> | <i>Totals Governmental Funds</i> |
|---|-------------------------|-------------------------------|----------------------------------|--------------------------------------|
| Assets: | | | | |
| Cash: | | | | |
| Operating Account | \$ 2,074,331 | \$ - | \$ 250,146 | \$ 2,324,477 |
| Deposits | \$ 2,028 | \$ - | \$ 1,113 | \$ 3,141 |
| Investments: | | | | |
| State Board Administration | \$ 150,110 | \$ - | \$ - | \$ 150,110 |
| Area 1 | | | | |
| Reserve | \$ - | \$ 140,000 | \$ - | \$ 140,000 |
| Revenue | \$ - | \$ 10,316 | \$ - | \$ 10,316 |
| Area 2 | | | | |
| Reserve | \$ - | \$ 55,166 | \$ - | \$ 55,166 |
| Revenue | \$ - | \$ 22,230 | \$ - | \$ 22,230 |
| Area 3 | | | | |
| Reserve | \$ - | \$ 86,761 | \$ - | \$ 86,761 |
| Revenue | \$ - | \$ 82,891 | \$ - | \$ 82,891 |
| General Redemption | \$ - | \$ 768 | \$ - | \$ 768 |
| Area 4 | | | | |
| Reserve | \$ - | \$ 50,879 | \$ - | \$ 50,879 |
| Revenue | \$ - | \$ 6,736 | \$ - | \$ 6,736 |
| General Redemption | \$ - | \$ 7 | \$ - | \$ 7 |
| Area 4BC | | | | |
| Reserve | \$ - | \$ 78,931 | \$ - | \$ 78,931 |
| Revenue | \$ - | \$ 34,297 | \$ - | \$ 34,297 |
| Area 5 | | | | |
| Reserve | \$ - | \$ 145,097 | \$ - | \$ 145,097 |
| Revenue | \$ - | \$ 61,884 | \$ - | \$ 61,884 |
| Construction | \$ - | \$ - | \$ 6 | \$ 6 |
| Area 6 | | | | |
| Reserve | \$ - | \$ 61,939 | \$ - | \$ 61,939 |
| Revenue | \$ - | \$ 9,322 | \$ - | \$ 9,322 |
| Area 7/7A | | | | |
| Reserve | \$ - | \$ 114,553 | \$ - | \$ 114,553 |
| Revenue | \$ - | \$ 99,625 | \$ - | \$ 99,625 |
| Prepayment | \$ - | \$ 55,685 | \$ - | \$ 55,685 |
| Construction | \$ - | \$ - | \$ 553,792 | \$ 553,792 |
| Due from General Fund | \$ - | \$ 1,159,243 | \$ - | \$ 1,159,243 |
| Total Assets | \$ 2,226,470 | \$ 2,276,327 | \$ 805,057 | \$ 5,307,854 |
| Liabilities: | | | | |
| Accounts Payable | \$ 15,270 | \$ - | \$ - | \$ 15,270 |
| Due to Debt Service | \$ 1,159,243 | \$ - | \$ - | \$ 1,159,243 |
| Total Liabilities | \$ 1,174,513 | \$ - | \$ - | \$ 1,174,513 |
| Fund Balance: | | | | |
| Unassigned | \$ 1,049,929 | \$ - | \$ - | \$ 1,049,929 |
| Nonspendable: | | | | |
| Deposits and Prepaid Items | \$ 2,028 | \$ - | \$ 1,113 | \$ 3,141 |
| Assigned for: | | | | |
| Capital Reserves | \$ - | \$ - | \$ 250,146 | \$ 250,146 |
| Restricted for: | | | | |
| Debt Service | \$ - | \$ 2,276,327 | \$ - | \$ 2,276,327 |
| Capital Projects | \$ - | \$ - | \$ 553,798 | \$ 553,798 |
| Total Fund Balances | \$ 1,051,957 | \$ 2,276,327 | \$ 805,057 | \$ 4,133,341 |
| Total Liabilities & Fund Balance | \$ 2,226,470 | \$ 2,276,327 | \$ 805,057 | \$ 5,307,854 |

Highland Meadows II

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2022

| | Adopted | Prorated Budget | Actual | |
|--|-------------------|-------------------|-------------------|-----------------|
| | Budget | Thru 01/31/22 | Thru 01/31/22 | Variance |
| Revenues: | | | | |
| Special Assessments | \$ 851,732 | \$ 839,382 | \$ 839,382 | \$ - |
| Interest Income | \$ - | \$ - | \$ 59 | \$ 59 |
| Other Income | \$ - | \$ - | \$ 8,415 | \$ 8,415 |
| Total Revenues | \$ 851,732 | \$ 839,382 | \$ 847,857 | \$ 8,474 |
| Expenditures: | | | | |
| <i>General & Administrative:</i> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 4,000 | \$ 1,800 | \$ 2,200 |
| Public Official Insurance | \$ 2,861 | \$ 2,861 | \$ 2,692 | \$ 169 |
| Trustee Services | \$ 25,000 | \$ 8,178 | \$ 8,178 | \$ - |
| District Management Fees | \$ 36,050 | \$ 12,017 | \$ 12,017 | \$ (0) |
| Information Technology | \$ 1,800 | \$ 600 | \$ 600 | \$ - |
| Website Maintenance | \$ 1,200 | \$ 400 | \$ 400 | \$ - |
| Engineering | \$ 6,000 | \$ 2,000 | \$ 986 | \$ 1,014 |
| Dissemination Agent | \$ 7,000 | \$ 2,333 | \$ 3,583 | \$ (1,250) |
| Arbitrage | \$ 1,800 | \$ 600 | \$ 900 | \$ (300) |
| District Counsel | \$ 25,000 | \$ 8,333 | \$ 9,035 | \$ (701) |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| Audit Fees | \$ 3,685 | \$ - | \$ - | \$ - |
| Telephone | \$ 100 | \$ 33 | \$ - | \$ 33 |
| Postage & Shipping | \$ 1,000 | \$ 333 | \$ 221 | \$ 112 |
| Printing & Binding | \$ 1,000 | \$ 333 | \$ 52 | \$ 281 |
| Office Supplies | \$ 500 | \$ 167 | \$ 15 | \$ 151 |
| Legal Advertising | \$ 7,500 | \$ 2,500 | \$ 340 | \$ 2,160 |
| Miscellaneous | \$ 5,000 | \$ 1,667 | \$ 196 | \$ 1,470 |
| Dues, Licenses & Fees | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Subtotal General & Administrative | \$ 142,671 | \$ 51,531 | \$ 46,191 | \$ 5,340 |

Highland Meadows II

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2022

| | Adopted | Prorated Budget | Actual | |
|--|--------------------|-------------------|---------------------|------------------|
| | Budget | Thru 01/31/22 | Thru 01/31/22 | Variance |
| <u>Operations & Maintenance</u> | | | | |
| Field Expenditures | | | | |
| Field Management | \$ 15,450 | \$ 5,150 | \$ 5,150 | \$ - |
| General Insurance | \$ 2,537 | \$ 2,537 | \$ 2,387 | \$ 150 |
| Irrigation Repairs | \$ 16,000 | \$ 5,333 | \$ 3,679 | \$ 1,655 |
| General Repairs & Maintenance | \$ 5,000 | \$ 1,667 | \$ 1,500 | \$ 167 |
| Landscape Maintenance | \$ 212,000 | \$ 70,667 | \$ 64,140 | \$ 6,527 |
| Landscape Replacement & Tree/Palm Services | \$ 75,230 | \$ 25,077 | \$ 12,324 | \$ 12,753 |
| Fertilization | \$ 36,000 | \$ 12,000 | \$ 9,902 | \$ 2,098 |
| Streetlights | \$ 60,000 | \$ 20,000 | \$ 15,876 | \$ 4,124 |
| Sidewalk & Asphalt Maintenance | \$ 6,000 | \$ 2,000 | \$ - | \$ 2,000 |
| Contingency | \$ 10,000 | \$ 3,333 | \$ 5,773 | \$ (2,440) |
| Subtotal Field Expenditures | \$ 438,217 | \$ 147,764 | \$ 120,731 | \$ 27,033 |
| Cabana & Pool Expenditures | | | | |
| Security | \$ 38,000 | \$ 12,667 | \$ - | \$ 12,667 |
| Electric | \$ 33,039 | \$ 11,013 | \$ 5,065 | \$ 5,948 |
| Internet | \$ 3,000 | \$ 1,000 | \$ 692 | \$ 308 |
| Water & Sewer | \$ 7,500 | \$ 2,500 | \$ 1,791 | \$ 709 |
| Property & Casualty Insurance | \$ 15,000 | \$ 15,000 | \$ 13,103 | \$ 1,897 |
| Playground Lease | \$ 15,256 | \$ 5,085 | \$ - | \$ 5,085 |
| Pest Control | \$ 828 | \$ 276 | \$ 268 | \$ 8 |
| Amenity Repairs & Maintenance | \$ 10,000 | \$ 3,333 | \$ 480 | \$ 2,853 |
| Swimming Pools | \$ 19,500 | \$ 6,500 | \$ 6,400 | \$ 100 |
| Janitorial - Pool | \$ 17,400 | \$ 5,800 | \$ 1,995 | \$ 3,805 |
| Amenity Access | \$ - | \$ - | \$ 1,667 | \$ (1,667) |
| Contingency | \$ 12,500 | \$ 4,167 | \$ 6,116 | \$ (1,949) |
| Subtotal Cabana & Pool Expenditures | \$ 172,024 | \$ 67,341 | \$ 37,577 | \$ 29,764 |
| Total Expenditures | \$ 752,912 | \$ 266,636 | \$ 204,499 | \$ 62,137 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 98,820 | | \$ 643,358 | |
| <u>Other Financing Sources/(Uses):</u> | | | | |
| Transfer In/(Out) - Capital Reserve | \$ (98,820) | \$ - | \$ - | \$ - |
| Total Other Financing Sources/(Uses) | \$ (98,820) | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ - | | \$ 643,358 | |
| Fund Balance - Beginning | \$ - | | \$ 408,599 | |
| Fund Balance - Ending | \$ - | | \$ 1,051,957 | |

Highland Meadows II
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

| | Adopted Budget | Prorated Budget Thru 01/31/22 | Actual Thru 01/31/22 | Variance |
|--|-------------------|----------------------------------|-------------------------|---------------|
| Revenues | | | | |
| Interest | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$ - | \$ - | \$ - | \$ - |
| Expenditures: | | | | |
| Contingency | \$ 2,000 | \$ 667 | \$ 121 | \$ 546 |
| Total Expenditures | \$ 2,000 | \$ 667 | \$ 121 | \$ 546 |
| Excess (Deficiency) of Revenues over Expenditures | \$ (2,000) | | \$ (121) | |
| Other Financing Sources/(Uses) | | | | |
| Transfer In/(Out) | \$ 98,820 | \$ - | \$ - | \$ - |
| Total Other Financing Sources (Uses) | \$ 98,820 | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ 96,820 | | \$ (121) | |
| Fund Balance - Beginning | \$ 98,647 | | \$ 250,267 | |
| Fund Balance - Ending | \$ 195,467 | | \$ 250,146 | |

Highland Meadows II
Community Development District
Combined Debt Service Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

| | Area 1 | Area 2 | Area 3 | Area 4 | Area 4BC | Area 5 | Area 6 | Area 7/7A | Total |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|---------------------|
| Revenues: | | | | | | | | | |
| Assessments - Tax Roll | \$ 65,682 | \$ 96,741 | \$ 173,423 | \$ 101,199 | \$ 155,580 | \$ 288,081 | \$ 123,842 | \$ 200,167 | \$ 1,204,715 |
| Assessments - Lot Closings | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 59,095 | \$ 59,095 |
| Interest | \$ 3 | \$ 2 | \$ 4 | \$ 2 | \$ 3 | \$ 6 | \$ 2 | \$ 9 | \$ 31 |
| Total Revenues | \$ 65,686 | \$ 96,743 | \$ 173,427 | \$ 101,200 | \$ 155,583 | \$ 288,087 | \$ 123,844 | \$ 259,271 | \$ 1,263,841 |
| Expenditures: | | | | | | | | | |
| Interest Payment - 11/1 | \$ 24,925 | \$ 33,622 | \$ 64,634 | \$ 37,503 | \$ 55,625 | \$ 107,625 | \$ 45,466 | \$ 78,487 | \$ 447,887 |
| Principal Payment - 11/1 | \$ 15,000 | \$ 25,000 | \$ - | \$ - | \$ 45,000 | \$ 70,000 | \$ 30,000 | \$ 40,000 | \$ 225,000 |
| Special Call - 11/1 | \$ - | \$ - | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 305,000 | \$ 330,000 |
| Total Expenditures | \$ 39,925 | \$ 58,622 | \$ 69,634 | \$ 42,503 | \$ 105,625 | \$ 182,625 | \$ 80,466 | \$ 423,487 | \$ 1,002,887 |
| Excess (Deficiency) of Revenues over Expenditures | \$ 25,761 | \$ 38,122 | \$ 103,792 | \$ 58,697 | \$ 49,958 | \$ 105,462 | \$ 43,378 | \$ (164,216) | \$ 260,954 |
| Fund Balance - Beginning | \$ 187,758 | \$ 132,364 | \$ 233,504 | \$ 96,303 | \$ 212,978 | \$ 378,726 | \$ 147,050 | \$ 626,690 | \$ 2,015,373 |
| Fund Balance - Ending | \$ 213,519 | \$ 170,486 | \$ 337,296 | \$ 155,001 | \$ 262,936 | \$ 484,188 | \$ 190,428 | \$ 462,474 | \$ 2,276,327 |

Highland Meadows II
Community Development District
Combined Capital Project Funds
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2022

| | Area 1 | Area 2 | Area 3 | Area 4 | Area 4BC | Area 5 | Area 6 | Area 7/7A | Total |
|--|-------------|-------------|-------------|-------------|-------------|-----------------|-------------|--------------------|--------------------|
| Revenues: | | | | | | | | | |
| Interest | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12 | \$ 12 |
| Total Revenues | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12 | \$ 12 |
| Expenditures: | | | | | | | | | |
| Capital Outlay | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 32,691 | \$ 32,691 |
| Total Expenditures | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 32,691 | \$ 32,691 |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ (32,679) | \$ (32,679) |
| Fund Balance - Beginning | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,119 | \$ - | \$ 586,471 | \$ 587,590 |
| Fund Balance - Ending | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,119 | \$ - | \$ 553,792 | \$ 554,911 |

Highland Meadows II
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|------------------|------------------|-------------------|-----------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| Revenues: | | | | | | | | | | | | | |
| Special Assessments | \$ - | \$ 31,683 | \$ 798,603 | \$ 9,096 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 839,382 |
| Interest Income | \$ 12 | \$ 13 | \$ 17 | \$ 18 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 59 |
| Other Income | \$ 10 | \$ 8,355 | \$ - | \$ 50 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8,415 |
| Total Revenues | \$ 22 | \$ 40,050 | \$ 798,620 | \$ 9,164 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 847,857 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ 800 | \$ - | \$ 1,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,800 |
| Public Official Insurance | \$ 2,692 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,692 |
| Trustee Services | \$ - | \$ 8,178 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 8,178 |
| District Management Fees | \$ 3,004 | \$ 3,004 | \$ 3,004 | \$ 3,004 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12,017 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 600 |
| Website Maintenance | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 400 |
| Engineering | \$ 338 | \$ 203 | \$ 408 | \$ 38 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 986 |
| Dissemination Agent | \$ 1,583 | \$ 583 | \$ 833 | \$ 583 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,583 |
| Arbitrage | \$ 450 | \$ - | \$ - | \$ 450 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 900 |
| District Counsel | \$ 5,352 | \$ - | \$ 1,612 | \$ 2,071 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,035 |
| Assessment Administration | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Audit Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Telephone | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Postage & Shipping | \$ 9 | \$ 41 | \$ 164 | \$ 7 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 221 |
| Printing & Binding | \$ 39 | \$ 14 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 52 |
| Office Supplies | \$ 3 | \$ 3 | \$ 7 | \$ 3 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 15 |
| Legal Advertising | \$ 340 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 340 |
| Miscellaneous | \$ 51 | \$ 57 | \$ 49 | \$ 39 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 196 |
| Dues, Licenses & Fees | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Subtotal General & Administrative | \$ 20,087 | \$ 12,333 | \$ 7,327 | \$ 6,444 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 46,191 |

Highland Meadows II
Community Development District
Month to Month

| | Oct | Nov | Dec | Jan | Feb | March | April | May | June | July | Aug | Sept | Total |
|--|--------------------|-------------------|-------------------|--------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------------|
| Operations & Maintenance | | | | | | | | | | | | | |
| Field Expenditures | | | | | | | | | | | | | |
| Field Management | \$ 1,288 | \$ 1,288 | \$ 1,288 | \$ 1,288 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,150 |
| General Insurance | \$ 2,387 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,387 |
| Irrigation Repairs | \$ 2,588 | \$ - | \$ - | \$ 1,091 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,679 |
| General Repairs & Maintenance | \$ - | \$ - | \$ - | \$ 1,500 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,500 |
| Landscape Maintenance | \$ 16,700 | \$ 16,840 | \$ 17,590 | \$ 13,010 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 64,140 |
| Landscape Replacement & Tree/Palm Services | \$ - | \$ - | \$ 4,521 | \$ 7,803 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 12,324 |
| Fertilization | \$ 2,475 | \$ 2,475 | \$ 2,475 | \$ 2,475 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,902 |
| Streetlights | \$ 3,847 | \$ 3,776 | \$ 5,411 | \$ 2,842 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 15,876 |
| Sidewalk & Asphalt Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Contingency | \$ 1,978 | \$ 320 | \$ - | \$ 3,475 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,773 |
| Subtotal Field Expenditures | \$ 31,262 | \$ 24,699 | \$ 31,285 | \$ 33,484 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 120,731 |
| Cabana & Pool Expenditures | | | | | | | | | | | | | |
| Security | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Electric | \$ 1,414 | \$ 830 | \$ 1,739 | \$ 1,082 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,065 |
| Internet | \$ 173 | \$ 173 | \$ 173 | \$ 173 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 692 |
| Water & Sewer | \$ 545 | \$ 489 | \$ 398 | \$ 360 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,791 |
| Property & Casualty Insurance | \$ 13,103 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 13,103 |
| Playground Lease | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Pest Control | \$ 67 | \$ 67 | \$ 67 | \$ 67 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 268 |
| Amenity Repairs & Maintenance | \$ - | \$ 480 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 480 |
| Swimming Pools | \$ 1,600 | \$ 1,600 | \$ 1,600 | \$ 1,600 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,400 |
| Janitorial - Pool | \$ 480 | \$ 480 | \$ 480 | \$ 555 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,995 |
| Amenity Access | \$ 417 | \$ 417 | \$ 417 | \$ 417 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,667 |
| Contingency | \$ 4,937 | \$ 1,179 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 6,116 |
| Subtotal Cabana & Pool Expenditures | \$ 22,735 | \$ 5,715 | \$ 4,874 | \$ 4,254 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 37,577 |
| Total Expenditures | \$ 74,084 | \$ 42,747 | \$ 43,486 | \$ 44,181 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 204,499 |
| Excess Revenues (Expenditures) | \$ (74,062) | \$ (2,697) | \$ 755,134 | \$ (35,017) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 643,358 |
| Other Financing Sources/Uses: | | | | | | | | | | | | | |
| Transfer In/(Out) - Capital Reserve | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Other Financing Sources/Uses | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Net Change in Fund Balance | \$ (74,062) | \$ (2,697) | \$ 755,134 | \$ (35,017) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 643,358 |

Highland Meadows II
Community Development District
Assessment Receipts - Fiscal Year 2022

| | | | | | | | | | | | | | | | | | | | | |
|--------------------------|----|------------|----|-----------|----|------------|----|------------|----|------------|----|------------|----|------------|----|------------|----|------------|----|--------------|
| 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 | \$ | 874,034.73 | \$ | 66,648.47 | \$ | 98,164.70 | \$ | 175,974.14 | \$ | 102,687.83 | \$ | 157,868.75 | \$ | 292,319.90 | \$ | 125,663.83 | \$ | 203,112.00 | \$ | 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 | | | |
| 11/19/21 | \$25,359.12 | \$1,014.40 | \$486.89 | \$0.00 | \$ 23,857.83 | \$ 9,796.92 | \$ 766.62 | \$ 1,129.12 | \$ 2,024.11 | \$ 1,181.15 | \$ 1,815.86 | \$ 3,362.36 | \$ 1,445.43 | \$ 2,336.26 | \$ 2,387.83 | \$ 23,857.83 | |
| 11/24/21 | \$2,983.12 | \$156.60 | \$56.53 | \$0.00 | \$ 2,769.99 | \$ 1,137.46 | \$ 89.00 | \$ 131.10 | \$ 235.01 | \$ 137.14 | \$ 210.83 | \$ 390.38 | \$ 167.82 | \$ 271.25 | \$ 2,769.99 | | |
| 11/30/21 | \$53,706.47 | \$2,148.37 | \$1,031.16 | \$0.00 | \$ 50,526.94 | \$ 20,748.24 | \$ 1,623.56 | \$ 2,391.30 | \$ 4,286.74 | \$ 2,501.48 | \$ 3,845.69 | \$ 7,120.93 | \$ 3,061.18 | \$ 4,947.82 | \$ 50,526.94 | | |
| 12/14/21 | \$244,230.27 | \$9,769.50 | \$4,689.22 | \$0.00 | \$ 229,771.55 | \$ 94,352.73 | \$ 7,383.15 | \$ 10,874.44 | \$ 19,493.98 | \$ 11,375.50 | \$ 17,488.31 | \$ 32,382.47 | \$ 13,920.73 | \$ 22,500.24 | \$ 229,771.55 | | |
| 12/17/21 | \$1,796,735.49 | \$71,871.67 | \$34,497.28 | \$0.00 | \$ 1,690,366.54 | \$ 694,127.28 | \$ 54,315.83 | \$ 80,000.29 | \$ 143,411.87 | \$ 83,686.46 | \$ 128,656.70 | \$ 238,228.99 | \$ 102,410.98 | \$ 165,528.14 | \$ 1,690,366.54 | | |
| 12/31/21 | \$49,874.76 | \$1,960.61 | \$958.28 | \$0.00 | \$ 46,955.87 | \$ 19,281.82 | \$ 1,508.81 | \$ 2,222.29 | \$ 3,983.77 | \$ 2,324.69 | \$ 3,573.89 | \$ 6,617.65 | \$ 2,844.82 | \$ 4,598.13 | \$ 46,955.87 | | |
| 1% Fee Adj | (\$22,302.92) | \$0.00 | \$0.00 | \$0.00 | (\$ 22,302.92) | (\$ 9,158.41) | (\$ 716.66) | (\$ 1,055.53) | (\$ 1,892.20) | (\$ 1,104.17) | (\$ 1,697.51) | (\$ 3,143.22) | (\$ 1,351.22) | (\$ 2,184.00) | (\$ 22,302.92) | | |
| 1/18/22 | \$23,377.30 | \$773.93 | \$452.07 | \$0.00 | \$ 22,151.30 | \$ 9,096.15 | \$ 711.78 | \$ 1,048.36 | \$ 1,879.33 | \$ 1,096.66 | \$ 1,685.97 | \$ 3,121.86 | \$ 1,342.04 | \$ 2,169.15 | \$ 22,151.30 | | |
| Totals | \$ 2,173,963.61 | \$ 87,695.08 | \$ 42,171.43 | \$ - | \$ 2,044,097.10 | \$ 839,382.19 | \$ 65,682.09 | \$ 96,741.37 | \$ 173,422.61 | \$ 101,198.91 | \$ 155,579.74 | \$ 288,081.42 | \$ 123,841.78 | \$ 200,166.99 | \$ 2,044,097.10 | | |

% Collected: 97.50%

SECTION IX

*Closed Board
Discussion*