

*Highland Meadows II*  
*Community Development District*

*Agenda*

*December 13, 2022*

# AGENDA

# *Highland Meadows II*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

December 6, 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, December 13, 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:

1. Roll Call
2. Public Comment Period (Speakers may also submit questions to the District Manager at [tadams@gmscfl.com](mailto:tadams@gmscfl.com) prior to the beginning of the meeting)
3. Organizational Matter
  - A. Administration of Oaths for Newly Elected Supervisors to Seats No. 1 and 2
  - B. Consideration of Resolution 2023-01 Electing Officers
4. New Business
  - A. Approval of Audit Engagement Letter- Berger, Toombs, Elam, Gaines & Frank
  - B. Consideration of HOA Requested Improvements
  - C. Presentation of Arbitrage Rebate Report- 2017 AA 4B/C Project
  - D. Discussion of New Meeting Location Options
  - E. Discussion of Parking Rules
  - F. Discussion of Temporary License Agreement with IFAS University of Florida
  - G. Consideration of Contract Agreement with Polk County Property Appraiser

H. Consideration of 2023 Data Sharing and Usage Agreement with Polk County  
Property Appraiser

5. Approval of Minutes of the September 13, 2022, Board of Supervisors Meeting
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Review of Phase 3 Park Bench Options & Pricing
    - ii. Consideration of Proposal for Phase 3 Park Fencing- Fence Direct
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
7. Supervisors Requests
8. Public Comments
9. Adjournment

# SECTION III

# SECTION B

**RESOLUTION 2023-01**

**A RESOLUTION ELECTING THE OFFICERS OF THE  
HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT  
DISTRICT, POLK COUNTY, FLORIDA.**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**SECTION 1.** The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____

**PASSED AND ADOPTED this \_\_\_\_\_ day of December 2022.**

ATTEST:

HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT  
DISTRICT

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

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

# SECTION IV



# SECTION A



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

September 25, 2022

Highland Meadows II Community Development District  
Governmental Management Services, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that we audit the financial statements of Highland Meadows II Community Development District, (the "District"), which comprise governmental activities and each major fund as of and for the year ended September 30, 2022, which collectively comprise the basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2022 and thereafter if mutually agreed upon by Highland Meadows II Community Development District and Berger, Toombs, Elam, Gaines & Frank.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America (GAAS) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with (GAAS). Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

Fort Pierce / Stuart

Highland Meadows II Community Development District  
September 25, 2022  
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- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS.

We will maintain our independence in accordance with the standards of the American Institute of Certified public Accountants.

Highland Meadows II Community Development District  
September 25, 2022  
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## **The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;
2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

The Board is responsible for informing us of its views about the risks of fraud within the entity, and its knowledge of any fraud or suspected fraud affecting the entity.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. To evaluate subsequent events through the date the financial statements are issued or available to be issued, and to disclose the date through which subsequent events were evaluated in the financial statements. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
2. For the design, implementation and maintenance of internal control relevant to the preparations of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; and
3. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Draft financial statements, including information relevant to their preparation and fair presentation, when needed to allowed for the completion of the audit in accordance with the proposed timeline;

Highland Meadows II Community Development District  
September 25, 2022  
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- c. Additional information that we may request from management for the purpose of the audit; and
- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this arrangement letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

## **Reporting**

We will issue a written report upon completion of our audit of Highland Meadows II Community Development District's financial statements. Our report will be addressed to the Board of Highland Meadows II Community Development District. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

## **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the of Highland Meadows II Community Development District books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied, including the preparation of schedules and analyses of accounts, has been discussed and coordinated with Jill Burns. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

## **Other Relevant Information**

In accordance with Government Auditing Standards, a copy of our most recent peer review report has been provided to you, for your information.

Either party may unilaterally terminate this agreement, with or without cause, upon sixty (60) days written notice subject to the condition that the District will pay all invoices for services rendered prior to the date of termination.

Highland Meadows II Community Development District  
September 25, 2022  
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### **Fees, Costs and Access to Workpapers**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Invoices for fees will be submitted in sufficient detail to demonstrate compliance with the terms of this engagement. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2022 will not exceed \$3,825 unless the scope of the engagement is changed, the assistance which of Highland Meadows II Community Development District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. All other provisions of this letter will survive any fee adjustment.

In the event we are requested or authorized by of Highland Meadows II Community Development District or are required by government regulation, subpoena, or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for of Highland Meadows II Community Development District, of Highland Meadows II Community Development District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

The audit documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank and constitutes confidential information. However, you acknowledge and grant your assent that representatives of the cognizant or oversight agency or their designee, other government audit staffs, and the U.S. Government Accountability Office shall have access to the audit documentation upon their request and that we shall maintain the audit documentation for a period of at least three years after the date of the report, or for a longer period if we are requested to do so by the cognizant or oversight agency.

Access to requested documentation will be provided under the supervision of Berger, Toombs, Elam, Gaines, & Frank audit personnel and at a location designated by our Firm.

Highland Meadows II Community Development District  
September 25, 2022  
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### **Information Security – Miscellaneous Terms**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of Highland Meadows II Community Development District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. of Highland Meadows II Community Development District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of Highland Meadows II Community Development District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.

If any term or provision of this arrangement letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

Because Berger, Toombs, Elam, Gaines & Frank will rely on of Highland Meadows II Community Development District and its management and Board of Supervisors to discharge the foregoing responsibilities, Highland Meadows II Community Development District holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, and employees from all claims, liabilities, losses and costs arising in circumstances where there has been a known misrepresentation by a member of Highland Meadows II Community Development District's management, which has caused, in any respect, Berger, Toombs, Elam, Gaines & Frank's breach of contract or negligence. This provision shall survive the termination of this arrangement for services.

This letter constitutes the complete and exclusive statement of agreement between Berger, Toombs, Elam, Gaines, & Frank and of Highland Meadows II Community Development District, superseding all proposals, oral or written, and all other communications, with respect to the terms of the engagement between the parties.

### **Retention of Records**

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this engagement letter, we will provide to you a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and nonfinancial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this engagement letter.



Highland Meadows II Community Development District  
September 25, 2022  
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Any such records retained by us will be subject to the confidentiality obligations set forth herein and destroyed in accordance with our record retention policies.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

Sincerely,

*Berger Toombs Elam  
Gaines + Frank*

BERGER, TOOMBS, ELAM, GAINES & FRANK  
J. W. Gaines, CPA

Confirmed on behalf of the addressee:

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Judson B. Baggett | 6815 Dairy Road  
MBA, CPA, CVA, Partner | Zephyrhills, FL 33542  
Marci Reutimann | (813) 788-2155  
CPA, Partner | (813) 782-8606

## Report on the Firm's System of Quality Control

To the Partners

October 30, 2019

Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, (the firm), in effect for the year ended May 31, 2019. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2019, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of *pass*.

*Baggett, Reutimann & Associates, CPAs PA*  
BAGGETT, REUTIMANN & ASSOCIATES, CPAs, PA  
Signed Electronically by Judson B. Baggett, CPA, CVA, Partner, U.S. 38161 email [jbb@baggett.com](mailto:jbb@baggett.com)

**ADDENDUM TO ENGAGEMENT LETTER BETWEEN BERGER, TOOMBS,  
ELAM, GAINES AND FRANK AND HIGHLAND MEADOWS II COMMUNITY  
DEVELOPMENT DISTRICT  
(DATED SEPTEMBER 25, 2022)**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

- a. Keep and maintain public records required by the District to perform the services or work set forth in this Agreement; and
- b. Upon the request of the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law; and
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Auditor does not transfer the records to the District; and
- d. Upon completion of the Agreement, transfer, at no cost to the District, all public records in possession of the Auditor or keep and maintain public records required by the District to perform the service or work provided for in this Agreement. If the Auditor transfers all public records to the District upon completion of the Agreement, the Auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public disclosure requirements. If the Auditor keeps and maintains public records upon completion of the Agreement, the Auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**GMS-CF, LLC  
6200 LEE VISTA BLVD, SUITE 300  
ORLANDO, FL 32822  
TELEPHONE: 407-841-5524  
EMAIL: JBURNS@GMSCFL.COM**

**Auditor: J.W. Gaines**

**District: Highland Meadows II CDD**

**By: \_\_\_\_\_**



**By: \_\_\_\_\_**

**Title: Director**

**Title: \_\_\_\_\_**

**Date: September 25, 2022**

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

# SECTION B

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**Begin forwarded message:**

**From:** Victoria Minter <[v.minter@hcmanagement.org](mailto:v.minter@hcmanagement.org)>  
**Subject:** Highland Meadows 7  
**Date:** October 21, 2022 at 10:32:24 AM EDT  
**To:** Tricia Adams <[tadams@gmscfl.com](mailto:tadams@gmscfl.com)>

*Good morning Tricia:*

*The community of Highland Meadows 7 held their annual/turnover meeting  
Last night, listed below are a few of the questions for the CDD:*

*Can a "7" be placed on the entrance sign to distinguish the community  
from the others with the same name.*

*Please review the playground area for extra lighting- it appears very  
dark and unsafe.*

*Will the CDD consider speed bumps on the Ruby Run- excessive speed  
is a major factor for homeowners.*

*Thank you for your assistance.*

*Warm regards,*

***Vicki Minter , LCAM***

4110 S. Florida Ave., Suite 200  
Lakeland, FL 33813  
Office: 863-940-2863



**\*\*PLEASE NOTE OUR NEW ADDRESS:**

**4110 S. Florida Ave., Suite 200  
Lakeland, FL 33813**

# SECTION C

# **REBATE REPORT**

**\$3,950,000**

**Highland Meadows II  
Community Development District  
(City of Davenport, Polk County, Florida)**

**Special Assessment Bonds, Series 2017  
(Assessment Area 4B/C Project)**

**Dated: September 29, 2017  
Delivered: September 29, 2017**

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**Rebate Report to the Computation Date  
September 29, 2022  
Reflecting Activity To  
September 29, 2022**



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**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](http://www.amteccorp.com)

November 4, 2022

Highland Meadows II Community Development District  
c/o Ms. Katie Costa  
Director of Operations – Accounting Division  
Government Management Services – CF, LLC  
6200 Lee Vista Boulevard, Suite 300  
Orlando, FL 32822

Re: \$3,950,000 Highland Meadows II Community Development District (City of Davenport,  
Polk County, Florida), Special Assessment Bonds, Series 2017 (Assessment Area 4B/C Project)

Dear Ms. Costa:

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 Rebatable 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 Rebatable 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 Rebatable Arbitrage.

We have scheduled our next Report as of September 30, 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

Trong M. Tran  
Assistant Vice President

## SUMMARY OF REBATE COMPUTATIONS

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

For the September 29, 2022 Computation Date  
Reflecting Activity from September 29, 2017 through September 29, 2022

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.994460%	17,037.69	(80,914.75)
Debt Service Reserve Fund	0.945050%	4,916.22	(22,831.48)
Capitalized Interest Fund	1.103891%	1,871.83	(7,743.68)
Cost of Issuance Fund	0.818687%	25.78	(156.57)
<b>Totals</b>	<b>0.991432%</b>	<b>\$23,851.52</b>	<b>\$(111,646.48)</b>
<b>Bond Yield</b>	<b>4.826719%</b>		
Rebate Computation Credits			(9,686.54)
<b>Net Rebatable Arbitrage</b>			<b>\$(121,333.02)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from September 29, 2017, the date of the closing, to September 29, 2022, the Computation Date. All nonpurpose payments and receipts are future valued to the Computation Date of September 29, 2022.
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 September 29, 2017 and September 29, 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 1/12<sup>th</sup> 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**

September 29, 2022.

### **7. Computation Period**

The period beginning on September 29, 2017, the date of the closing, and ending on September 29, 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:

<b>Fund / Account</b>	<b>Account Number</b>
Revenue	238445000
Acquisition & Construction	238445001
Cost of Issuance	238445002
Capitalized Interest Fund	238445004
Interest	238445003
Sinking	238445005
Prepayment	238445007
Debt Service Reserve	238445006
General	238445008

## **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 September 29, 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 September 29, 2022. 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 September 29, 2022, is the Rebateable Arbitrage.

**\$3,950,000**  
**Highland Meadows II Community Development District**  
**(City of Davenport, Polk County, Florida)**  
**Special Assessment Bonds, Series 2017**  
**(Assessment Area 4B/C Project)**  
**Delivered: September 29, 2017**

<b>Sources of Funds</b>	
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<b>Par Amount</b>	<b>\$3,950,000.00</b>
<b>Total</b>	<b>\$3,950,000.00</b>

<b>Uses of Funds</b>	
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Acquisition & Construction Fund	\$3,381,393.74
Debt Service Reserve Fund	127,487.50
Capitalized Interest Fund	201,818.76
Cost of Issuance Fund	160,300.00
Underwriter's Discount	79,000.00
<b>Total</b>	<b>\$3,950,000.00</b>

## PROOF OF ARBITRAGE YIELD

\$3,950,000  
 Highland Meadows II Community Development District  
 (City of Davenport, Polk County, Florida)  
 Special Assessment Bonds, Series 2017  
 (Assessment Area 4B/C Project)

Date	Debt Service	Present Value to 09/29/2017 @ 4.8267188313%
05/01/2018	109,146.88	106,123.98
11/01/2018	92,671.88	87,981.95
05/01/2019	92,671.88	85,908.66
11/01/2019	157,671.88	142,720.59
05/01/2020	91,534.38	80,902.14
11/01/2020	161,534.38	139,406.85
05/01/2021	90,309.38	76,101.88
11/01/2021	160,309.38	131,906.09
05/01/2022	89,084.38	71,573.27
11/01/2022	164,084.38	128,724.12
05/01/2023	87,771.88	67,234.39
11/01/2023	162,771.88	121,747.16
05/01/2024	86,459.38	63,144.42
11/01/2024	166,459.38	118,706.51
05/01/2025	84,809.38	59,054.57
11/01/2025	169,809.38	115,455.52
05/01/2026	83,056.25	55,140.25
11/01/2026	168,056.25	108,941.78
05/01/2027	81,303.13	51,462.45
11/01/2027	171,303.13	105,874.62
05/01/2028	79,446.88	47,945.39
11/01/2028	174,446.88	102,796.08
05/01/2029	77,487.50	44,584.96
11/01/2029	177,487.50	99,716.70
05/01/2030	75,112.50	41,205.55
11/01/2030	175,112.50	93,800.26
05/01/2031	72,737.50	38,044.22
11/01/2031	177,737.50	90,772.18
05/01/2032	70,243.75	35,028.76
11/01/2032	180,243.75	87,764.86
05/01/2033	67,631.25	32,155.20
11/01/2033	182,631.25	84,785.64
05/01/2034	64,900.00	29,419.50
11/01/2034	189,900.00	84,054.11
05/01/2035	61,931.25	26,766.23
11/01/2035	191,931.25	80,996.54
05/01/2036	58,843.75	24,247.36
11/01/2036	193,843.75	77,993.67
05/01/2037	55,637.50	21,858.41
11/01/2037	195,637.50	75,049.26
05/01/2038	52,312.50	19,594.91
11/01/2038	202,312.50	73,995.25
05/01/2039	48,750.00	17,410.01
11/01/2039	203,750.00	71,050.23
05/01/2040	44,875.00	15,279.73
11/01/2040	204,875.00	68,115.14
05/01/2041	40,875.00	13,269.54
11/01/2041	210,875.00	66,844.63
05/01/2042	36,625.00	11,336.07
11/01/2042	216,625.00	65,469.16
05/01/2043	32,125.00	9,480.14
11/01/2043	222,125.00	64,004.78
05/01/2044	27,375.00	7,702.16
11/01/2044	227,375.00	62,466.11
05/01/2045	22,375.00	6,002.17
11/01/2045	227,375.00	59,556.79
05/01/2046	17,250.00	4,411.85
11/01/2046	237,250.00	59,249.07

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PROOF OF ARBITRAGE YIELD

\$3,950,000  
 Highland Meadows II Community Development District  
 (City of Davenport, Polk County, Florida)  
 Special Assessment Bonds, Series 2017  
 (Assessment Area 4B/C Project)

Date	Debt Service	Present Value to 09/29/2017 @ 4.8267188313%
05/01/2047	11,750.00	2,865.21
11/01/2047	241,750.00	57,561.03
05/01/2048	6,000.00	1,394.94
11/01/2048	246,000.00	55,844.96
	7,774,387.60	3,950,000.00

Proceeds Summary

Delivery date	09/29/2017
Par Value	3,950,000.00
Target for yield calculation	3,950,000.00



## BOND DEBT SERVICE

\$3,950,000  
 Highland Meadows II Community Development District  
 (City of Davenport, Polk County, Florida)  
 Special Assessment Bonds, Series 2017  
 (Assessment Area 4B/C Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
09/29/2017					
05/01/2018			109,146.88	109,146.88	
11/01/2018			92,671.88	92,671.88	201,818.76
05/01/2019			92,671.88	92,671.88	
11/01/2019	65,000	3.500%	92,671.88	157,671.88	250,343.76
05/01/2020			91,534.38	91,534.38	
11/01/2020	70,000	3.500%	91,534.38	161,534.38	253,068.76
05/01/2021			90,309.38	90,309.38	
11/01/2021	70,000	3.500%	90,309.38	160,309.38	250,618.76
05/01/2022			89,084.38	89,084.38	
11/01/2022	75,000	3.500%	89,084.38	164,084.38	253,168.76
05/01/2023			87,771.88	87,771.88	
11/01/2023	75,000	3.500%	87,771.88	162,771.88	250,543.76
05/01/2024			86,459.38	86,459.38	
11/01/2024	80,000	4.125%	86,459.38	166,459.38	252,918.76
05/01/2025			84,809.38	84,809.38	
11/01/2025	85,000	4.125%	84,809.38	169,809.38	254,618.76
05/01/2026			83,056.25	83,056.25	
11/01/2026	85,000	4.125%	83,056.25	168,056.25	251,112.50
05/01/2027			81,303.13	81,303.13	
11/01/2027	90,000	4.125%	81,303.13	171,303.13	252,606.26
05/01/2028			79,446.88	79,446.88	
11/01/2028	95,000	4.125%	79,446.88	174,446.88	253,893.76
05/01/2029			77,487.50	77,487.50	
11/01/2029	100,000	4.750%	77,487.50	177,487.50	254,975.00
05/01/2030			75,112.50	75,112.50	
11/01/2030	100,000	4.750%	75,112.50	175,112.50	250,225.00
05/01/2031			72,737.50	72,737.50	
11/01/2031	105,000	4.750%	72,737.50	177,737.50	250,475.00
05/01/2032			70,243.75	70,243.75	
11/01/2032	110,000	4.750%	70,243.75	180,243.75	250,487.50
05/01/2033			67,631.25	67,631.25	
11/01/2033	115,000	4.750%	67,631.25	182,631.25	250,262.50
05/01/2034			64,900.00	64,900.00	
11/01/2034	125,000	4.750%	64,900.00	189,900.00	254,800.00
05/01/2035			61,931.25	61,931.25	
11/01/2035	130,000	4.750%	61,931.25	191,931.25	253,862.50
05/01/2036			58,843.75	58,843.75	
11/01/2036	135,000	4.750%	58,843.75	193,843.75	252,687.50
05/01/2037			55,637.50	55,637.50	
11/01/2037	140,000	4.750%	55,637.50	195,637.50	251,275.00
05/01/2038			52,312.50	52,312.50	
11/01/2038	150,000	4.750%	52,312.50	202,312.50	254,625.00
05/01/2039			48,750.00	48,750.00	
11/01/2039	155,000	5.000%	48,750.00	203,750.00	252,500.00
05/01/2040			44,875.00	44,875.00	
11/01/2040	160,000	5.000%	44,875.00	204,875.00	249,750.00
05/01/2041			40,875.00	40,875.00	
11/01/2041	170,000	5.000%	40,875.00	210,875.00	251,750.00
05/01/2042			36,625.00	36,625.00	
11/01/2042	180,000	5.000%	36,625.00	216,625.00	253,250.00
05/01/2043			32,125.00	32,125.00	
11/01/2043	190,000	5.000%	32,125.00	222,125.00	254,250.00
05/01/2044			27,375.00	27,375.00	
11/01/2044	200,000	5.000%	27,375.00	227,375.00	254,750.00
05/01/2045			22,375.00	22,375.00	
11/01/2045	205,000	5.000%	22,375.00	227,375.00	249,750.00
05/01/2046			17,250.00	17,250.00	
11/01/2046	220,000	5.000%	17,250.00	237,250.00	254,500.00

## BOND DEBT SERVICE

\$3,950,000  
 Highland Meadows II Community Development District  
 (City of Davenport, Polk County, Florida)  
 Special Assessment Bonds, Series 2017  
 (Assessment Area 4B/C Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2047			11,750.00	11,750.00	
11/01/2047	230,000	5.000%	11,750.00	241,750.00	253,500.00
05/01/2048			6,000.00	6,000.00	
11/01/2048	240,000	5.000%	6,000.00	246,000.00	252,000.00
	3,950,000		3,824,387.60	7,774,387.60	7,774,387.60

\$3,950,000  
 Highland Meadows II Community Development District  
 (City of Davenport, Polk County, Florida)  
 Special Assessment Bonds, Series 2017  
 (Assessment Area 4B/C Project)  
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.826719%)
09/29/17	Beg Bal	-3,381,393.74	-4,292,021.29
10/30/17		888,608.70	1,123,292.98
11/17/17		231.00	291.35
11/21/17		9,925.77	12,512.34
11/21/17		34,930.98	44,033.68
12/07/17		4,927.47	6,198.37
12/07/17		71,840.32	90,369.50
12/07/17		151,965.99	191,161.32
01/10/18		44,810.11	56,121.71
01/10/18		81,034.96	101,490.95
01/18/18		948.50	1,186.68
03/02/18		16,542.97	20,576.74
03/02/18		20,025.91	24,908.94
03/02/18		25,455.37	31,662.30
03/09/18		8,729.85	10,848.43
03/09/18		55,263.71	68,675.26
03/09/18		246,436.34	306,242.17
04/20/18		2,573.01	3,180.11
04/20/18		3,453.00	4,267.74
04/23/18		195,991.76	242,139.95
05/08/18		841.50	1,037.58
05/08/18		312,734.06	385,603.32
07/12/18		57,514.98	70,317.63
07/12/18		1,200.00	1,467.12
07/23/18		121,720.59	148,598.48
07/23/18		21,651.10	26,432.02
07/23/18		165,410.00	201,935.23
08/03/18		265,722.36	323,968.70
08/03/18		19,950.00	24,323.04
08/03/18		99.26	121.02
08/03/18		235,693.10	287,357.03
08/03/18		5,560.00	6,778.75
08/03/18		6,732.00	8,207.65
08/07/18		3,327.50	4,054.74
08/09/18		33,876.00	41,268.80
08/10/18		4,000.00	4,872.28
08/10/18		269.50	328.27
08/27/18		525.00	638.05
09/04/18		1,000.00	1,214.20
09/17/18		71,418.00	86,566.73
09/24/18		225.00	272.47
09/28/18		-150,300.00	-181,915.38
10/02/18		1,292.50	1,563.55
10/02/18		5,190.00	6,278.38
10/09/18		71,590.60	86,523.39
10/16/18		71,500.36	86,334.23
10/16/18		269.50	325.41

\$3,950,000  
 Highland Meadows II Community Development District  
 (City of Davenport, Polk County, Florida)  
 Special Assessment Bonds, Series 2017  
 (Assessment Area 4B/C Project)  
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.826719%)
10/25/18		112,075.71	135,166.31
10/25/18		8,604.76	10,377.57
10/25/18		12,686.32	15,300.04
10/29/18		225.00	271.21
11/14/18		31,136.77	37,457.37
12/27/18		1,543.50	1,846.27
12/27/18		21,095.00	25,233.02
12/27/18		196.00	234.45
02/13/19		17,213.00	20,464.42
02/25/19		934.01	1,108.67
09/30/20		12.73	14.00
-----			
09/29/22	TOTALS:	17,037.69	-80,914.75
-----			

ISSUE DATE:	09/29/17	REBATABLE ARBITRAGE:	-80,914.75
COMP DATE:	09/29/22	NET INCOME:	17,037.69
BOND YIELD:	4.826719%	TAX INV YIELD:	0.994460%

\$3,950,000  
 Highland Meadows II Community Development District  
 (City of Davenport, Polk County, Florida)  
 Special Assessment Bonds, Series 2017  
 (Assessment Area 4B/C Project)  
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.826719%)
09/29/17	Beg Bal	-127,487.50	-161,820.57
10/03/17		4.37	5.54
11/02/17		68.87	87.04
12/04/17		72.41	91.12
01/03/18		88.56	111.02
02/02/18		101.06	126.20
03/02/18		93.89	116.78
04/03/18		122.10	151.25
05/02/18		131.35	162.08
06/04/18		140.76	172.96
07/03/18		147.43	180.46
08/02/18		160.42	195.61
09/05/18		164.63	199.87
10/02/18		166.88	201.88
11/02/18		192.02	231.37
12/04/18		191.67	229.97
01/03/19		208.22	248.87
02/04/19		218.92	260.58
03/04/19		195.81	232.15
04/02/19		218.85	258.51
05/01/19		4,112.50	4,839.06
05/02/19		213.13	250.75
06/04/19		209.96	245.98
07/02/19		198.57	231.77
08/01/19		2,075.00	2,412.65
08/02/19		203.34	236.40
09/04/19		177.56	205.55
10/02/19		168.61	194.47
11/01/19		5,425.00	6,233.02
11/04/19		151.27	173.73
12/03/19		123.41	141.19
01/03/20		121.12	138.02
02/03/20		250.00	283.76
02/04/20		117.67	133.54
03/03/20		109.54	123.84
04/02/20		47.69	53.71
05/01/20		5,868.75	6,583.96
05/04/20		0.58	0.65
06/02/20		0.56	0.63
07/02/20		0.54	0.60
08/03/20		10,631.25	11,782.37
08/04/20		0.56	0.62
09/02/20		0.51	0.56
09/21/20		15,000.00	16,518.78
10/02/20		0.46	0.51
11/03/20		0.43	0.47
12/02/20		0.42	0.46

\$3,950,000  
 Highland Meadows II Community Development District  
 (City of Davenport, Polk County, Florida)  
 Special Assessment Bonds, Series 2017  
 (Assessment Area 4B/C Project)  
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.826719%)
01/05/21		0.43	0.47
02/01/21		4,987.50	5,398.71
02/02/21		0.43	0.47
03/02/21		0.36	0.39
04/02/21		0.40	0.43
05/03/21		206.25	220.55
05/04/21		0.39	0.42
06/02/21		0.40	0.43
07/02/21		0.39	0.41
08/03/21		0.40	0.42
09/02/21		0.40	0.42
10/04/21		0.39	0.41
11/02/21		0.40	0.42
12/02/21		0.39	0.41
12/30/21		0.01	0.01
01/04/22		0.40	0.41
02/01/22		125.00	129.00
02/02/22		0.40	0.41
03/02/22		0.36	0.37
04/04/22		0.40	0.41
05/03/22		0.39	0.40
06/02/22		19.87	20.18
07/05/22		45.36	45.87
08/02/22		79.20	79.80
09/02/22		119.30	119.73
09/29/22	MMkt Bal	78,806.25	78,806.25
09/29/22	MMkt Acc	111.60	111.60
-----			
09/29/22	TOTALS:	4,916.22	-22,831.48
-----			

ISSUE DATE:	09/29/17	REBATABLE ARBITRAGE:	-22,831.48
COMP DATE:	09/29/22	NET INCOME:	4,916.22
BOND YIELD:	4.826719%	TAX INV YIELD:	0.945050%

\$3,950,000  
 Highland Meadows II Community Development District  
 (City of Davenport, Polk County, Florida)  
 Special Assessment Bonds, Series 2017  
 (Assessment Area 4B/C Project)  
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.826719%)
09/29/17	Beg Bal	-201,818.76	-256,169.64
05/01/18		109,146.88	134,703.74
11/01/18		87,181.06	105,059.15
05/01/19		7,350.24	8,648.82
11/01/19		12.39	14.24
02/03/20		0.02	0.02
-----			
09/29/22	TOTALS:	1,871.83	-7,743.68
-----			

ISSUE DATE:	09/29/17	REBATABLE ARBITRAGE:	-7,743.68
COMP DATE:	09/29/22	NET INCOME:	1,871.83
BOND YIELD:	4.826719%	TAX INV YIELD:	1.103891%

\$3,950,000  
 Highland Meadows II Community Development District  
 (City of Davenport, Polk County, Florida)  
 Special Assessment Bonds, Series 2017  
 (Assessment Area 4B/C Project)  
 Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.826719%)
09/29/17	Beg Bal	-160,300.00	-203,469.65
09/29/17		5,000.00	6,346.53
09/29/17		40,000.00	50,772.22
09/29/17		42,000.00	53,310.83
09/29/17		38,000.00	48,233.60
10/02/17		4,476.96	5,680.37
10/02/17		23,000.00	29,182.42
10/11/17		1,750.00	2,217.76
10/30/17		608.00	768.57
04/04/18		5,490.82	6,800.78
-----			
09/29/22	TOTALS:	25.78	-156.57
-----			

ISSUE DATE:	09/29/17	REBATABLE ARBITRAGE:	-156.57
COMP DATE:	09/29/22	NET INCOME:	25.78
BOND YIELD:	4.826719%	TAX INV YIELD:	0.818687%



\$3,950,000  
 Highland Meadows II Community Development District  
 (City of Davenport, Polk County, Florida)  
 Special Assessment Bonds, Series 2017  
 (Assessment Area 4B/C Project)  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.826719%)
09/29/18		-1,700.00	-2,057.32
09/29/19		-1,730.00	-1,996.12
09/29/20		-1,760.00	-1,936.15
09/29/21		-1,780.00	-1,866.95
09/29/22		-1,830.00	-1,830.00
-----			
09/29/22	TOTALS:	-8,800.00	-9,686.54
-----			

ISSUE DATE: 09/29/17      REBATABLE ARBITRAGE: -9,686.54  
 COMP DATE: 09/29/22  
 BOND YIELD: 4.826719%

# SECTION D

<p><b>Oakland Neighborhood Center</b> 915 Ave. E, Building A Haines City, FL 33844</p>	<p>\$50 an hour with \$200 deposit Available Afternoons until 6 p.m.</p>
<p><b>Haines City Public Library</b> 111 N. 6<sup>th</sup> St. Haines City, FL 33844</p>	<p>No Cost Available Afternoons until 6 p.m. 15- 20 people</p>
<p><b>Lake Alfred Public Library</b> 245 N. Seminole Ave. Lake Alfred, FL 33850</p>	<p>\$25 for 2 Hours Available Afternoons from 2-6 p.m. 15- 20 people</p>
<p><b>Balmoral Conference Room</b> 116 Kenny Blvd. Haines City, FL 33844</p>	<p>\$50/ hour- Small Room (8 people) \$75/hour- Large Room (30 people) Available M,W,F Afternoon/Evening</p>
<p><b>Tom Fellows Community Center</b> 207 N. Boulevard West Davenport, FL 33837</p>	<p>\$100/ hour Available Monday Afternoon/Evening</p>

# SECTION E

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

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

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

**SECTION 2. DEFINITIONS.**

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

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

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

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

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

**SECTION 5. EXCEPTIONS.**

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

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

**SECTION 6. TOWING/REMOVAL PROCEDURES.**

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

law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

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

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

**EXHIBIT A – *Tow Away Zone***

Effective Date: September 21, 2021  
Parking Map Updated: July 12, 2022





# SECTION F

Tuesday, December 6, 2022

**VIA ELECTRONIC MAIL AND CERTIFIED MAIL**

University of Florida Foundation, Inc.  
c/o Leigh Howell, Associate Director, Finance  
P.O. Box 14425  
Gainesville, Florida 32604-2425  
leigh.howell@ufl.edu

**Re: *Highland Meadows II Community Development District  
Notice of Damage to District Property***

Ms. Howell:

My firm serves as District Counsel to the Highland Meadows II Community Development District (“District”), which is a special purpose unit of local government that operates and maintains certain public infrastructure, including but not limited to perimeter walls along certain boundaries of the District.

It has come to the District’s attention that certain trees, plants, and other vegetation situated on property owned by the University of Florida Foundation, Inc. (“UF”) adjacent to the District’s boundaries have not been maintained and are causing damage to the District’s perimeter wall. The District owns the perimeter wall and is responsible for maintaining the perimeter wall for the benefit of all District residents.

As you may be aware, District staff received quotes for repairing the damaged perimeter wall prior to Hurricane Ian. At this time the District is not requesting reimbursement for the damage; however, in accordance with your correspondence to Ms. Victoria Minter, dated October 5, 2022, enclosed is a form of Easement Agreement, which would permit the District and its vendors to access UF’s property to repair, replace, and otherwise maintain the District’s perimeter wall. Additionally, as you suggested in the above-referenced correspondence, District staff has informed residents of their ability to trim, treat, and otherwise address any vegetation extending from UF’s property on or into their property.

We look forward to working with you to resolve these issues expeditiously. Should you have any questions, you may contact me at meredith@kelawgroup.com, or the District’s Manager, Tricia Adams, at tadams@gmscfl.com. If you have legal representation and would prefer future correspondence to be sent to your representation, please provide contact information and we will route future correspondence accordingly.

Sincerely,

Meredith W. Hammock, Esq.  
District Counsel

Enclosure

cc: Board of Supervisors  
District Manager

This instrument was prepared by and upon recording should be returned to:

KE LAW GROUP, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303

(This space reserved for Clerk)

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**NON-EXCLUSIVE PERPETUAL EASEMENT AGREEMENT**

**THIS NON-EXCLUSIVE PERPETUAL EASEMENT AGREEMENT (“Easement Agreement”)** is made this \_\_\_ day of \_\_\_\_\_, 2022, by **UNIVERSITY OF FLORIDA FOUNDATION, INC.**, a Florida not for profit corporation, whose mailing address is 1938 W. University Avenue, Gainesville, Florida 32603 (“**Grantor**”), in favor of **HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT (“District”)**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, 219 E. Livingston Street, Orlando, Florida 32801 (“**Grantee**” and, together with Grantor, the “**Parties**”).

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**WHEREAS**, the Grantor is the owner in fee simple of certain real property located in Polk County, Florida, lying adjacent to the boundaries of the District, more particularly described in **Exhibit A** attached hereto and by this reference incorporated herein (“**Easement Area**”); and

**WHEREAS**, Grantee is the owner of “**Appurtenant Property**” described in **Exhibit B** and adjacent to the Easement Area; and

**WHEREAS**, for the benefit of the Grantee and its landowners and residents, the Grantee desires to have a non-exclusive, perpetual easement to access and maintain certain perimeter wall improvements separating the Appurtenant Property and Easement Area (“**Improvements**”); and

**WHEREAS**, Grantor agrees to grant to the Grantee a non-exclusive, perpetual easement over the Easement Area in order to allow Grantee to access the Easement Area in order to access and maintain the Improvements located thereupon; and

**WHEREAS**, Grantor acknowledges and agrees that the Grantee’s access and maintenance of the Improvements pursuant to this Easement Agreement shall not be interpreted as acceptance or assumption by the Grantee of an obligation to preserve, maintain, repair, replace or otherwise provide services to Grantor’s property remaining within the Easement Area.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants of the Parties contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **PERPETUAL EASEMENT.**

- a. **Creation of Easement.** Grantor does hereby grant, convey, and warrant to Grantee, and its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives, a non-exclusive perpetual right and easement (which easement shall be appurtenant to the Appurtenant Property) over, upon, under, through, and across the Easement Area for the purpose of using, operating, maintaining, repairing and replacing the Improvements; together with the right of ingress and egress over and across the Easement Area as reasonably necessary for the use and enjoyment of the easements granted hereunder.
- b. **Maintenance.** Grantee shall use all due care to protect the Easement Area and adjoining property from damage resulting from Grantee's use of same. Further, Grantor does hereby authorize Grantee, and its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives to perform any work necessary for Grantee to use, operate, repair, replace, or otherwise maintain the Improvements, including but not limited to, trimming, treating, removing, or otherwise altering vegetation located within the Easement Area.

3. **BENEFICIARIES OF EASEMENT RIGHTS.** This Easement Agreement shall be for the non-exclusive benefit and use of the Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

4. **EXERCISE OF RIGHTS; INCONSISTENT USE.** Nothing herein shall be construed to limit in any way Grantor's exercise of its rights to the Easement Area provided that such exercise of rights does not materially interfere with the use or enjoyment of the rights granted to Grantee herein. For example, and among other rights, Grantor shall continue to have the rights to use the Easement Area or allow the use of the Easement Area by others, in common with Grantee, its successors and assigns. Grantee agrees to utilize the rights granted under this Easement Agreement with due regard to the rights of Grantor to so use and enjoy the Easement Area and with due regard with the rights of Grantor to so use and enjoy Grantor's other property adjacent to or in the vicinity of the Easement Area.

5. **COVENANTS RUNNING WITH THE LAND.** The rights, agreements, duties, obligations and easements set forth in this Easement Agreement shall run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, assigns, legal representatives and successors-in-title to the Grantor's property and Grantee's property respectively. Any transferee of any portion of the Easement Area, the Grantee's property, or the Grantor's property shall automatically be deemed, by acceptance of the title to said property, to have assumed all obligations of this Easement Agreement relating thereto to the extent of its interest in said property and the transferor shall upon the completion of such transfer be relieved of all further liability under this Easement Agreement with respect to the property so conveyed except liability with respect to matters that may have arisen during its period of ownership of the property so conveyed.

6. **INDEMNIFICATION.** Grantor agrees to indemnify and hold harmless Grantee, and its successors, assigns, agents, employees, staff, contractors, officers, supervisors, and representatives (together, "**Indemnitees**"), from any and all liability, loss or damage, whether monetary or otherwise, including attorneys' fees and costs and all fees and costs of mediation or alternative dispute resolution, as

a result of any claims, liabilities, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, or judgments, against Indemnitees which arise out of any of the activities referred to under the terms of this Easement Agreement or exercise of the rights granted hereunder to Grantee, its successors, assigns, agents, employees, contractors (including but not limited to subcontractors, materialmen, etc.), officers, invitees, or representatives, including but not limited to loss of life, injury to persons or damage to, or destruction or theft of property.

7. **SOVEREIGN IMMUNITY.** The Parties agree that nothing contained in this Easement Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, *Florida Statutes*, or other law.

8. **DEFAULT.** A default by the Grantor or Grantee under this Easement Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief, and specific performance.

9. **ENFORCEMENT.** In the event that the Grantor or Grantee seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

10. **NOTICES.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other party or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify).

**To Grantee:** Highland Meadows II Community Development District  
c/o Governmental Management Service – Central Florida, LLC  
219 E. Livingston Street  
Orlando, Florida 32801  
Attn: District Manager

**With copy to:** KE Law Group, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303  
Attn: District Counsel

**To Grantor:** University of Florida Foundation, Inc.  
P.O. Box 14425  
Gainesville, Florida 32604  
Attn: \_\_\_\_\_

**With copy to:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Attn: \_\_\_\_\_

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Grantor and counsel(s) for Grantee may deliver Notice on behalf of the Grantor and Grantee, respectively.

11. **THIRD PARTIES.** This Easement Agreement is solely for the benefit of the Grantor and Grantee, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Easement Agreement. Nothing in this Easement Agreement expressed or implied is intended or shall be construed to confer upon any person, corporation, or entity other than the Grantor and Grantee any right, remedy, or claim under or by reason of this Easement Agreement or any of the provisions or conditions of this Easement Agreement. Nothing contained in this Easement Agreement shall limit or impair the Grantee's right to protect its rights from interference by a third party.

12. **ASSIGNMENT.** This Agreement shall constitute a covenant running with title to the Easement Area, binding upon Grantor and its successors and assigns as to the Easement Area or portions thereof, and any transferee of any portion of the Easement Area. Notwithstanding the foregoing, nothing herein shall prevent the District from assigning its maintenance obligations for the Improvements to a third party without the consent of the Grantor.

13. **CONTROLLING LAW; VENUE.** This Easement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree and consent to venue in Polk County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Easement Agreement.

14. **PUBLIC RECORDS.** Grantor understands and agrees that all documents of any kind provided to the District or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

15. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions or part of a provision of this Easement Agreement shall not affect the validity or enforceability of the remaining provisions of this Easement Agreement or any part of this Easement Agreement not held to be invalid or unenforceable.

16. **RELATIONSHIP OF PARTIES.** No express or implied term, provision or condition of this Easement Agreement, considered without reference to any other or external agreement, shall be deemed to constitute Grantee and Grantor as partners or joint venturers.

17. **BINDING EFFECT.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and permitted assigns, transferees, licensees, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Area.

18. **AUTHORIZATION.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement

Agreement, that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

19. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

20. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

21. **COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

*[Signature pages follow]*

DRAFT

**IN WITNESS WHEREOF**, Grantor and Grantee have caused this Easement Agreement to be executed and effective as of the day and year first above written.

**WITNESSES**

**UNIVERSITY OF FLORIDA FOUNDATION, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA     )  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ for University of Florida Foundation, Inc.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_



[DISTRICT SIGNATURE PAGE FOR EASEMENT]

WITNESSES

HIGHLAND MEADOWS II COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA     )  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_  
\_\_\_\_\_ for Highland Meadows II Community Development District.

\_\_\_\_\_  
Name: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt  
from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

**EXHIBIT A**  
**Description of the Easement Area**

Tracts 19 20 29 & 30 in SW1/4, as depicted in that certain plat known as Florida Development Co. Sub., recorded in the official records of Polk County, Florida, in Plat Book 3, Pages 60 et seq.



**Exhibit B**  
**Appurtenant Property**

That certain property, as depicted in that certain plat known as *Grove at Highland Meadows*, recorded in the official records of Polk County, Florida, in Plat Book 164, Pages 39 et seq., upon which the Improvements are located.



# SECTION G

# CONTRACT AGREEMENT

This Agreement made and entered into on Tuesday, December 6, 2022 by and between the Highland Meadows II Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2023 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Highland Meadows II Community Development District.
3. The term of this Agreement shall commence on January 1, 2023 or the date signed below, whichever is later, and shall run until December 31, 2023, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2023 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 14, 2023**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 15, 2023**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2023 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2023 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 15, 2023** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

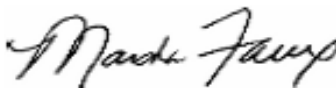
\_\_\_\_\_  
Special District Representative

\_\_\_\_\_  
Print name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Marsha M. Faux, CFA, ASA  
Polk County Property Appraiser  
By:



\_\_\_\_\_  
Marsha M. Faux, Property Appraiser

# SECTION H



Marsha M. Faux, CFA, ASA  
POLK COUNTY PROPERTY APPRAISER

## 2023 Data Sharing and Usage Agreement

### HIGHLAND MEADOWS II CDD

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the **HIGHLAND MEADOWS II CDD**, hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

*As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and FTP data files. No owner names, mailing addresses, or official records (OR) books and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser’s website or in FTP data files. In addition, the Polk County Property Appraiser’s mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.*

**For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality.**

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” **will be protected as follows:**

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

**POLK COUNTY PROPERTY APPRAISER**

**HIGHLAND MEADOWS II CDD**

Signature: 

Signature: \_\_\_\_\_

Print: Marsha M. Faux CFA, ASA

Print: \_\_\_\_\_

Title: Polk County Property Appraiser

Title: \_\_\_\_\_

Date: December 1, 2022

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

Please email the signed agreement to [pataxroll@polk-county.net](mailto:pataxroll@polk-county.net).

# 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, **September 13, 2022** at 2:30 p.m. at the Holiday Inn, 200 Cypress Gardens Blvd., Winter Haven, FL and by Zoom.

Present and constituting a quorum:

Christopher Lopez  
Kristen Anderson  
Brian Walsh

Vice Chairman  
Assistant Secretary  
Assistant Secretary

Also, present were:

Tricia Adams  
Meredith Hammock  
Alan Rayl  
Clayton Smith  
Marshall Tindall

District Manager, GMS  
District Counsel, KE Law Group  
Rayl Engineering  
Field Services Manager, GMS  
Field Services, GMS

*The following is a summary of the discussions and actions taken at the September 13, 2022 Highland Meadows II Community Development District's Regular Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order and stated that there are three Supervisors present in person, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the floor to the public comment period, specific to items on the agenda and reminded the public of the District's policy limiting public comments to three minutes per speaker.

Resident Julio Delgado expressed his concern about street parking and people parking in front of his house instead of in their driveway.

Resident Charles King asked what was being done about the fencing situation.

Ms. Adams commented that some of the concerns from the residents would be addressed in the meeting, and concerns that were not addressed would be followed-up with after the meeting.

**THIRD ORDER OF BUSINESS**

**New Business**

**A. Approval of Second Amendment for Pool Maintenance and Janitorial Services with Resort Pool Services**

Ms. Adams presented the amendment and stated that the agreement with Resort Pool Services was included in the agenda. She added that the agreement had not yet been executed and asked for a motion to approve the second amendment.

On MOTION by Ms. Anderson, seconded by Mr. Lopez, with all in favor, the Second Amendment for Pool Maintenance and Janitorial Services with Resort Pool Services, was approved.

**B. Ratification of First Amendment for Towing Services with S&S Towing and Recovery, LLC**

Ms. Adams stated that at the July meeting, Board members had discussed an administrative update of only the parking rules, identifying the corners around Summer View Crossing. She added that S&S Towing was provided with a new copy of the rules and asked for a motion to ratify.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the First Amendment for Towing Services with S&S Towing and Recovery, LLC, was ratified.

**C. Discussion of Encroachments on District Maintenance Easements**

Ms. Adams stated that District staff had become aware of several instances of residents installing private property improvements, most often fences, on their lots; however, the fence installations resulted in an encroachment on the District’s maintenance easements. She added that, because of this, the District’s staff and vendors are having issues accessing the easements to perform required maintenance of District property accessible only via these now-blocked easements. She also noted that the HOA management companies were aware of the matter, and

that the District was seeking agreement that the HOA will not approve any private property improvements that would result in an encroachment into a District easement. Ms. Adams added that there had been confusion among the city staff as well pertaining to the issue, but that District staff and counsel spoke with city permitting and building representatives regarding the issue. She also stated that residents with private property improvements blocking access to easements in favor of the District received a letter from District Management that gave them notice of the situation, as well as a legal letter to all residents sent via electronic mail informing them of the ongoing encroachment issue.

Mr. Rayl presented a document regarding the matter, including all of the plats of property within the District's boundaries identifying, in a color-coded display, all of the existing encroachments throughout the District. He explained the different color meanings, each representing the type of easement blocked by the encroachments. He then added that District engineering staff reviewed the construction plans to identify the infrastructure that was blocked by the improvements, along with what the physical conflicts would be if District staff ever had to go in to do any work in or on the District-owned property to which access is currently blocked. Mr. Rayl explained that the stormwater system was permitted and he described the types of inspections that are required by various permits, including water management and environmental compliance permits, that are being impeded due to the encroachments. He noted that there are approximately 71 lots that have already installed private property improvements encroaching into the District's access and maintenance easements.

Ms. Anderson asked if there was a way that the District could notify the HOA Management which lots have encroachments on the maintenance easements, and Ms. Adams responded that District staff could provide the engineer's document.

Ms. Hammock recommended that any of the lots that had been identified as having some sort of encumbrance should have notice letters sent out to the homeowners, formally putting them on notice that they are encroaching on the District's easement. She recommend that, for those residents blocking the easements where there is District owned and maintained subsurface infrastructure installed, District staff and counsel provide the residents with license agreements so that the homeowners are aware that the District has the authority to remove any fencing or other personal property that blocks the District from accessing that infrastructure, as well as notifying

the homeowners that the obligation to reinstall and the cost to remove would be the responsibility of the resident.

Discussion also ensued regarding air conditioning units in the area, with 26 AC units that appeared to be within easement boundaries having been installed by the builder. Different remediation options were discussed, including but not limited to requiring residents with fences installed on maintenance and access easement to install a gate on some existing fences, but the solution would need to be determined on a case-by-case basis. Ms. Hammock also added that there was the possibility of litigation if the residents failed to remediate their respective encroachments. Ms. Adams asked for a motion to approve District Counsel to send encroachment notification letters to residents.

On MOTION by Mr. Lopez, seconded by Ms. Anderson, with all in favor, Authorizing District Counsel to Send Encroachment Notification Letters, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the July 12, 2022  
Board of Supervisors Meeting**

Ms. Adams presented the minutes of the July 12, 2022, Board of Supervisors meeting and asked for any questions, comments, or corrections to the minutes. Hearing none, she asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Lopez, with all in favor, the Minutes of the July 12, 2022, Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock stated she had nothing further to report.

**B. Engineer**

Mr. Rayl reported he had nothing further to report. Mr. Lopez asked about the permitting for the shade, and Mr. Rayl responded that it was still in the process of being completed.

**C. Field Manager’s Report**

Mr. Tindall presented the field manager's report for the Board. He noted that landscaping issues were being fixed and would be under control by the end of the week. He added that the pool contracts had been increased over the busy season, the playground equipment was checked for loose bolts, a new chair lift was put in, pool lights were addressed, and sod was being replaced.

**i. Update of Status of Phase 3 Park – ADDED**

Mr. Lopez asked if any cement slabs were being installed or if the park would be all grass, and Mr. Smith responded that they could do either. It was also discussed that it would be a Board decision on what would happen with the construction of the park as well. Ms. Anderson stated that based on the document provided by Mr. Lopez regarding the shade structure, that it would be better to have four benches under the structure instead of the two. The Board decided that they prefer green benches to match the current aesthetic. Mr. Lopez added that the cost would be \$9,000 or under.

Ms. Hammock recommended that, in order to take ownership and maintenance of these items, a bill of sale to the District should be presented for the Board's consideration. She also indicated that she would provide more information regarding donation of the benches and shade structure at a future meeting.

The Board decided that they would prefer one shade structure with four benches, totaling \$8,500, upon clarification from Ms. Hammock. They also requested more information or proposals for an additional shade structure, to be paid for by the District for the outside perimeter of the park area, and would report back at the next meeting. Mr. Lopez also noted that he had put in another request to donate another \$9,000 for the upcoming year in January, adding that that could be used for installation or the second structure.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Adams presented the check register from July 1<sup>st</sup> to July 31<sup>st</sup> to the Board. The total was \$65,679.58. There being no questions, she asked for a motion of approval.

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

**ii. Balance Sheet and Income Statement**

Ms. Adams reviewed the unaudited financials, adding that they were in the agenda packet for the Board's review and no action is required from the Board.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests**

Ms. Anderson stated that she wanted to make sure that the security issues were addressed, and Ms. Adams explained that the security contractor may not be promoting full compliance with the amenity policies. Ms. Adams added that she reached out to the site supervisor for that area regarding the training of security staff, and that she would follow up on the matter to ensure that it was taken care of.

Ms. Adams also stated that she sent out an email to residents that they should bring their amenity access card with them when wanting to use the pool.

Ms. Anderson asked if there was any way to address the stains on the walls from the irrigation system, and Mr. Smith responded that field staff could do adjustments to irrigation to make sure that it doesn't spray onto the walls.

Ms. Anderson also asked if District staff could reach out again to the city and county regarding the crosswalk at 10<sup>th</sup> and Patterson, and Ms. Adams responded staff would look into it.

**SEVENTH ORDER OF BUSINESS**

**Public Comments**

Ms. Adams opened the floor to audience comments and asked that the comments be kept to the three-minute time limit.

Resident John Krakowski suggested that no fence permits are issued to residents until the issue was resolved, and Ms. Adams responded that they could still be installed as long as there was not an easement in jeopardy.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION VI



# SECTION C

# Highland Meadows II

## Field Management Report



December 13, 2022

Clayton Smith

Field Services Manager

GMS

# Complete

## Hurricane Review

- ✚ Minor Fence damage after Nicole.
- ✚ Some street signs were torn off. New signs are ordered.
- ✚ Cabanas were tied up prior to storm and opened afterwards.
- ✚ Fence repairs will be included as Ian fence repairs continue.
- ✚ Amenities emerged without issue.



# Complete

## Amenity Review

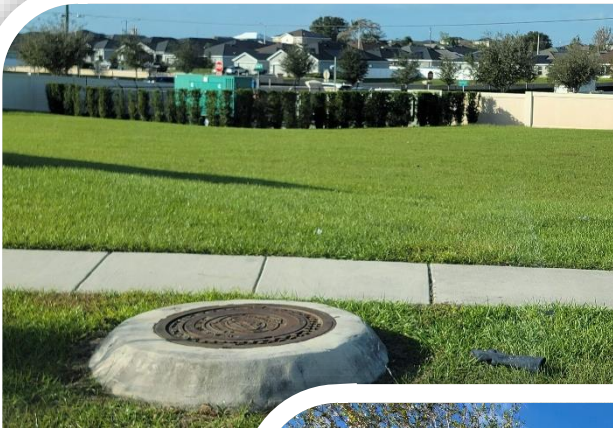
- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Monthly playground reviews were completed.
- ✚ Restroom sinks were repaired.



# Complete

## Landscape Review and Maintenance

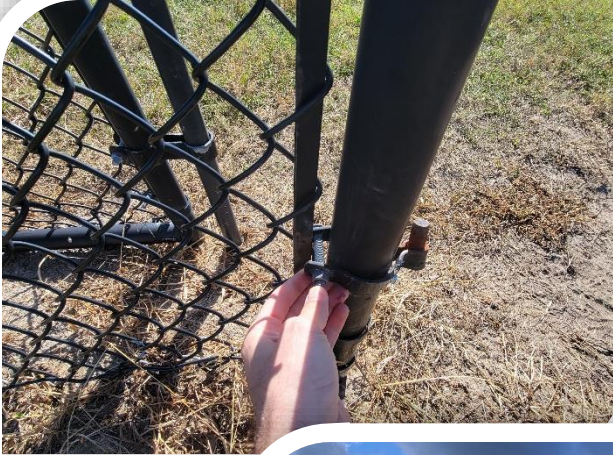
- ✚ Landscaping work is good.
- ✚ Grass mowing has been consistent, and planters have been kept neat and clean.
- ✚ Irrigation times were adjusted for the weather.
- ✚ Iron stains were cleaned along Summerview crossing wall and irrigation heads were changed to reduce overspray onto the walls.



# In Progress

## Repairs and Maintenance

- ✚ Arranging to repair damaged field gate.
- ✚ Working on options for shade repair at amenity.
- ✚ No Parking signs installation has begun.



# In Progress

## Repairs and Maintenance

- ✚ Initial stage of fence work was completed after storms.
- ✚ Second phase work to reset and replace damaged posts has begun. Moving into second phase



# In Progress

## Phase 3 Park

- ✚ Parts were backordered for backflow and are expected to be installed around the first of the year.
- ✚ Assembling proposals for aluminum fencing.





# Upcoming

## Winter Pressure Washing

✚ Planning for pressure washing of pool furniture and walls as weather cools down and fence repairs are further along.



# Conclusion

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

Respectfully,  
Clayton Smith

# SECTION 1

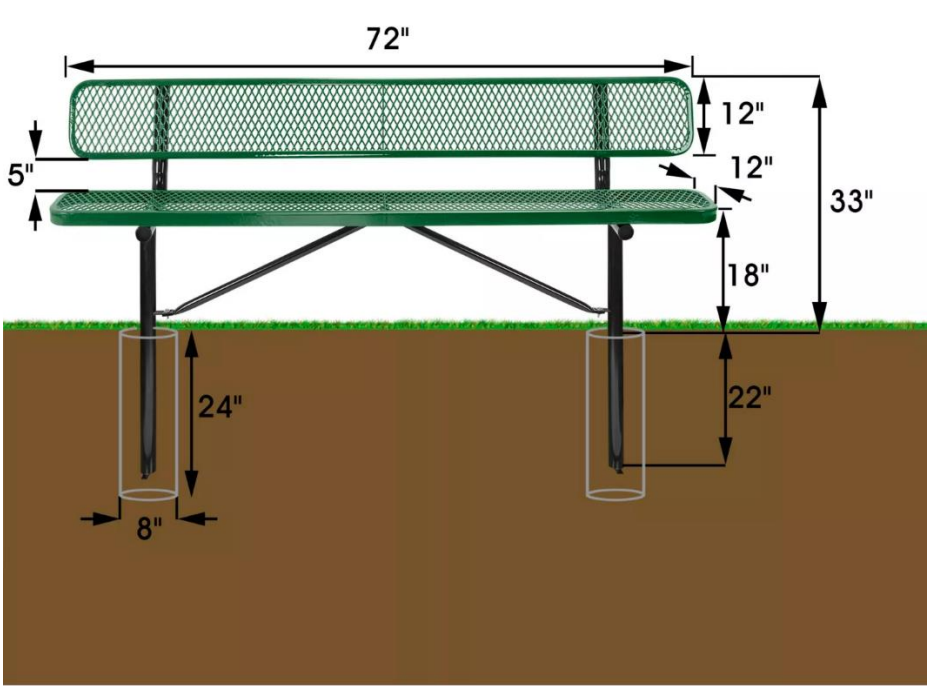
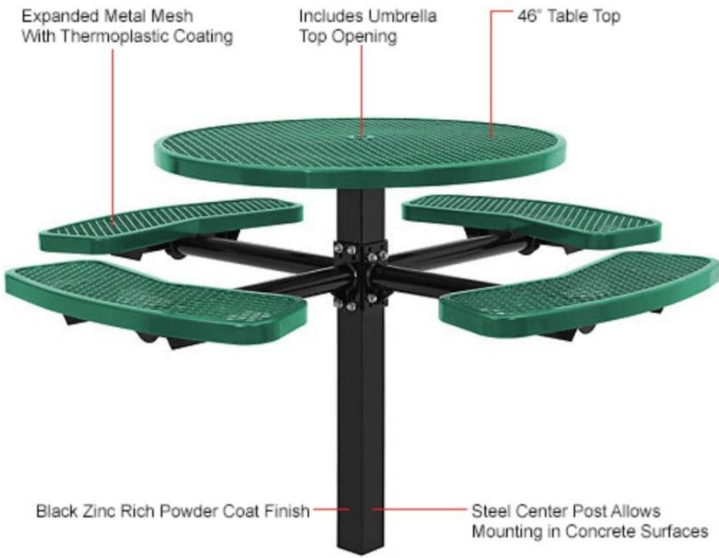
9/21/2021

Highland Meadows 2 CDD Field Quote Summary  
12.13.2022

<i>Park Furniture/Accessories</i>		<u>Scope</u>	<u>Labor/Materials</u>	<u>Total Cost</u>
<b><i>Picnic Tables, Bench Seating, and Solar Lights</i></b>				
1	GMS	(A) Qty_x3 - Benches - 72" Inground, metal, green: Materials, Delivery, Install	2622.50/2535.46	\$5,157.96
2	GMS	(B) Qty_x4 - Picnic Tables - 46" Round - Inground, green, metal: Materials, Delivery, Install	2655/6497.50	\$9,152.50
3	GMS	(c) Qty_ 6 solar lights - post, light, delivery and install	1800/1725.00	\$3,525.00
4	GMS	(d) Qty_ 2 Exterior Thermoplastic Garbage cans with dome lids: Materials, Delivery, Install	237.50/1522.50	\$1,760.00
5	GMS	(e) Qty_1 Dog Waste Station	332.50/321	\$653.50
6	Clean Star Services	(f) x2 Garbage Emptying contract pricing	\$100 mo (for both)	(annual) \$1,200.00

<i>Aluminum Perimeter Fence</i>		<u>Scope</u>	<u>Labor/Materials</u>	<u>Total Cost</u>
<b><i>Install 4ft Aluminum Perimeter Fence and Access Gates</i></b>				
1	Fence Outlet	256 Linear feet of 4ft alumunim fencing. Install and materials		\$8,200.00
2				
3				
4				
5				
6				

HM2 CDD – Park 3 Bench Options



Garbage with dome lid



# SECTION 2



www.fencedirectfl.com

ORLANDO
9867 S. Orange Blossom Trail
Orlando, FL 32837
Office: 407.857.5770
Info@fencedirectfl.com

TAMPA
6311 E. Hillsborough Ave.
Tampa, FL 33610
Office: 813.444.4309
tampa@fencedirectfl.com

No. \_\_\_\_\_

ESTIMATE/CONTRACT

Estimate Date: 9/10/22

Estimate Valid For 15 Days

Prepared By: ABEL BUENO

Tel. #: (407) 800-2121

Insured / Bonded BBB

CUSTOMER INFORMATION:

Name: Highland Meadows II CDD
Address: 1410 Woodlark Dr.
Haines City FL 33844
Subdivision: Polk County / Phase 3

Contact #: (407) 346-2453
Alternate #: MARSHAL TINDALL
Email:
Gate Code:

FENCE #1:

PVC (Vinyl) Aluminum Steel Chain Link Wood
Res Comm. Res Comm. Res Comm. Res Comm.

Style/Model: F-200 3 RAILS FLATTED.
Total Linear Feet: 256 Height: 4 Width: 5
Color: BLACK Post Caps: STD.

GATES:

4 ft. Walk: 2 5 ft. Walk:
8 ft. Double: 1 10 ft. Double:
Other: Size: Qty:

FENCE #2:

PVC (Vinyl) Aluminum Steel Chain Link Wood
Res Comm. Res Comm. Res Comm. Res Comm.

Style/Model:
Total Linear Feet: Height: Width:
Color: Post Caps:

GATES:

4 ft. Walk: 5 ft. Walk:
8 ft. Double: 10 ft. Double:
Other: Size: Qty:
Notes:

SPECIFICATIONS:

Top Level Fence Follow Contour of Ground



Pool on Property YES NO

Removal & Disposal of Existing Fence YES NO

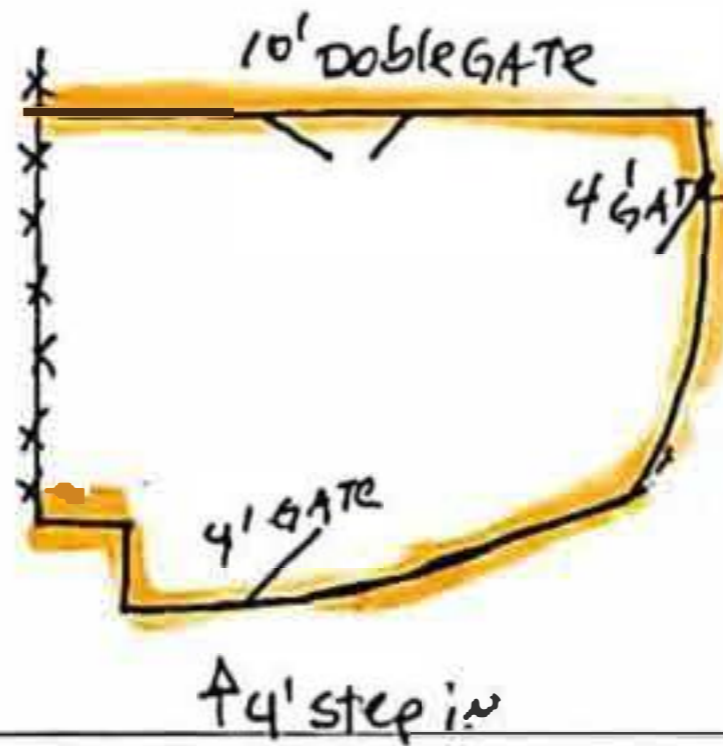
Clearing of Fence Line Needed YES NO

Clearing to be Done by CLIENT FD N/A

HOA Approval Req. YES NO Permit Required YES NO

Client F.D.

FENCE DIAGRAM:



Estimate Amount: \$9,000

FINANCING: YES NO

Amount:
Terms:
Accl. #:
Auth. #:

SPECIAL NOTES:

\* 1 DAY JOB / 5-7 WEEKS FOR PERMITS

QUANTITY DISCOUNT - \$(150)

AGREEMENT TO FENCE DIRECT INSTALLATION

This proposal only becomes a contract when accepted by officer of Fence Direct. Fence Direct hereby sells to the purchaser the fence product or structure described, subject to all terms and conditions, on this contract and on the terms of service page. Contract price is for the agreed footage. Final footage may vary. Said variation will be billed at a prorated basis. Inclement weather, manpower, and equipment constraints, etc. can delay the completion of this contract. Purchaser agrees that under no circumstances will Fence Direct allow a reduction in the contract price, nor will reimbursement be made to compensate Purchaser for said expenses or inconveniences. Responsibilities of Fence Direct are limited to that which is described in this contract. Verbal representations by Fence Direct employees will not be honored.

CONTRACT AMOUNT: \$8,200

DEPOSIT AMOUNT: \$2,500

BALANCE DUE UPON INSTALLATION: \$5,700

APPROVED & ACCEPTED BY:



# SECTION D

# SECTION 1

# Highland Meadows II

## Community Development District

### Summary of Invoices

August 1, 2022 to November 30, 2022

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>		<b>Amount</b>
General Fund	8/4/22	854 - 858	\$	4,102.62
	8/23/22	859 - 867	\$	59,635.11
	8/31/22	868 - 869	\$	552.40
	9/16/22	870 - 873	\$	23,484.44
	9/23/22	874 - 878	\$	25,857.44
	10/6/22	879 - 884	\$	14,975.12
	10/12/22	885 - 887	\$	4,501.70
	10/21/22	888 - 893	\$	32,058.86
	10/27/22	894 - 895	\$	3,927.46
	11/3/22	896 - 899	\$	11,297.04
	11/22/22	900 - 907	\$	28,602.83
<b>Total</b>			<b>\$</b>	<b>208,995.02</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/04/22	00075	7/25/22 7792	202207 330-53800-48500	CLEANING SVCS JULY 22	*	480.00	
				CSS CLEAN STAR SERVICES OF CFL INC.			480.00 000854
8/04/22	00106	7/28/22 LNJA0559	202207 330-53800-48200	INSTALL SHADE STRUCTURE	*	11,433.50	
		7/28/22 LNJA0559	202207 330-53800-48200	INSTALL SHADE STRUCTURE	V	11,433.50-	
				L & J AWNINGS & SHADE STRUCTURES			.00 000855
8/04/22	00093	7/21/22 6455	202207 320-53800-47300	REPLACE SPRAY/ROTOR	*	427.10	
				PRINCE & SONS INC.			427.10 000856
8/04/22	00030	7/19/22 16666	202207 330-57200-48000	INSTALL LIGHT	*	285.00	
				RESORT POOL SERVICES DBA			285.00 000857
8/04/22	00073	7/25/22 221180	202207 320-53800-46400	COMMUNITY LAWN SVC JULY22	*	970.18	
		7/25/22 35762	202207 320-53800-46400	POOL/PARK TREE JULY 22	*	970.17	
		7/25/22 762731	202207 320-53800-46400	POOL & PARK LAWN JULY 22	*	970.17	
				TRUGREEN			2,910.52 000858
8/23/22	00107	8/04/22 GMS08026	202208 330-53800-12200	CARD ENCODING	*	720.00	
		8/04/22 GMS08026	202208 330-53800-12200	CARD ENCODING	V	720.00-	
				CURRENT DEMANDS ELECTRICAL &			.00 000859
8/23/22	00015	6/30/22 198	202206 320-53800-48200	GENERAL MAINT JUNE 22	*	137.50	
		8/01/22 196	202208 310-51300-34000	MANAGEMENT FEES AUG 22	*	3,004.17	
		8/01/22 196	202208 310-51300-35100	WEBSITE ADMIN AUG 22	*	100.00	
		8/01/22 196	202208 310-51300-35100	CREDIT OFFLINE TRANSFER	*	100.00-	
		8/01/22 196	202208 310-51300-35000	INFORMATIN TECH AUG 22	*	150.00	
		8/01/22 196	202208 310-51300-31300	DISSEMINATION SVC AUG 22	*	583.33	
		8/01/22 196	202208 330-57200-49100	AMENITY ACCESS AUG 22	*	416.67	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/01/22		196		202208 310-51300-51000	OFFICE SUPPLIES AUG 22	*	4.27		
8/01/22		196		202208 310-51300-42000	POSTAGE AUG 22	*	66.63		
8/01/22		196		202208 310-51300-42500	COPIES AUG 22	*	.45		
8/01/22		197		202208 320-53800-12000	FIELD MANAGEMENT AUG 22	*	1,287.50		
								5,650.52	000860
8/23/22	00096	8/11/22	3643	202207 310-51300-31500	GENERAL COUNSEL JULY 22	*	923.00		
								923.00	000861
8/23/22	00045	8/08/22	4651921	202208 300-15500-10000	1%DEBT AD FEE PROPERTY AP	*	13,144.51		
		8/08/22	4651922	202208 300-15500-10000	1%ADMIN FEE PROPERTY APP	*	9,158.41		
								22,302.92	000862
8/23/22	00093	8/01/22	6511	202208 320-53800-46200	LANDSCAPE MAINT AUG 22	*	16,000.00		
		8/18/22	6677	202208 320-53800-47300	REPLACE BROKEN HEADS	*	368.26		
		8/18/22	6682	202208 320-53800-47300	REPLACE BROKEN HEADS	*	85.13		
								16,453.39	000863
8/23/22	00103	6/30/22	21-189-9	202206 310-51300-31100	ENGINEER SVCS JUNE 22	*	2,771.14		
		7/31/22	21-189-1	202207 310-51300-31100	ENGINEER SVCS JULY 22	*	507.26		
								3,278.40	000864
8/23/22	00030	7/26/22	16681	202207 330-57200-48000	INSTALL LIGHT BULB	*	250.00		
		8/01/22	16714	202208 330-57200-48100	POOL MAINTENANCE AUG 22	*	3,000.00		
								3,250.00	000865
8/23/22	00105	6/30/22	10866305	202206 330-53800-12200	SECURITY JUNE 22	*	3,305.25		
								3,305.25	000866
8/23/22	00040	4/25/22	6503721	202208 310-51300-32300	TRUSTEE FEE FY22 SER2017	*	2,235.82		

HIME HIGH MED II ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/25/22 6503721	202208 300-15500-10000	TRSUTEE FEE FY22 SER2017	*	2,235.81	
				U.S. BANK			4,471.63 000867
8/31/22 00075		8/25/22 7995	202208 330-53800-48500	MONTHLY CLEANING-AUG22	*	480.00	
				CSS CLEAN STAR SERVICES OF CFL INC.			480.00 000868
8/31/22 00028		8/11/22 23084028	202208 320-53800-48000	PC STANDARD-AUG22	*	72.40	
				ORKIN			72.40 000869
9/16/22 00015		9/01/22 199	202209 310-51300-34000	MANAGEMENT FEES SEPT 22	*	3,004.17	
		9/01/22 199	202209 310-51300-35100	WEBSITE ADMIN SEPT 22	*	100.00	
		9/01/22 199	202209 310-51300-35000	INFORMATION TECH SEPT 22	*	150.00	
		9/01/22 199	202209 310-51300-31300	DISSEMINATION SVC SEPT 22	*	583.33	
		9/01/22 199	202209 330-57200-49100	AMENITY ACCESS SEPT 22	*	416.67	
		9/01/22 199	202209 310-51300-51000	OFFICE SUPPLIES SEPT 22	*	1.38	
		9/01/22 199	202209 310-51300-42000	POSTAGE SEPT 22	*	129.38	
		9/01/22 199	202209 310-51300-42500	COPIES SEPT 22	*	43.65	
		9/01/22 200	202209 320-53800-12000	FIELD MANAGEMENT SEPT 22	*	1,287.50	
		9/01/22 200	202209 320-53800-49000	GEN MAINTENANCE SEPT 22	*	15.36	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			5,731.44 000870
9/16/22 00096		9/09/22 3997	202208 310-51300-31500	GENERAL COUNSEL SEPT 22	*	1,753.00	
				KE LAW GROUP, PLLC			1,753.00 000871
9/16/22 00093		9/01/22 6802	202209 320-53800-46200	LANDSCAPE MAINT SEPT 22	*	16,000.00	
				PRINCE & SONS INC.			16,000.00 000872
9/16/22 00031		9/01/22 16950	202209 330-57200-48100	POOL MAINTENANCE SEPT 22	*	3,000.00	
		9/01/22 16950	202209 330-57200-48100	POOL MAINTENANCE SEPT 22	V	3,000.00-	
				ROBERTS POOL SERVICES			.00 000873
				HIME HIGH MED II ZYAN			

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/23/22	00080	9/13/22	BW091320	202209 310-51300-11000	BOS MEETING 9/13/22 BRIAN WALSH	*	200.00	200.00	000874
9/23/22	00079	9/13/22	CL091320	202209 310-51300-11000	BOS MEETING 9/13/22 CHRISTOPHER LOPEZ	*	200.00	200.00	000875
9/23/22	00012	9/12/22	16825	202209 300-15500-10000	POLICY RENEWAL FY23 EGIS INSURANCE ADVISORS, LLC	*	19,704.00	19,704.00	000876
9/23/22	00078	9/13/22	KA091320	202209 310-51300-11000	BOS MEETING 9/13/22 KRISTEN ANDERSON	*	200.00	200.00	000877
9/23/22	00103	7/31/22	21-189-1	202208 310-51300-31100	ENGINEER SVCS AUG 22 RAYL ENGINEERING & SURVEYING, LLC	*	5,553.44	5,553.44	000878
10/06/22	00075	9/22/22	8201	202209 330-53800-48500	CLEANING SEPT 22 CSS CLEAN STAR SERVICES OF CFL INC.	*	480.00	480.00	000879
10/06/22	00015	9/15/22	201	202210 310-51300-31700	ASSESSMENT ROLL CERT FY23	*	5,000.00		
		9/23/22	202	202208 320-53800-48200	GEN MAINTENANCE AUG 22	*	93.79		
					GOVERNMENTAL MANAGEMENT SERVICES-CF			5,093.79	000880
10/06/22	00028	9/15/22	23238479	202209 330-53800-48000	PEST CONTROL SEPT 22 ORKIN	*	72.40	72.40	000881
10/06/22	00093	9/20/22	6891	202209 320-53800-47300	REPLACE NOZZLE	*	135.07		
		9/20/22	6897	202209 320-53800-47300	REPLACE NOZZLE/VALVE BOX	*	261.08		
		9/20/22	6911	202209 320-53800-47300	REPLACE ROTOR	*	111.74		
					PRINCE & SONS INC.			507.89	000882
10/06/22	00030	10/01/22	17176	202210 330-53800-48100	POOL MAINTENANCE OCT 22 RESORT POOL SERVICES DBA	*	3,000.00	3,000.00	000883

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO... DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/06/22	00073	8/31/22	16511069	202208	320	53800	46400		LANDSCAPE MAINT AUG 22	*	970.18		
		8/31/22	16511069	202208	320	53800	46400		POOL/PARK LAWN SVC AUG 22	*	970.17		
		8/31/22	16511069	202208	320	53800	46400		POOL/SHRUB SVC AUG 22	*	970.17		
		9/30/22	66898222	202209	320	53800	46400		LANDSCAPE MAINT SEPT 22	*	970.18		
		9/30/22	66898225	202209	320	53800	46400		POOL/PARK LAWN SVC SEPT22	*	970.17		
		9/30/22	66898226	202209	320	53800	46400		POOL/SHRUB SVC SEPT 22	*	970.17		
TRUGREEN												5,821.04	000884
10/12/22	00052	9/30/22	16	202210	310	51300	31300		AMORT SCHED S16A3 11/1/22	*	100.00		
		9/30/22	16	202210	310	51300	31300		AMORT SCHED S17A4BC 11/1	*	100.00		
		9/30/22	16	202210	310	51300	31300		AMORT SCHED S17A5 11/1/22	*	100.00		
		9/30/22	16	202210	310	51300	31300		AMORT SCHED S17A6 11/1/22	*	100.00		
		9/30/22	16	202210	310	51300	31300		AMORT SCHED S19 11/1/22	*	100.00		
DISCLOSURE SERVICES												500.00	000885
10/12/22	00067	10/12/22	10122022	202210	300	20700	10000		ASSESSMENT TSFR S14A1	*	94.36		
		10/12/22	10122022	202210	300	20700	10000		ASSESSMENT TSFR S14A2	*	138.98		
		10/12/22	10122022	202210	300	20700	10000		ASSESSMENT TSFR S16A3	*	249.14		
		10/12/22	10122022	202210	300	20700	10000		ASSESSMENT TSFR S16A4	*	145.38		
		10/12/22	10122022	202210	300	20700	10000		ASSESSMENT TSFR S17A4B/C	*	223.51		
		10/12/22	10122022	202210	300	20700	10000		ASSESSMENT TSFR S17A5/5B	*	413.86		
		10/12/22	10122022	202210	300	20700	10000		ASSESSMENT TSFR S17A6/6A	*	177.91		
		10/12/22	10122022	202210	300	20700	10000		ASSESSMENT TSFR S19A7/7A	*	287.56		
HIGHLAND MEADOWS II CDD/US BANK												1,730.70	000886
10/12/22	00096	10/04/22	4245	202209	310	51300	31500		GENERAL COUNSEL SEPT 22	*	2,271.00		
KE LAW GROUP, PLLC												2,271.00	000887
HIME HIGH MED II ZYAN													



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/21/22	00075	10/14/22 8407	202210 330-53800-48500	CLEANING OCT 22	*	480.00	
CSS CLEAN STAR SERVICES OF CFL INC.							480.00 000888
10/21/22	00051	10/03/22 87179	202210 310-51300-54000	SPECIAL DSITRCIT FEE FY23	*	175.00	
DEPARTMENT OF ECONOMIC OPPORTUNITY							175.00 000889
10/21/22	00015	10/01/22 203	202210 310-51300-34000	MANAGEMENT FEES OCT 22	*	3,500.00	
		10/01/22 203	202210 310-51300-35000	WEBSITE ADMIN OCT 22	*	100.00	
		10/01/22 203	202210 310-51300-35100	INFORMATION TECH OCT 22	*	150.00	
		10/01/22 203	202210 310-51300-31300	DISSEMINATION SVC OCT 22	*	583.33	
		10/01/22 203	202210 330-57200-49100	AMENITY ACCESS OCT 22	*	416.67	
		10/01/22 203	202210 310-51300-51000	OFFICE SUPPLIES OCT 22	*	.36	
		10/01/22 203	202210 310-51300-42000	POSTAGE OCT 22	*	39.13	
		10/01/22 203	202210 310-51300-42500	COPIES OCT 22	*	25.50	
		10/01/22 204	202210 320-53800-12000	FIELD MANAGEMENT OCT 22	*	1,351.92	
GOVERNMENTAL MANAGEMENT SERVICES-CF							6,166.91 000890
10/21/22	00093	10/01/22 6960	202210 320-53800-46200	LANDSCAPE MAINT OCT 22	*	16,000.00	
		10/04/22 6992	202210 320-53800-47300	REPLACE IRRIGATION BOXES	*	685.06	
		10/04/22 7027	202210 320-53800-47300	REPLACE DECODERS	*	861.80	
		10/17/22 7087	202210 320-53800-47300	REPLACE SPRAY/ROTOR	*	183.24	
PRINCE & SONS INC.							17,730.10 000891
10/21/22	00030	10/04/22 17469	202210 330-53800-48100	POOL CLEAN UP HURRICANE	*	250.00	
RESORT POOL SERVICES DBA							250.00 000892
10/21/22	00105	7/31/22 10910316	202207 330-53800-12200	SECURITY JULY 22	*	3,951.60	
		8/31/22 10950099	202208 330-53800-12200	SECURITY AUG 22	*	3,305.25	
SECURITAS SECURITY SERVICES							7,256.85 000893
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HIME HIGH MED II ZYAN							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/27/22	00094	9/30/22	00049242	202209	310-51300	48000	CA FLORIDA HOLDINGS, LLC	*	340.09	340.09	000894
10/27/22	00103	9/30/22	21-189-1	202209	310-51300	31100	RAYL ENGINEERING & SURVEYING, LLC	*	3,587.37	3,587.37	000895
11/03/22	00015	9/30/22	205	202209	330-57200	48000	AMENITY R&M SEPT 22	*	1,430.75		
		9/30/22	205	202209	320-53800	48200	GENERAL R&M SEPT 22	*	1,430.00		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			2,860.75	000896
11/03/22	00028	10/13/22	23375414	202210	330-53800	48000	ORKIN	*	72.40	72.40	000897
11/03/22	00093	10/19/22	7129	202210	320-53800	47300	REPAIR IRRIGATION CLOCK	*	1,438.40		
		10/19/22	7131	202210	320-53800	47300	REDESIGN IRRIGATION	*	256.49		
		10/20/22	7136	202210	320-53800	47300	REPLACE NOZZLE/DECODER	*	469.00		
							PRINCE & SONS INC.			2,163.89	000898
11/03/22	00030	9/01/22	16950	202209	330-53800	48100	POOL MAINTENANCE SEPT 22	*	3,000.00		
		10/18/22	17636	202210	330-53800	48100	NEW POOL POLE	*	200.00		
		11/01/22	17702	202211	330-53800	48100	POOL MAINTENANCE OCT 22	*	3,000.00		
							RESORT POOL SERVICES DBA			6,200.00	000899
11/22/22	00084	11/04/22	6657-11-	202211	310-51300	31200	AMTEC	*	450.00	450.00	000900
11/22/22	00107	11/05/22	102572	202210	330-57200	48000	CURRENT DEMANDS ELECTRICAL &	*	180.00	180.00	000901
11/22/22	00015	11/01/22	206	202211	310-51300	34000	MANAGEMENT FEES NOV 22	*	3,500.00		
		11/01/22	206	202211	310-51300	35100	WEBSITE ADMIN NOV 22	*	100.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/22		206		202211	310	51300	35000		INFORMATION TECH NOV 22	*	150.00		
11/01/22		206		202211	310	51300	31300		DISSEMINATION SVC NOV 22	*	583.33		
11/01/22		206		202211	330	57200	49100		AMENITY ACCESS NOV 22	*	416.67		
11/01/22		206		202211	310	51300	51000		OFFICE SUPPLIES NOV 22	*	.66		
11/01/22		206		202211	310	51300	42000		POSTAGE NOV 22	*	12.54		
11/01/22		207		202211	320	53800	12000		FIELD MANAGEMENT NOV 22	*	1,351.92		
GOVERNMENTAL MANAGEMENT SERVICES-CF											6,115.12	000902	
11/22/22	00019	11/30/22	272709-7	202211	310	51300	49200		TAX BILL FY23	*	57.60		
JOE G. TEDDER, TAX COLLECTOR											57.60	000903	
11/22/22	00096	11/10/22	4750	202210	310	51300	31500		GENERAL COUNSEL OCT 22	*	1,543.84		
KE LAW GROUP, PLLC											1,543.84	000904	
11/22/22	00028	11/02/22	23511087	202211	330	53800	48000		PEST CONTROL NOV 22	*	72.40		
ORKIN											72.40	000905	
11/22/22	00093	11/01/22	7279	202211	320	53800	46200		LANDSCAPE MAINT NOV 22	*	16,000.00		
		11/09/22	7369	202211	320	53800	46200		REPLACE NOZZLES/ROTOR	*	466.49		
PRINCE & SONS INC.											16,466.49	000906	
11/22/22	00040	10/25/22	6705822	202210	310	51300	32300		TRUSTEE FEES FY23	*	3,717.38		
U.S. BANK											3,717.38	000907	
TOTAL FOR BANK A											208,995.02		
TOTAL FOR REGISTER											208,995.02		

# SECTION 2

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

***Unaudited Financial Reporting***  
***October 31, 2022***



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7-8	<hr/>	<u>Month to Month</u>

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

	General Fund	Capital Reserve Funds	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 351,834	\$ 343,541	\$ -	\$ -	\$ 695,375
Deposits	\$ 2,028	\$ -	\$ -	\$ 1,113	\$ 3,141
<b>Investments:</b>					
State Board Administration	\$ 151,733	\$ -	\$ -	\$ -	\$ 151,733
<b>Area 1</b>					
Reserve	\$ -	\$ -	\$ 140,000	\$ -	\$ 140,000
Revenue	\$ -	\$ -	\$ 51,044	\$ -	\$ 51,044
<b>Area 2</b>					
Reserve	\$ -	\$ -	\$ 55,166	\$ -	\$ 55,166
Revenue	\$ -	\$ -	\$ 84,621	\$ -	\$ 84,621
<b>Area 3</b>					
Reserve	\$ -	\$ -	\$ 87,139	\$ -	\$ 87,139
Revenue	\$ -	\$ -	\$ 138,847	\$ -	\$ 138,847
General Redemption	\$ -	\$ -	\$ 772	\$ -	\$ 772
<b>Area 4</b>					
Reserve	\$ -	\$ -	\$ 51,067	\$ -	\$ 51,067
Revenue	\$ -	\$ -	\$ 38,650	\$ -	\$ 38,650
General Redemption	\$ -	\$ -	\$ 7	\$ -	\$ 7
<b>Area 4BC</b>					
Reserve	\$ -	\$ -	\$ 78,806	\$ -	\$ 78,806
Revenue	\$ -	\$ -	\$ 127,996	\$ -	\$ 127,996
<b>Area 5</b>					
Reserve	\$ -	\$ -	\$ 145,695	\$ -	\$ 145,695
Revenue	\$ -	\$ -	\$ 234,103	\$ -	\$ 234,103
Construction	\$ -	\$ -	\$ -	\$ 6	\$ 6
<b>Area 6</b>					
Reserve	\$ -	\$ -	\$ 62,115	\$ -	\$ 62,115
Revenue	\$ -	\$ -	\$ 81,363	\$ -	\$ 81,363
<b>Area 7/7A</b>					
Reserve	\$ -	\$ -	\$ 103,022	\$ -	\$ 103,022
Revenue	\$ -	\$ -	\$ 223,484	\$ -	\$ 223,484
Prepayment	\$ -	\$ -	\$ 110	\$ -	\$ 110
Construction	\$ -	\$ -	\$ -	\$ 532,680	\$ 532,680
Prepaid Expenses	\$ 22,303	\$ -	\$ -	\$ -	\$ 22,303
<b>Total Assets</b>	<b>\$ 527,898</b>	<b>\$ 343,541</b>	<b>\$ 1,704,005</b>	<b>\$ 533,799</b>	<b>\$ 3,109,242</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 14,635	\$ -	\$ -	\$ -	\$ 14,635
<b>Total Liabilities</b>	<b>\$ 14,635</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,635</b>
<b>Fund Balance:</b>					
Unassigned	\$ 488,932	\$ -	\$ -	\$ -	\$ 488,932
Nonspendable:					
Deposits and Prepaid Items	\$ 24,331	\$ -	\$ -	\$ 1,113	\$ 25,444
Assigned for:					
Capital Reserves	\$ -	\$ 343,541	\$ -	\$ -	\$ 343,541
Restricted for:					
Debt Service	\$ -	\$ -	\$ 1,704,005	\$ -	\$ 1,704,005
Capital Projects	\$ -	\$ -	\$ -	\$ 532,686	\$ 532,686
<b>Total Fund Balances</b>	<b>\$ 513,263</b>	<b>\$ 343,541</b>	<b>\$ 1,704,005</b>	<b>\$ 533,799</b>	<b>\$ 3,094,607</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 527,898</b>	<b>\$ 343,541</b>	<b>\$ 1,704,005</b>	<b>\$ 533,799</b>	<b>\$ 3,109,242</b>

# Highland Meadows II

## Community Development District

### General Fund

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

For The Period Ending October 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
<b>Revenues:</b>				
Special Assessments	\$ 851,732	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ 405	\$ 405
Other Income	\$ -	\$ -	\$ 20	\$ 20
<b>Total Revenues</b>	<b>\$ 851,732</b>	<b>\$ -</b>	<b>\$ 425</b>	<b>\$ 425</b>
<b>Expenditures:</b>				
<b>General &amp; Administrative:</b>				
Supervisor Fees	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
Public Official Insurance	\$ 3,029	\$ 3,029	\$ 2,566	\$ 463
Trustee Services	\$ 25,000	\$ 25,000	\$ 5,953	\$ 19,047
District Management Fees	\$ 42,000	\$ 3,500	\$ 3,500	\$ -
Information Technology	\$ 1,800	\$ 150	\$ 100	\$ 50
Website Maintenance	\$ 1,200	\$ 100	\$ 150	\$ (50)
Engineering	\$ 6,000	\$ 6,000	\$ 1,288	\$ 4,712
Dissemination Agent	\$ 9,000	\$ 9,000	\$ 1,083	\$ 7,917
Arbitrage	\$ 2,700	\$ 2,700	\$ -	\$ 2,700
District Counsel	\$ 25,000	\$ 2,083	\$ 1,544	\$ 539
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Audit Fees	\$ 3,825	\$ -	\$ -	\$ -
Postage & Shipping	\$ 1,000	\$ 83	\$ 39	\$ 44
Printing & Binding	\$ 1,000	\$ 83	\$ 26	\$ 58
Office Supplies	\$ 500	\$ 42	\$ 0	\$ 41
Legal Advertising	\$ 2,500	\$ 208	\$ -	\$ 208
Miscellaneous	\$ 2,500	\$ 208	\$ 38	\$ 170
Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 144,229</b>	<b>\$ 58,362</b>	<b>\$ 21,463</b>	<b>\$ 36,899</b>



# Highland Meadows II

## Community Development District

### General Fund

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

For The Period Ending October 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/22	Thru 10/31/22	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management	\$ 16,223	\$ 1,352	\$ 1,352	\$ (0)
General Insurance	\$ 4,373	\$ 4,373	\$ 2,894	\$ 1,479
Irrigation Repairs	\$ 16,000	\$ 1,333	\$ 3,894	\$ (2,561)
General Repairs & Maintenance	\$ 20,000	\$ 1,667	\$ -	\$ 1,667
Landscape Maintenance	\$ 192,000	\$ 16,000	\$ 16,000	\$ -
Landscape Replacement & Tree/Palm Services	\$ 50,000	\$ 4,167	\$ -	\$ 4,167
Fertilization	\$ 36,000	\$ 3,000	\$ -	\$ 3,000
Streetlights	\$ 60,000	\$ 5,000	\$ 4,673	\$ 327
Sidewalk & Asphalt Maintenance	\$ 6,000	\$ 500	\$ -	\$ 500
Contingency	\$ 13,200	\$ 1,100	\$ -	\$ 1,100
<b>Subtotal Field Expenditures</b>	<b>\$ 413,795</b>	<b>\$ 38,491</b>	<b>\$ 28,812</b>	<b>\$ 9,679</b>
<b>Cabana &amp; Pool Expenditures</b>				
Security	\$ 38,000	\$ 3,167	\$ -	\$ 3,167
Electric	\$ 28,000	\$ 2,333	\$ 1,835	\$ 498
Internet	\$ 3,000	\$ 250	\$ 188	\$ 62
Water & Sewer	\$ 7,500	\$ 625	\$ 330	\$ 295
Property & Casualty Insurance	\$ 18,124	\$ 18,124	\$ 14,244	\$ 3,880
Pest Control	\$ 828	\$ 69	\$ 72	\$ (3)
Amenity Repairs & Maintenance	\$ 15,000	\$ 1,250	\$ 180	\$ 1,070
Swimming Pools	\$ 28,000	\$ 2,333	\$ 3,450	\$ (1,117)
Janitorial - Pool	\$ 8,500	\$ 708	\$ 480	\$ 228
Amenity Access	\$ 5,000	\$ 417	\$ 417	\$ (0)
Contingency	\$ 12,500	\$ 1,042	\$ -	\$ 1,042
<b>Subtotal Cabana &amp; Pool Expenditures</b>	<b>\$ 164,452</b>	<b>\$ 30,318</b>	<b>\$ 21,197</b>	<b>\$ 9,121</b>
<b>Total Expenditures</b>	<b>\$ 722,476</b>	<b>\$ 127,171</b>	<b>\$ 71,472</b>	<b>\$ 55,699</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 129,256</b>		<b>\$ (71,047)</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out) - Capital Reserve	\$ (200,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (200,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (70,744)</b>		<b>\$ (71,047)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 70,744</b>		<b>\$ 584,309</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 513,263</b>	

**Highland Meadows II**  
**Community Development District**  
**Capital Reserve Fund**

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

	Adopted Budget	Prorated Budget Thru 10/31/22	Actual Thru 10/31/22	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 20,000	\$ -	\$ -	\$ -
Contingency	\$ 2,000	\$ 38	\$ 38	\$ -
<b>Total Expenditures</b>	<b>\$ 22,000</b>	<b>\$ 38</b>	<b>\$ 38</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (22,000)</b>		<b>\$ (38)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 200,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 178,000</b>		<b>\$ (38)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 348,670</b>		<b>\$ 343,579</b>	
<b>Fund Balance - Ending</b>	<b>\$ 526,670</b>		<b>\$ 343,541</b>	

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

	Area 1	Area 2	Area 3	Area 4	Area 4BC	Area 5	Area 6	Area 7/7A	Total
<b>Revenues:</b>									
Interest	\$ 330	\$ 241	\$ 391	\$ 155	\$ 357	\$ 655	\$ 247	\$ 563	\$ 2,939
<b>Total Revenues</b>	<b>\$ 330</b>	<b>\$ 241</b>	<b>\$ 391</b>	<b>\$ 155</b>	<b>\$ 357</b>	<b>\$ 655</b>	<b>\$ 247</b>	<b>\$ 563</b>	<b>\$ 2,939</b>
<b>Expenditures:</b>									
Interest Payment - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Payment - 11/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Payment - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Payment - 5/1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 330</b>	<b>\$ 241</b>	<b>\$ 391</b>	<b>\$ 155</b>	<b>\$ 357</b>	<b>\$ 655</b>	<b>\$ 247</b>	<b>\$ 563</b>	<b>\$ 2,939</b>
<b>Fund Balance - Beginning</b>	<b>\$ 190,714</b>	<b>\$ 139,546</b>	<b>\$ 226,367</b>	<b>\$ 89,569</b>	<b>\$ 206,445</b>	<b>\$ 379,143</b>	<b>\$ 143,231</b>	<b>\$ 326,052</b>	<b>\$ 1,701,066</b>
<b>Fund Balance - Ending</b>	<b>\$ 191,044</b>	<b>\$ 139,787</b>	<b>\$ 226,758</b>	<b>\$ 89,723</b>	<b>\$ 206,802</b>	<b>\$ 379,798</b>	<b>\$ 143,478</b>	<b>\$ 326,615</b>	<b>\$ 1,704,005</b>

# Highland Meadows II

## Community Development District

### Combined Capital Project Funds

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

For The Period Ending October 31, 2022

	Area 5	Area 7/7A	Total
<b>Revenues:</b>			
Interest	\$ 0	\$ 920	\$ 920
<b>Total Revenues</b>	<b>\$ 0</b>	<b>\$ 920</b>	<b>\$ 920</b>
<b>Expenditures:</b>			
Capital Outlay	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 0</b>	<b>\$ 920</b>	<b>\$ 920</b>
<b>Fund Balance - Beginning</b>	<b>\$ 1,119</b>	<b>\$ 531,760</b>	<b>\$ 532,879</b>
<b>Fund Balance - Ending</b>	<b>\$ 1,119</b>	<b>\$ 532,680</b>	<b>\$ 533,799</b>

**Highland Meadows II**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 405	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405
Other Income	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20
<b>Total Revenues</b>	<b>\$ 425</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 425</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Official Insurance	\$ 2,566	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,566
Trustee Services	\$ 5,953	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,953
District Management Fees	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Information Technology	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100
Website Maintenance	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150
Engineering	\$ 1,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,288
Dissemination Agent	\$ 1,083	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,083
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District Counsel	\$ 1,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,544
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Audit Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Shipping	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39
Printing & Binding	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38
Dues, Licenses & Fees	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative</b>	<b>\$ 21,463</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,463</b>

**Highland Meadows II**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management	\$ 1,352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,352
General Insurance	\$ 2,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,894
Irrigation Repairs	\$ 3,894	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,894
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,000
Landscape Replacement & Tree/Palm Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fertilization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 4,673	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,673
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Field Expenditures</b>	<b>\$ 28,812</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,812</b>
<b>Cabana &amp; Pool Expenditures</b>													
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 1,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,835
Internet	\$ 188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188
Water & Sewer	\$ 330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 330
Property & Casualty Insurance	\$ 14,244	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,244
Pest Control	\$ 72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72
Amenity Repairs & Maintenance	\$ 180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180
Swimming Pools	\$ 3,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,450
Janitorial - Pool	\$ 480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480
Amenity Access	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Cabana &amp; Pool Expenditures</b>	<b>\$ 21,197</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 21,197</b>
<b>Total Expenditures</b>	<b>\$ 71,472</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 71,472</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (71,047)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (71,047)</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out) - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (71,047)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (71,047)</b>