



Rizzetta & Company

Highland Meadows II Community Development District

**Board of Supervisors'
Special Meeting
September 21, 2023**

District Office:
8529 South Park Circle, Suite 330
Orlando, Florida 32819
407.472.2471

www.highlandmeadows2cdd.com

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Tom Fellows Community Center, 207 N Boulevard West, Davenport, Florida 33837

Board of Supervisors	Miguel Santana-Vazquez Deborah Galbraith Kristen Anderson Christopher Lopez Genelle Moore Tucker	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Kristen Trucco	Latham Luna LLP.
District Engineer	TBD	TBD

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

HIGHLAND MEADOWS COMMUNITY DEVELOPMENT DISTRICT II

District Office · Orlando, Florida · (407) 472-2471

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.highlandmeadows2cdd.org

September 15, 2023

Board of Supervisors
Highland Meadows Community
Development District II

REVISED FINAL AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the **Highland Meadows Community Development District II** will be held on **September 21st, 2023, at 3:30 p.m.** at the **Tom Fellows Community Center** located at **207 North Blvd. W., Davenport, FL 33837**. The following is the revised final agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS**
3. **COMMUNITY UPDATES**
 - A. Landscape Inspection Report..... Tab 1
4. **BUSINESS ADMINISTRATION**
 - A. **Consideration of Minutes of the Board of Supervisors' Meeting Held on August 17, 2023** Tab 2
 - B. Consideration of Operations & Maintenance Expenditures for August 2023 Tab 3
5. **BUSINESS ITEMS**
 - A. Consideration of Landscape RFP
 - B. Discussion of Allowing Food Inside the Pool Area
 - C. Discussion of Gates within all Seven Communities
 - D. Discussion of Workshops
 - E. Discussion of Termination of the Security and Towing Company
 - F. Discussion of Sign Repairs
 - G. Consideration of Resolution 2023-19; Designating the Meeting Schedule for Fiscal Year 2023-2024 Tab 4
 - H. Consideration of a Field Manager Position for the Community..... Tab 5
 - I. **Consideration of Amenity Service Proposals**..... Tab 6
 - J. Consideration of Painting Proposals..... Tab 7
 - K. Consideration of Addendum to Rizzetta & Company, Inc. District Management Agreement Tab 8
6. **STAFF REPORTS**
 - A. District Counsel
 1. Ethics Training Update Tab 9
 - B. District Engineer
 1. Encroachment concerns
 - C. District Manager
 1. DM Report Tab 10
 1. Additional Signage in Pool area
 2. Resident Issues
 1. Discussion of no overnight parking with the exception of Holidays

7. SUPERVISOR REQUESTS AND COMMENTS
8. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,
Brian Mendes
Brian Mendes

Tab 1

Highland Meadows II

LANDSCAPE INSPECTION REPORT



August 31, 2023
Rizzetta & Company
Bryan Schaub – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary & Amenities Center

General Updates, Recent & Upcoming Maintenance Events

- Mulch installation should be considered and implemented.
- Be on the look out for Chinch Bugs and Fungi.
- Upcoming Fertilization events for turf, beds and palms.

The following are action items for **Prince Landscaping** to complete. **Red items** indicates deficient from previous report. **Bold Red items** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Bold Black Underlined** are for Board information or decisions.

1. At the Amenities Center to the west of the playground, there is a stressed turf area. It is recovering. Continue to treat for weeds & improve coverage.
2. Investigate & take any corrective actions to improve the Viburnum hedge at the Amenities Center parking. This may have been damage caused by auto exhaust. (Pic 2)
3. **Schedule a rotation to prune the seed pods and stalks from the Palms at the pool deck.**
4. Schedule a rotation to lift the trees and large shrubs that are overhanging sidewalks & roads. Follow FDOT standards.
5. Property-wide, treat all active ant mounds.
6. At the Amenities Center, treat the turf where possible for Sedge.
7. In the same areas, diagnose & treat the stressed Plumbago.
8. **On the NE side of the pool deck there is a Palm stump about 2 & half feet tall. The Palm looks to have died from Ganoderma or the stump is showing signs post-cut down (Conchs). The stump should be removed and taken off-site to be burned or destroyed in accordance with IFAS guidelines. The root ball should be ground down & the soil remediated. Another Palm SHOULD NOT be installed here. (Pic 8)**



Amenities Center, Golden Eagle, Ruby Run & Patterson

9. The Oaks at the Amenities Center have been improving a bit, but I am seeing new leaf spots with necrosis. This might be Oak Wilt. Diagnose & treat accordingly. Report findings to the District Manager as soon as possible.

10. At the south Condor entrance monument, repair or remove the cut drip lines in the bed.

11. The dry retention area across from the pool deck on Golden Eagle, looks to have been missed on a mowing rotation.

12. In the north ROW of Pheasant along the sidewalk bordering the dry retention area, set strong bed lines for the tree rings.

13. At the Amenities Center & property-wide, treat all joint expansion crack weeds.

14. At the Golden Eagle entrance & property-wide, diagnose & treat the Indian Hawthorn. They have some type of leaf cutter. (Pic 14)



15. At the dry retention area in the NE corner of Pheasant, the drip line irrigation is wrapped around a tree. Adjust the drip lines to alleviate this issue.

16. In the same area but in the NE corner of the fencing, Prince did a great job of removing the plant material. It is coming back. Remove.

17. At the Dunlin entrance, please, replace the missing/dead Croton at the median bullnose.

18. At the Dunlin entrance west monument, remove vines from the shrubs.

19. In the SW corner of Patterson & 10th in the beds along the fencing, diagnose and treat the hedge row. Replace the dead/missing units. Report cause of death to the DM.

20. At the Ruby Run entrance in the ROWs and median island, diagnose & treat the declining Blue Daze. Replace dead/missing units. (Pic 20)



21. In the same area, treat the turf for broadleaf weeds and Sedge.

22. At the Meadow Pointe entrance, diagnose & treat the Blue Daze. Replace dead/missing units.

23. In the same area but at the west bullnose, diagnose & treat the Croton & Podocarpus. . Replace dead/missing units.

24. Remove the stump from the bed near the fencing dead on the banks of the dry retention area in between the arms of Meadow Pointe. (Pic 24 >)

25. Property-wide, check for fungi.



Meadow Pointe, Eaglecrest, Tanager & 10th

26. On the banks of the dry retention area in between the arms of Meadow Pointe, diagnose & treat the hedge, set strong bed lines and remove suckers.

27. In the same area, on the north bank, diagnose & treat the declining Trees.

28. At the Eaglecrest entrance, diagnose & treat the declining/dying Podocarpus & Loropetalum. Replace dead units.

29. In the same island, diagnose & treat dying Podocarpus & Loropetalum.

30. At the south Tanager entrance, it appears the turf in the median island has a Chinch Bug infestation. Diagnose & treat. (Pic 30 >)

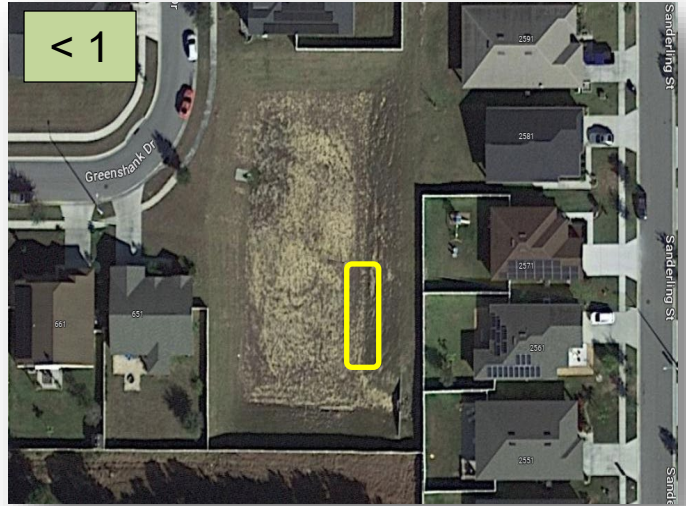
31. Along both ROWs of 10th diagnose & treat the thinning and dead/missing hedge units along the wall. Catalog number of dead/missing units and send results to the DM.

32. At entrances with Liriope, monitor for Tip Fungus and treat, as necessary.



Proposals

1. Prince to generate a proposal to seed the east bank of the dry retention area behind 2561 Sanderling Street with Bahia grass. The bank may have to have soil added or stabilization. See District Engineer, when possible, for any specific precautions or SOPs. Include all soil, demolition, cleanup, disposal, and irrigation repairs/adjustments. (Pic 1 >)
2. Prince to generate a proposal to remove, dispose of properly and stump grind the remaining parts of a dead Palm in the bed outside the pool deck in the NE side. Include all soil, mulch, demolition, cleanup, disposal, and irrigation repairs/adjustments. (Pic 2 >)
3. Prince to generate a proposal to install a screening bed around the irrigation pressure tanks and mechanicals at the north Tanager entrance & Ruby Run park using 7-gal Podocarpus. Beveling the beds to hold mulch & thoroughly eliminating any existing plant material prior to installation at the new bed locations. Include all soil, mulch, demolition, cleanup, disposal, and irrigation repairs/adjustments. Contact me with any questions. (Pic 3 >)



Tab 2

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**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 **Monday, August 17, 2023, at 3:31 p.m.** located at the Tom Fellows Community Center, located at 207 North Blvd. W., Davenport, FL 33837.

Present and constituting a quorum:

Miguel Santana-Vazquez	Board Supervisor, Chairperson
Deborah Galbraith	Board Supervisor, Vice Chairperson
Christopher Lopez	Board Supervisor, Assistant Secretary
Kristen Anderson	Board Supervisor, Assistant Secretary
Genelle Moore	Board Supervisor, Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company, Inc.
Brian Mendes	District Manager, Rizzetta & Company, Inc.
Tina Garcia	District Counsel, Greenspoon Marder (via phone)
Hector Pastrana	Handyman Services, HP Home Solutions

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mendes called the meeting to order and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

A Member of the audience states that individuals have been playing in the handicap chair inside the pool and as a result of that the chair is in need of a new cover.

A Member of the audience states that community security let a group of persons from a summer camp enter the pool area around approximately 1:30 p.m. on July 25th. The Board members inquiry why this was missing from the weekly security report.

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A Member of the audience voices concern with their ongoing issue with neighbor's taking up to two spaces on street parking and states he is only the only one with this dilemma.

A member of the audience voices his concern for landscaping behind residents property. Member of the audience will work closely with district management to resolve this issue and scheduled a walkthrough.

THIRD ORDER OF BUSINESS **Consideration of Minutes of the Board of Supervisors' Meeting held on July 13, 2023**

Mr. Mendes presented the minutes of the board of Supervisors' Meeting and asked if the board request any changes. The board requested to add "Steel" to the comment of the shed (line 181). Also, to correct that Ms.Anderson disapproved the motion.

On Motion by Mr. Santana-Vazquez, seconded by Mr. Lopez, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Meeting held on July 13, 2023, as presented, for the Highland Meadows II Community Development District.

FOURTH ORDER OF BUSINESS **Consideration of Operation and Maintenance Expenditures for July 2023**

Mr. Mendes presented the Operation and Maintenance Expenditures for July 2023 and asked if there were any questions. There were none.

On Motion by Mr. Lopez, seconded by Ms. Galbraith, with all in favor, the Board of Supervisors ratified the operation and maintenance expenditures for July (\$73,262.15), for the Highland Meadows II Community Development District.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2023-16, Redesignating Secretary**

Mr. Mendes presented Resolution 2023-16 and asked the board if they had any questions. There were none.

On Motion by Mr. Lopez, seconded by Ms. Galbraith, with all in favor, the Board of Supervisors Adopted Resolution 2023-16, Redesignating Scott Brizendine as Secretary of the District, for the Highland Meadows II Community Development District.

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SIXTH ORDER OF BUSINESS

Consideration of Appointment of District Counsel

The board awarded Latham, Luna, Eden & Beaudine with the contract for representation of District Counsel.

On Motion by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Board of Supervisors Approved the Latham, Luna, Eden, & Beaudine Engagement Letter as District Counsel, for the Highland Meadows II Community Development District.

SEVENTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2023/2024 Budget

Mr. Mendes called for a motion to open the public hearing on the Fiscal Year 2023/2024 Budget.

On Motion by Mr. Lopez, seconded by Mr. Santana-Vazquez, with all in favor, the Board of Supervisors Opened the Public Hearing on Fiscal Year 2023/2024 Budget, for the Highland Meadows II Community Development District.

Mr. Mendes opened the floor to public comment.

The CDD brought up in discussion to consider a field manager for the property.

Mr. Mendes called for a motion to close the public hearing on the Fiscal Year 2023/2024 Budget.

On Motion by Ms. Galbraith, seconded by Mr. Lopez, with all in favor, the Board of Supervisors Closed the Public Hearing on Fiscal Year 2023/2024 Budget, for the Highland Meadows II Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-17, Adopting Fiscal Year 2023-2024 Budget

Mr. Mendes presented Resolution 2023-17 and asked the board if they had any questions. There were none. The board discussed the field manager position, and it was decided to be tabled until the next meeting.

On Motion by Mr. Lopez, seconded by Mr. Santana-Vazquez, with all in favor, the Board of Supervisors Adopted Resolution 2023-17, Adopting Fiscal Year 2023-2024 Budget, for the Highland Meadows II Community Development District.

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NINTH ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2023/2024
Assessments**

Mr. Mendes called for a motion to open the public hearing on the Fiscal Year 2023/2024 Assessments.

On Motion by Mr. Lopez, seconded by Mr. Santana-Vazquez, with all in favor, the Board of Supervisors Opened the Public Hearing on Fiscal Year 2023/2024 Assessments, for the Highland Meadows II Community Development District.

Mr. Mendes opened the floor to public comment.

The CDD brought up in discussion to consider a field manager for the property.

Mr. Mendes called for a motion to close the public hearing on the Fiscal Year 2023/2024 Assessments.

On Motion by Ms. Galbraith, seconded by Mr. Santana-Vazquez, with all in favor, the Board of Supervisors Closed the Public Hearing on Fiscal Year 2023/2024 Assessments, for the Highland Meadows II Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-18,
Imposing Special Assessments**

Mr. Mendes presented Resolution 2023-18 and asked the board if they had any questions. There were none.

On Motion by Mr. Lopez, seconded by Ms. Galbraith, with all in favor, the Board of Supervisors Adopted Resolution 2023-18, Imposing Special Assessments, for the Highland Meadows II Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of District Engineer's
Agreement**

Kimby-Horns hourly rate is still being reviewed by counsel.

TWELFTH ORDER OF BUSINESS

**Consideration of Soccer Field/Dog Park
Fence Repairs**

The board reviewed and discussed all fence proposals and HP Home Solutions is awarded the contract for fence repairs on the dog park/soccer field.

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188 The board requested an evaluation by district staff is to be done to determine the
189 price difference from A & E's final invoice of the fence contract.
190

191 On Motion by Ms. Anderson, seconded by Ms. Galbraith, with all in favor, the Board of
192 Supervisors approved an evaluation by district staff to determine the price difference from
193 A & E's final invoice of the fence contract, for the Highland Meadows II Community
194 Development District.

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196 On Motion by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Board of
197 Supervisors awarded HP Solutions the contract for fence repairs, for the Highland Meadows
198 II Community Development District.

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200 **THIRTEENTH ORDER OF BUSINESS Consideration of Fence Direct Proposal**

201 The Board requested other proposals be gathered for the Phase 3 fence project.
202
203

204 **FOURTEENTH ORDER OF BUSINESS Consideration of Maintenance Proposals**

205
206 Discussion and negotiations ensued between the board, HP Home solutions, and
207 Prestige. The board awards HP Home Solutions to be the new overall maintenance
208 company for the community.
209

210 On Motion by Mr. Lopez, seconded by Ms. Galbraith, with all in favor, the Board of
211 Supervisors approved HP Home Solutions to be the overall maintenance company, for the
212 Highland Meadows II Community Development District.

213
214 **FIFTHTEENTH ORDER OF BUSINESS Consideration of No Parking Sign**
215 **Repairs**

216
217 This item was tabled by the board of supervisors.
218

219 **SIXTEENTH ORDER OF BUSINESS Consideration of Painting Proposals**

220
221 This item was tabled by the board of supervisors for next meeting. The district
222 manager stated he will gather proposals.
223

224 **SEVENTEENTH ORDER OF BUSINESS Consideration of Dog Park/Soccer Field**
225 **Gate Access Control Proposals**

226
227 This item was tabled by the board of supervisors for next meeting.
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229 **EIGHTEENTH ORDER OF BUSINESS Discussion of HOA Table**

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231 No discussion ensued.
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Assistant Secretary

Chairperson/Vice Chairperson

DRAFT

Tab 3

**Highland Meadows II
COMMUNITY DEVELOPMENT DISTRICT**



**Operation and Maintenance Expenditures
August 2023
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 93,790.66**

Approval of Expenditures:

_____ Chairperson

Highland Meadows II Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31,2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Transaction Description</u>	<u>Check Amount</u>
A&E Dream Homes, LLC	100152	401	Restroom Repairs 08/23	\$ 350.00
A&E Dream Homes, LLC	100152	405	Replace Vinyl Fence 08/23	\$ 1,250.00
A&E Dream Homes, LLC	100164	409	40% Balance for Fence Repairs 08/23	\$ 26,575.16
AMTEC	100153	8/23/6655	Arbitrage Rebate Calculation S2016 08/23	\$ 450.00
AMTEC	100153	8/23/6656	Arbitrage Rebate Calculation S2016 Area 4 08/23	\$ 450.00
AMTEC	100153	8/23/6658	Arbitrage Rebate Calculation S2017 Area 4 08/23	\$ 450.00
AMTEC	100153	8/23/6659	Arbitrage Rebate Calculation S2017 Area 6 08/23	\$ 450.00
Centflo Plumbing Inc	100149	QO5550	Install New Sink in Restroom 02/23	\$ 925.00
Christopher Lopez	100155	CL081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
City of Davenport	100156	15511 8/23	Water Services 08/23	\$ 19.97
City of Davenport	100156	6122 8/23	Water Services 08/23	\$ 260.47

Highland Meadows II Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31,2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Transaction Description</u>	<u>Check Amount</u>
City of Davenport	100156	8019 8/23	Water Services 08/23	\$ 494.77
City of Davenport	100156	8020 8/23	Water Services 08/23	\$ 96.89
Deborah J Galbraith	100157	DG081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
Duke Energy	100158	Monthly Summary 07/23	Electric Services 07/23	\$ 6,529.84
Genelle Moore-Tucker	100159	GMT081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
Kristen Anderson	100160	KA081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
Miguel A Santana-Vazquez	100161	MS081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
Orkin - Winter Haven	100162	247146892	Pest Control Services 08/23	\$ 78.99
Polk County Property Appraiser	100154	4652016	Tax Collector / Property Appraiser Fees FY23/24	\$ 22,026.26
Prestige Cleaning Group Inc.	100165	2099	Pool Maintenance 08/23	\$ 4,500.00
Prince & Sons, Inc.	100150	9565	Irrigation Repairs 07/23	\$ 350.00

Highland Meadows II Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31,2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Prince & Sons, Inc.	100150	9600	Irrigation Repairs 07/23	\$ 752.42
Prince & Sons, Inc.	100166	9645	Landscape Maintenance 08/23	\$ 16,000.00
Prince & Sons, Inc.	100166	9705	Irrigation Repairs 08/23	\$ 295.05
Prince & Sons, Inc.	100166	9785	Irrigation Repairs 08/23	\$ 339.40
Rizzetta & Company, Inc.	100146	INV0000082269	District Management Fees 08/23	\$ 3,670.00
Security And Investigation, Inc.	100147	1257	Deputy Services 07/23	\$ 2,492.00
Spectrum	100151	38117063023	Telephone & Internet Services 08/23	\$ 182.98
The Ledger / News Chief/ CA Florida Holdings, LLC	100163	5747990	Account #527032 Legal Advertising 07/23	\$ 890.94
TruGreen	100148	TruGreen073123	Maintenance Services 07/23	\$ <u>2,910.52</u>
Report Total				\$ <u>93,790.66</u>



A&E Dream Homes, LLC.
EIN: 88-2520934
11013 Laguna Bay Dr. #109. Orlando,
Fl.32821.
aedreamhomes@outlook.com
929-245-1274

Invoice # 401

Date: 08/11/2023

Bill To

HIGHLAND MEADOWS II
Haines City

For

Repair of Restrooms

Item Description	Amount
Repair of 2 toilets	
Repair sink	
Cleaning of restrooms	

Subtotal	\$350,00
Other Costs	
Total Cost	\$350,00

RECEIVED
08/12/23

Make all checks payable to AEDREAMHOMES, LLC. Cash or Zelle at 929-245-1274. In case of pay with debit or credit card it will have a fee of 3.5%.

If you have any questions concerning this invoice, use the following contact information:

Josmar Lopez - Tlf 929-245-1274 - aedreamhomes@outlook.com

Thank you for your business!



A&E Dream Homes, LLC.
EIN: 88-2520934
11013 Laguna Bay Dr. #109. Orlando,
Fl.32821.
aedreamhomes@outlook.com
929-245-1274

Invoice # 405

Date: 08/11/2023

Bill To

HIGHLAND MEADOWS II
Haines City

For

Replace and fix of Vinyl Fence
531 Meadow Pointe Dr.

Item Description	Amount
Repair vinyl fence	
Replace vinyl fence	
Remove and disposal old fence	

Subtotal	\$1.250,00
Other Costs	
Total Cost	\$1.250,00

RECEIVED
08/12/23

Make all checks payable to AEDREAMHOMES, LLC. Cash or Zelle at 929-245-1274. In case of pay with debit or credit card it will have a fee of 3.5%.

If you have any questions concerning this invoice, use the following contact information:

Josmar Lopez - Tlf 929-245-1274 - aedreamhomes@outlook.com

Thank you for your business!



A&E Dream Homes, LLC. EIN:
88-2520934
11013 Laguna Bay Dr. #109.
Orlando, FL.32821. Cell 929-245-1274

Item Description

Excavation – installation of Iron Rod/PVC fences - installation of trees easements

- 212 Merlin Street
- 346 Pentas Lane

Tan PVC Fence repaired and replaced on easements

- 507 Eaglecrest Dr.
- 435 Eaglecrest Dr.
- 2171 Nighthawk Dr.

Soccer Field
1015 Condor Dr. (Chain link fixed and new double gates)

Bill To *HIGHLAND MEADOWS 2 Community Development District, 1015 Condor Dr. Haines City, FL. 33844*

Total

\$26,575.16

For: 40% of “Fence Project” Invoice

409

Date: 08/23/2023



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

Client: Highland Meadows II Community Development District
 c/o Ms. Shandra Torres
 District Compliance Associate
 Rizzetta & Company, Inc.
 3434 Colwell Avenue, Suite 200
 Tampa, FL 33614

Invoice No. 6655-08-23

Date: August 10, 2023

For Professional Services:

Issue	Service	Fee
\$3,645,000 Highland Meadows II Community Development District (City of Davenport, Florida) Special Assessment Bonds, Series 2016 (Assessment Area Three Project)	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED
08/10/2023

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
 ABA Routing Number : 211170101
 AMTEC Account Number : 4776372200

Please notify AMTEC at info@amteccorp.com upon completing the transaction.



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

Client: Highland Meadows II Community Development District
 c/o Ms. Shandra Torres
 District Compliance Associate
 Rizzetta & Company, Inc.
 3434 Colwell Avenue, Suite 200
 Tampa, FL 33614

Invoice No. 6656-08-23

Date: August 10, 2023

For Professional Services:

Issue	Service	Fee
\$1,785,000 Highland Meadows II Community Development District (City of Davenport, Florida), Special Assessment Bonds, Series 2016 (Assessment Area Four Project)	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED
08/10/2023

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
 ABA Routing Number : 211170101
 AMTEC Account Number : 4776372200

Please notify AMTEC at info@amteccorp.com upon completing the transaction.



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

Client: Highland Meadows II Community Development District
 c/o Ms. Shandra Torres
 District Compliance Associate
 Rizzetta & Company, Inc.
 3434 Colwell Avenue, Suite 200
 Tampa, FL 33614

Invoice No. 6658-08-23

Date: August 10, 2023

For Professional Services:

Issue	Service	Fee
\$5,370,000 Highland Meadows II Community Development District (City of Davenport, Polk County, Florida), Special Assessment Bonds, Series 2017 (Assessment Area Five Project)	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED
08/10/2023

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
 ABA Routing Number : **211170101**
 AMTEC Account Number : **4776372200**

Please notify AMTEC at info@amteccorp.com upon completing the transaction.



AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

Client: Highland Meadows II Community Development District
 c/o Ms. Shandra Torres
 District Compliance Associate
 Rizzetta & Company, Inc.
 3434 Colwell Avenue, Suite 200
 Tampa, FL 33614

Invoice No. 6659-08-23

Date: August 10, 2023

For Professional Services:

Issue	Service	Fee
\$2,700,000 Highland Meadows II Community Development District (City of Davenport, Polk County, Florida), Special Assessment Bonds, Series 2017 (Assessment Area Six Project)	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED
08/10/2023

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
 ABA Routing Number : 211170101
 AMTEC Account Number : 4776372200

Please notify AMTEC at info@amteccorp.com upon completing the transaction.

Centflo Plumbing

1236 US HWY 17 92
Haines City, FL 33844 US
(863) 419-8000
Poincianaplumber@aol.com
www.centflo.com



INVOICE

BILL TO
Marshall Tindall
Highland Meadows 2 CDD (Billing)
1015 Condor Dr
Haines City, FL 33844

INVOICE QO5550
DATE 02/01/2023
TERMS Net 30
DUE DATE 03/03/2023

DATE	ACTIVITY	DESCRIPTION	QTY	AMOUNT
01/23/2023	Service location	1015 Condor dr Haines City FL 33844	1	0.00
	Plumbing Work	The client requested service for the address mentioned above for a sink replacement. We proceeded to removing the damaged bracket, Installing a new bracket and then Installing the new ceramic sink unit. Also we repaired the 1/2" water line for the sink and providing a new water valve. The client has asked that we re-install the faucet from the damaged sink. (We are discounting -\$125 since the client will re-use the previous faucet Original price was \$1050.00).	1	925.00

RECEIVED
08/07/23

BALANCE DUE

\$925.00

HIGHLAND MEADOWNS II CDD

Meeting Date: August 17, 2023

SUPERVISOR PAY REQUEST

RECEIVED
08/23/23

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Deborah Galbraith	✓
Miguel Santana	✓
Genelle Moore Tucker	✓
Kristen Adnerson	✓
Christopher Lopz	✓

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	3:31pm
Meeting End Time:	6:30pm
Total Meeting Time:	3-Hours

Time Over 3 Hours:	
--------------------	--

Total at \$ 175.00 per Hour:	
------------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: 



CITY OF DAVENPORT

1 S ALLAPAHA AVE
DAVENPORT FL 33837-0125

FOR BILLING INFORMATION
CALL: (863)419-3300

HIGHLAND MEADOWS II CDD

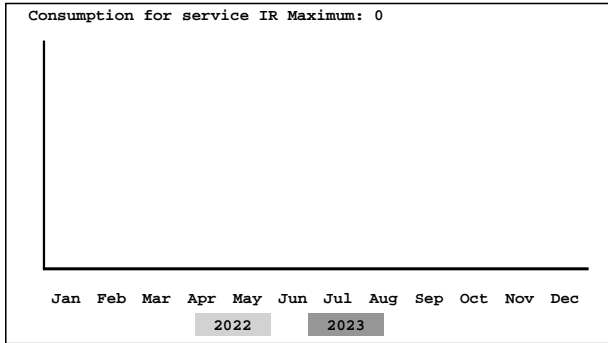
CYCLE A

BYVA

16002

Account #	Service Address	Billing Period	Bill Date	Due Date	TOTAL DUE			
15511	3 Highland Meadows Phase 3 Park	07/05/23 to 08/04/23	08/10/2023	09/01/2023	\$ 19.97			
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
LAST PAYMENT 07/28/2023								29.94
PRIOR CHARGES DUE								5.00
AW ALTERNATIVE WATER SUR	07/05	0	08/07	0	100.000	0	0	0.00
BF BACKFLOW PREVENTION FEE								3.50
IR IRRIGATION	07/05	0	08/07	0	100.000	0	0	10.43 *
* TAXES								1.04
CURRENT CHARGES								14.97
TOTAL AMOUNT DUE								19.97

RECEIVED
08/10/2023



CITY OFFICES WILL BE CLOSED ON MONDAY SEPT 4th, 2023 IN OBSERVANCE OF LABOR DAY.

COMMISSION MEETINGS FOR SEPT. WILL BE ON TUESDAY THE 7th AND ON THURSDAY THE 21st AT 7PM IN THE COMMISSION CHAMBERS.

2022 CONSUMER CONFIDENCE REPORT IS AVAILABLE ON WWW.MYDAVENPORT.ORG

PAST DUE BALANCES ARE DUE IMMEDIATELY LATE FEES WILL BE APPLIED IF PAYMENTS ARE NOT RECEIVED IN OUR OFFICE BY THE 1ST OF THE MONTH AND WATER IS SUBJECT TO DISCONNECTION IF NOT PAID BY THE 10TH OF THE MONTH.

CITY OF DAVENPORT

1 S ALLAPAHA AVE
DAVENPORT FL 33837-0125



Account #	Bill Date	TOTAL DUE
15511	08/10/2023	\$ 19.97
Type	Due Date	
CYCLE A	09/01/2023	
PayID	Bill No	
BYVA	5160	

|||||
HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614

AMOUNT PAID _____

00000155119 0000019976



CITY OF DAVENPORT

1 S ALLAPAHA AVE
DAVENPORT FL 33837-0125

FOR BILLING INFORMATION
CALL: (863)419-3300

HIGHLAND MEADOWS II CDD

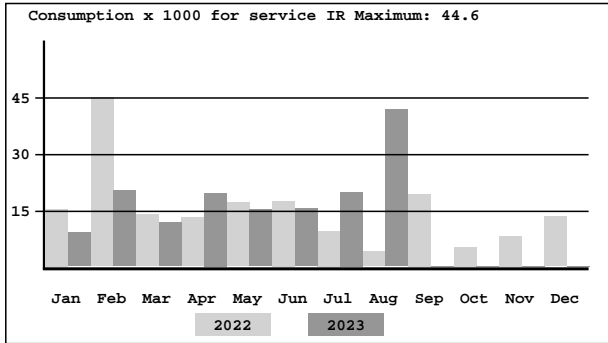
CYCLE A

4Q2A

15000

Account #	Service Address	Billing Period	Bill Date	Due Date	TOTAL DUE			
6122	3001 Golden Eagle Way	07/05/23 to 08/04/23	08/10/2023	09/01/2023	\$ 260.47			
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
LAST PAYMENT 07/28/2023								164.76
PRIOR CHARGES DUE								83.61
PENALTIES DUE								5.00
AW ALTERNATIVE WATER SUR	07/05	9304	08/07	9718	100.000	41400	3900	6.21
BF BACKFLOW PREVENTION FEE								5.75
IR IRRIGATION	07/05	9304	08/07	9718	100.000	41400	3900	145.36 *
* TAXES								14.54
CURRENT CHARGES								171.86
TOTAL AMOUNT DUE								260.47

RECEIVED
08/10/2023



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CITY OF DAVENPORT

1 S ALLAPAHA AVE
DAVENPORT FL 33837-0125

Account #	Bill Date	TOTAL DUE
6122	08/10/2023	\$ 260.47
Type	Due Date	
CYCLE A	09/01/2023	
PayID	Bill No	
4Q2A	1255	

|||||
HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614

AMOUNT PAID _____

00000061226 0000260471



CITY OF DAVENPORT

1 S ALLAPAHA AVE
DAVENPORT FL 33837-0125

FOR BILLING INFORMATION
CALL: (863)419-3300

HIGHLAND MEADOWS II CDD

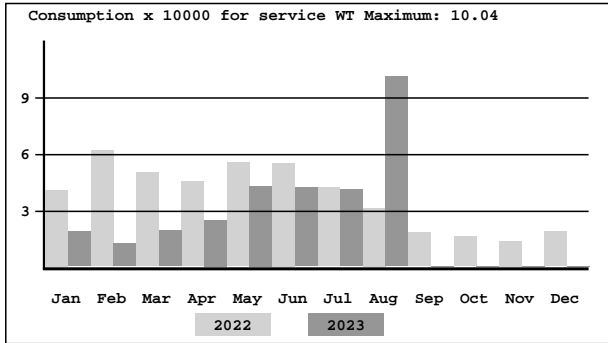
CYCLE A

66RA

151625

Account #	Service Address	Billing Period	Bill Date	Due Date	TOTAL DUE			
8019	1015 Condor Dr Cabana	07/05/23 to 08/04/23	08/10/2023	09/01/2023	\$ 494.77			
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
LAST PAYMENT 07/28/2023								591.37
PRIOR CHARGES DUE								5.24CR
AW ALTERNATIVE WATER SUR	07/05	40798	08/07	41802	100.000	100400	30700	13.56
BF BACKFLOW PREVENTION FEE								3.00
GB GARBAGE								23.25
SC FUEL SERVICE CHARGE - GARBAGE								0.00
WT WATER SERVICE - INSID	07/05	40798	08/07	41802	100.000	100400	30700	369.63 *
WW WASTEWATER SERVICE	07/05	40798	08/07	41802	100.000	100400	30700	53.61
							* TAXES	36.96
CURRENT CHARGES								500.01
TOTAL AMOUNT DUE								494.77

RECEIVED
08/10/2023



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CITY OF DAVENPORT

1 S ALLAPAHA AVE
DAVENPORT FL 33837-0125

Account #	Bill Date	TOTAL DUE
8019	08/10/2023	\$ 494.77
Type	Due Date	
CYCLE A	09/01/2023	
PayID	Bill No	
66RA	1851	

|||||
HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614

AMOUNT PAID _____

00000080192 0000494773



CITY OF DAVENPORT

1 S ALLAPAHA AVE
DAVENPORT FL 33837-0125

FOR BILLING INFORMATION
CALL: (863)419-3300

HIGHLAND MEADOWS II CDD

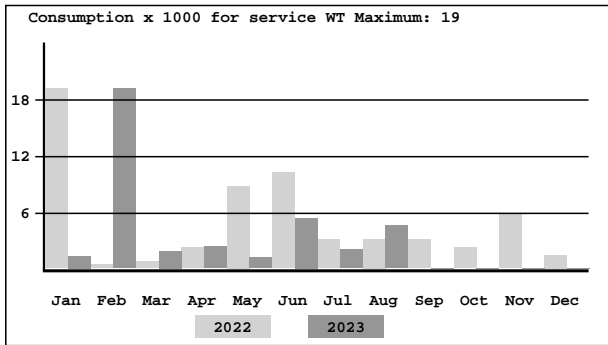
CYCLE A

66SA

151620

Account #	Service Address	Billing Period	Bill Date	Due Date	TOTAL DUE			
8020	1019 Condor Dr Pool	07/05/23 to 08/04/23	08/10/2023	09/01/2023	\$ 96.89			
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
LAST PAYMENT 07/28/2023								172.01
AW ALTERNATIVE WATER SUR	07/05	2692	08/07	2737	100.000	4500	3100	0.86
BF BACKFLOW PREVENTION FEE								4.00
GB GARBAGE								23.25
SC FUEL SERVICE CHARGE - GARBAGE								0.00
WT WATER SERVICE - 1" &	07/05	2692	08/07	2737	100.000	4500	3100	32.84 *
WW WASTEWATER SERVICE	07/05	2692	08/07	2737	100.000	4500	3100	32.66
							* TAXES	3.28
CURRENT CHARGES								96.89
TOTAL AMOUNT DUE								96.89

RECEIVED
08/10/2023



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CITY OF DAVENPORT

1 S ALLAPAHA AVE
DAVENPORT FL 33837-0125

Account #	Bill Date	TOTAL DUE
8020	08/10/2023	\$ 96.89
Type	Due Date	
CYCLE A	09/01/2023	
PayID	Bill No	
66SA	1852	

|||||
HIGHLAND MEADOWS II CDD
POOL
3434 COLWELL AVE STE 200
TAMPA FL 33614

AMOUNT PAID _____

00000080200 0000096891

**Highland Meadows II
Duke Energy**

Service Date: 07/11/23-08/08/23

Due Date: 8/17/2023

Account Number	Invoice Date	Amount	Location	GL Account
9100 8824 1709	08/10/23	\$ 32.76	1200 Patterson Rd Lite	4301
9100 8824 1890	08/07/23	\$ 213.70	0 10th St Lite Highland MDWS PH4A SL	4307
9100 8824 2106	08/08/23	\$ 36.65	1000 Dunlin St Sign	4301
9100 8824 2354	08/04/23	\$ 288.32	00 Patterson Rd Lite	4307
9100 8824 2560			599 Patterson Rd	4301
9100 8824 2750	08/09/23	\$ 32.77	331 Pheasant Dr Well	4301
9100 8824 2924	08/07/23	\$ 331.12	000 Patterson Rd Lite HM PH 6 SL	4307
9100 8826 7105	08/10/23	\$ 32.77	3950 N 10th St	4301
9100 8826 7296	08/09/23	\$ 148.92	1271 Woodlark Dr Lift	4301
9100 8826 7527	08/10/23	\$ 32.69	2901 N 10th St Entry	4301
9100 8826 8031	07/27/23	\$ 1,521.74	1015 Condor Dr Pool/Cabana	4301
9100 8826 8263	08/10/23	\$ 32.69	600 Eaglecrest Dr	4301
9100 8826 8437			000 Patterson Rd Lite HM PH 5 SL	4301
9100 8826 8635			603 Meadow Pointe Dr Entry	4301
9100 8826 8867	08/07/23	\$ 459.82	0 N 10th St Lite Highland MDWS Ph 2	4307
9100 8826 9066	08/07/23	\$ 111.00	0000 Peterson Rd Lite	4307
9100 8826 9230	07/27/23	\$ 78.54	541 Pheasant Dr Entry Lighting	4301
9100 8826 9462	08/10/23	\$ 32.69	2901 N 10th St Well	4301
9100 8826 9652	08/07/23	\$ 452.23	0 N 10th St Lite Highland MDWS Ph 2B	4307
9100 8826 9850	07/31/23	\$ 404.52	565 Patterson Rd Light	4307
9100 8827 0035	08/10/23	\$ 32.76	999 Condor Dr Entry	4301
9100 8827 0233	08/07/23	\$ 1,100.08	000 Olsen Rd Lite High MW PH 3SL	4307
9100 8827 0423	08/09/23	\$ 144.57	341 Meadow Pointe DR Well	4301
9100 8827 0605	08/07/23	\$ 976.74	000 Patterson Rd Lite HM PH 5SL	4307
9100 8827 0796	08/09/23	\$ 32.76	108 Tanager St Irrigation	4301

TOTAL	\$ 6,529.84
--------------	--------------------

4301 \$ 2,192.31 Utility
4307 \$ 4,337.53 Street Lights

\$6,529.84



duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
1200 PATTERSON RD
LITE

Bill date Aug 10, 2023
For service Jul 11 - Aug 8
29 days

Account number **9100 8824 1709**

Billing summary

Previous Amount Due	\$32.77
Payment Received Jul 27	-32.77
Current Electric Charges	30.00
Taxes	2.76
Total Amount Due Aug 31	\$32.76



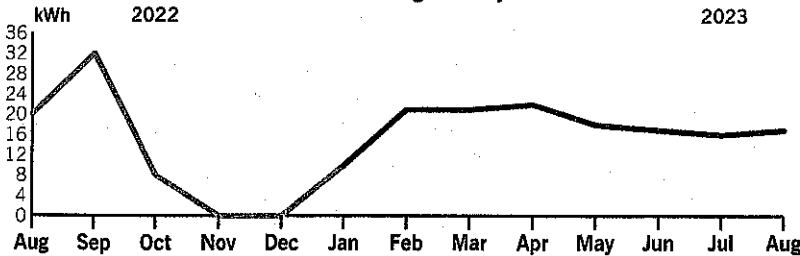
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 76° 77° 80° 83° 83°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	17	20	182	15
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8824 1709

\$32.76
by Aug 31

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

018238 000001094



HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

889100882417090006600000000000000000327600000032762



Your usage snapshot - Continued

Current electric usage for meter number 3610825	
Actual reading on Aug 8	714
Previous reading on Jul 11	- 697
Energy Used	17 kWh
Billed kWh	17.000 kWh

Billing details - Electric

Billing Period - Jul 11 23 to Aug 08 23	
Meter - 3610825	
Customer Charge	\$15.55
Energy Charge	
17.000 kWh @ 10.278c	1.74
Fuel Charge	
17.000 kWh @ 5.630c	0.96
Asset Securitization Charge	
17.000 kWh @ 0.179c	0.03
Minimum Bill Adjustment	11.72
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.97
Total Taxes	\$2.76

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duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
0 10TH ST
LITE HGLND MDW PH4A SL

Bill date Aug 7, 2023
For service Jul 21 - Aug 4
15 days

Account number 9100 8824 1890

Billing summary

Previous Amount Due	\$854.80
<i>Payment Received Jul 27</i>	-854.79
Current Lighting Charges	209.51
Taxes	4.18
Total Amount Due Aug 28	\$213.70



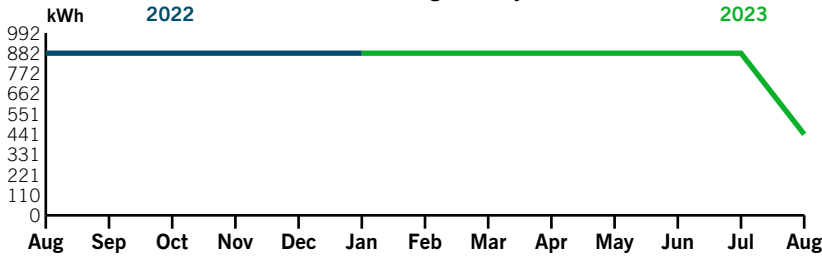
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 82°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	441	882	10,143	845
Avg. Daily (kWh)	29	28	29	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8824 1890

Amount due

\$213.70
by Aug 28

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008824189000066000000001000002136900000213706

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 21 - Aug 04		
Description	Quantity	Usage
HPS UG RDWAY 9500L	21	441 kWh
Total	21	441 kWh

Billing details - Lighting

Billing Period - Jul 21 23 to Aug 04 23	
Customer Charge	\$0.83
Energy Charge	
441.000 kWh @ 4.784c	21.10
Fuel Charge	
441.000 kWh @ 5.270c	23.24
Asset Securitization Charge	
441.000 kWh @ 0.051c	0.22
Fixture Charge	
HPS UG RDWAY 9500L	59.64
Maintenance Charge	
HPS UG RDWAY 9500L	19.32
Pole Charge	
CONCRETE, 30/35	
21 Pole(s) @ \$8.110	85.16
Total Current Charges	\$209.51

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.15
Gross Receipts Tax	1.16
Municipal Franchise Fee	2.87
Total Taxes	\$4.18



duke-energy.com
877.372.8477

Your Energy Bill

RECEIVED

AUG 11 2023

Service address
HIGHLAND MEADOWS II CDD
1000 DUNLIN ST
SIGN

Bill date Aug 8, 2023
For service Jul 8 - Aug 4
28 days

Account number **9100 8824 2106**

Billing summary

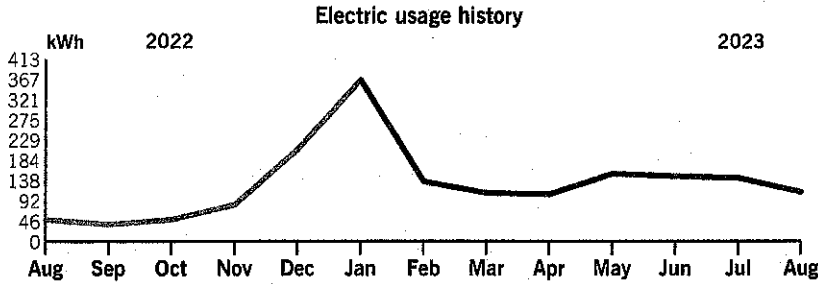
Previous Amount Due	\$42.29
Payment Received Jul 27	-42.29
Current Electric Charges	33.56
Taxes	3.09
Total Amount Due Aug 29	\$36.65



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

Your usage snapshot



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 82°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	112	50	1,657	138
Avg. Daily (kWh)	4	2	5	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8824 2106

\$36.65
by Aug 29

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

026161 000001357

 HIGHLAND MEADOWS II CDD
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390



Duke Energy Payment Processing
 PO Box 1094
 Charlotte, NC 28201-1094

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8891008824210600066000000000000000000366500000036653



Your usage snapshot - Continued

Current electric usage for meter number 4303845	
Actual reading on Aug 4	6043
Previous reading on Jul 8	- 5931
<hr/>	
Energy Used	112 kWh
Billed kWh	112.000 kWh

Billing details - Electric

Billing Period - Jul 08 23 to Aug 04 23	
Meter - 4303845	
Customer Charge	\$15.55
Energy Charge	
112.000 kWh @ 10.278c	11.50
Fuel Charge	
112.000 kWh @ 5.630c	6.31
Asset Securitization Charge	
112.000 kWh @ 0.179c	0.20
<hr/>	
Total Current Charges	\$33.56

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.86
Municipal Franchise Fee	2.21
<hr/>	
Total Taxes	\$3.09

fb.def.duke.bills.20230807201354.57.afp-52323-000001357





duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
00 PATTERSON RD
LITE

Bill date Aug 4, 2023
For service Jul 6 - Aug 3
29 days

Account number 9100 8824 2354

Billing summary

Previous Amount Due	\$268.32
Payment Received Jul 27	-268.32
Current Lighting Charges	265.28
Taxes	3.04
Total Amount Due Aug 25	\$268.32



Thank you for your payment.

RECEIVED

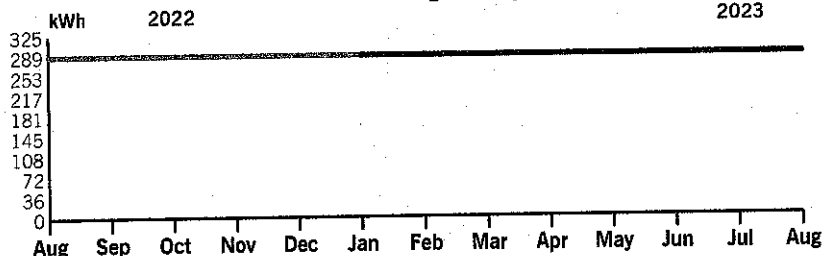
AUG - 7 2023

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 82°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	289	289	3,468	289
Avg. Daily (kWh)	10	10	10	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8824 2354

\$268.32
by Aug 25

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

031660 000001258



HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100882423540006600000000000000002683200000268323



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 06 - Aug 03		
Description	Quantity	Usage
48W LED ROADWAY UG	17	289 kWh
Total	17	289 kWh

Billing details - Lighting

Billing Period - Jul 06 23 to Aug 03 23	
Customer Charge	\$1.65
Energy Charge	
289.000 kWh @ 4.784c	13.82
Fuel Charge	
289.000 kWh @ 5.270c	15.23
Asset Securitization Charge	
289.000 kWh @ 0.051c	0.15
Fixture Charge	
48W LED ROADWAY UG	72.93
Maintenance Charge	
48W LED ROADWAY UG	23.63
Pole Charge	
CONCRETE, 30/35	
17 Pole(s) @ \$8.110	137.87
Total Current Charges	\$265.28

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.20
Gross Receipts Tax	0.79
Municipal Franchise Fee	2.05
Total Taxes	\$3.04

fb.def.duke.bills.20230803203454.69.aip-63321-000001258





duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
331 PHEASANT DR
W- WELL

Bill date Aug 9, 2023
For service Jul 8 - Aug 7
31 days

Account number **9100 8824 2750**

Billing summary

Previous Amount Due	\$32.76
<i>Payment Received Jul 27</i>	-32.76
Current Electric Charges	30.00
Taxes	2.77
Total Amount Due Aug 30	\$32.77

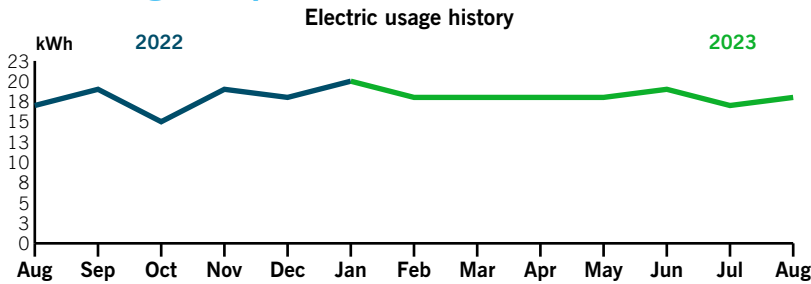


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 83°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	18	17	217	18
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Amount due

Account number
9100 8824 2750

\$32.77
by Aug 30

After 90 days from bill date, a late charge will apply.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094



Your usage snapshot - Continued

Current electric usage for meter number 3870704	
Actual reading on Aug 7	998
Previous reading on Jul 8	- 980
<hr/>	
Energy Used	18 kWh
Billed kWh	18.000 kWh

Billing details - Electric

Billing Period - Jul 08 23 to Aug 07 23	
Meter - 3870704	
Customer Charge	\$15.55
Energy Charge	
18.000 kWh @ 10.278c	1.84
Fuel Charge	
18.000 kWh @ 5.630c	1.01
Asset Securitization Charge	
18.000 kWh @ 0.179c	0.03
Minimum Bill Adjustment	11.57
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.98
<hr/>	
Total Taxes	\$2.77



duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
000 PATTERSON RD
LITE HM PH 6 SL

Bill date Aug 7, 2023
For service Jul 11 - Aug 4
25 days

Account number 9100 8824 2924

Billing summary

Previous Amount Due	\$397.37
<i>Payment Received Jul 27</i>	-397.37
Current Lighting Charges	324.82
Taxes	6.30
Total Amount Due Aug 28	\$331.12



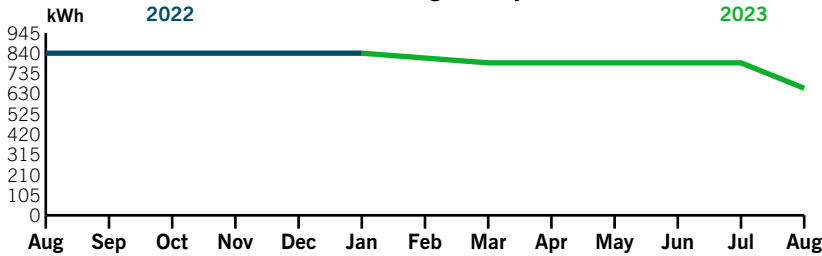
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 82°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	658	840	9,623	802
Avg. Daily (kWh)	26	29	27	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8824 2924

Amount due

\$331.12
by Aug 28

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008824292400066000000000000000003311200000331121

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 11 - Aug 04		
Description	Quantity	Usage
48W LED ROADWAY OVHD	1	14 kWh
50W LED RW GRY MICRO III 3K OH	1	14 kWh
HPS UG RDWAY 9500L	18	630 kWh
Total	20	658 kWh

Billing details - Lighting

Billing Period - Jul 11 23 to Aug 04 23	
Customer Charge	\$1.37
Energy Charge	
658.333 kWh @ 4.784c	31.49
Fuel Charge	
658.333 kWh @ 5.270c	34.69
Asset Securitization Charge	
658.333 kWh @ 0.051c	0.34
Fixture Charge	
HPS UG RDWAY 9500L	85.20
48W LED ROADWAY OVHD	3.57
50W LED RW GRY MICRO III 3K OH	3.07
Maintenance Charge	
HPS UG RDWAY 9500L	27.60
48W LED ROADWAY OVHD	1.16
50W LED RW GRY MICRO III 3K OH	1.16
Pole Charge	
CONCRETE, 30/35	
20 Pole(s) @ \$8.110	135.17
Total Current Charges	\$324.82

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.24
Gross Receipts Tax	1.74
Municipal Franchise Fee	4.32
Total Taxes	\$6.30



duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
3950 N 10TH ST
HAINES CITY FL 33844

Bill date Aug 10, 2023
For service Jul 11 - Aug 8
29 days

Account number 9100 8826 7105

Billing summary

Previous Amount Due	\$32.77
Payment Received Jul 27	-32.77
Current Electric Charges	30.00
Taxes	2.77
Total Amount Due Aug 31	\$32.77



Thank you for your payment.

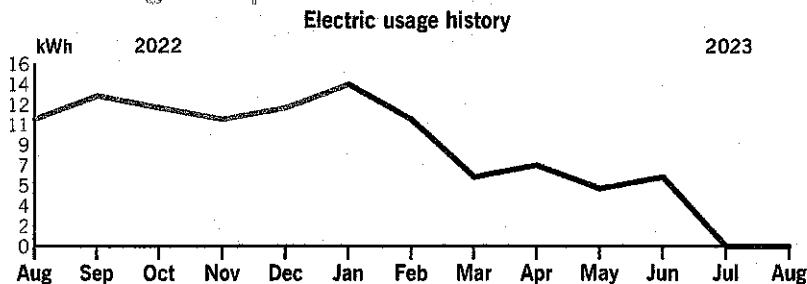
PAID

AUG 14 2023

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Your usage snapshot



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 83°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	11	97	8
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 7105

\$32.77
by Aug 31

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

018244 000001092



HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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fb.def.duke.bills.20230809203143.66.afp-36487-000001092



Your usage snapshot - Continued

Current electric usage for meter number 3615634	
Actual reading on Aug 8	567
Previous reading on Jul 11	- 567
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh

Billing details - Electric

Billing Period - Jul 11 23 to Aug 08 23	
Meter - 3615634	
Customer Charge	\$15.55
Minimum Bill Adjustment	14.45
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.98
Total Taxes	\$2.77

fb.def.duke.bills.2023080203143.66.aip-36489-000001092





duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
1271 WOODLARK DR
LIFT

Bill date Aug 9, 2023
For service Jul 8 - Aug 7
31 days

Account number 9100 8826 7296

Billing summary

Previous Amount Due	\$138.92
Payment Received Jul 27	-138.92
Current Electric Charges	136.36
Taxes	12.56
Total Amount Due Aug 30	\$148.92



Thank you for your payment.

RECEIVED

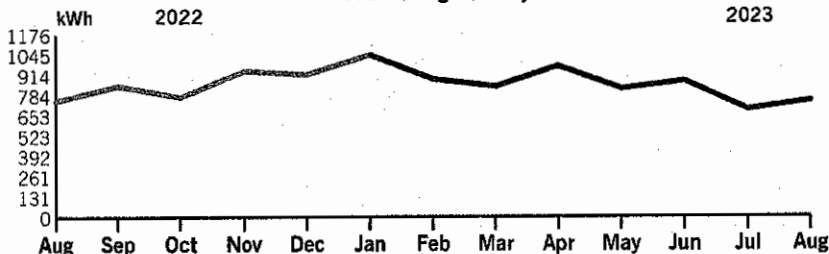
AUG 14 2023

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To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 83°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	751	750	10,382	865
Avg. Daily (kWh)	24	24	29	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 7296

\$148.92
by Aug 30

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

016953 000000956



HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094



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Your usage snapshot - Continued

Current electric usage for meter number 177934	
Actual reading on Aug 7	35281
Previous reading on Jul 8	- 34530
<hr/>	
Energy Used	751 kWh
Billed kWh	751.000 kWh

Billing details - Electric

Billing Period - Jul 08 23 to Aug 07 23	
Meter - 177934	
Customer Charge	\$15.55
Energy Charge	
751.000 kWh @ 10.278c	77.19
Fuel Charge	
751.000 kWh @ 5.630c	42.28
Asset Securitization Charge	
751.000 kWh @ 0.179c	1.34
<hr/>	
Total Current Charges	\$136.36

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.10
Gross Receipts Tax	3.50
Municipal Franchise Fee	8.96
<hr/>	
Total Taxes	\$12.56

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duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
2901 N 10TH ST ENTRY
ENTRY

Bill date Aug 10, 2023
For service Jul 11 - Aug 8
29 days

Account number 9100 8826 7527

Billing summary

Previous Amount Due	\$32.69
Payment Received Jul 27	-32.69
Current Electric Charges	30.00
Taxes	2.69
Total Amount Due Aug 31	\$32.69

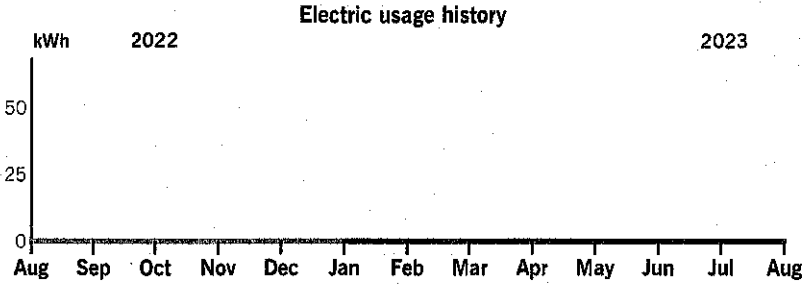


Thank you for your payment.

RECEIVED
AUG 11 2023

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

Your usage snapshot



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 83°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	0	N/A	0
Avg. Daily (kWh)	0	0	N/A	

12-month usage based on most recent history

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 7527

\$32.69
by Aug 31

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

018242 000001093
HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

8891008826752700066000000000000000000000326900000032690



Your usage snapshot - Continued

Current electric usage for meter number 4506646	
Actual reading on Aug 8	82
Previous reading on Jul 11	-82
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh

Billing details - Electric

Billing Period - Jul 11 23 to Aug 08 23	
Meter - 4506646	
Customer Charge	\$15.55
Minimum Bill Adjustment	14.45
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.90
<hr/>	
Total Taxes	\$2.69

fb.def.duke.bills.2023080203143.66.afp-36485-000001093



Service address HIGHLAND MEADOWS II CDD
1015 CONDOR DR
POOL / CABANA

Bill date Jul 27, 2023
For service Jun 27 - Jul 25
29 days

Account number **9100 8826 8031**

Billing summary

Previous Amount Due	\$3,223.62
Payment Received Jun 29	-2,859.78
Current Electric Charges	1,060.17
Taxes	97.73
Total Amount Due Aug 17	\$1,521.74



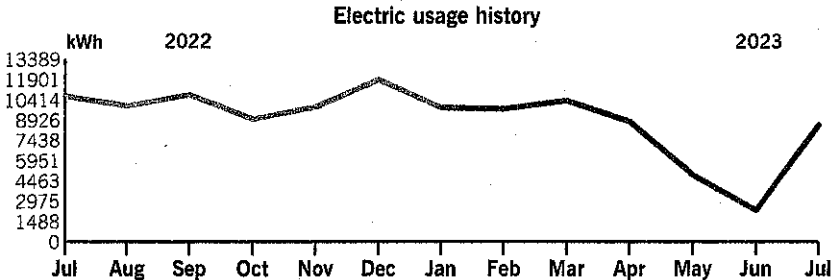
Thank you for your payment.

JUL 31 2023

Your account has past due amount of \$363.84 and electric service may be disconnected. Please pay immediately.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83°

	Current Month	Jul 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	8,605	10,682	106,196	8,850
Avg. Daily (kWh)	297	334	292	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 8031

\$1,521.74
by Aug 17

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____

Add here, to help others with a contribution to Share the Light **Amount enclosed**

011391 000000917



HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
178442	Actual	Jun 27 - Jul 25
<u>Usage Values</u>		
Billed kWh		8,604.632 kWh
Billed Demand kW		17.402 kW
Load Factor		71.04 %

Billing details - Electric

Billing Period - Jun 27 23 to Jul 25 23	
Meter - 178442	
Customer Charge	\$16.03
Energy Charge	
8,604.632 kWh @ 3.932c	338.33
Fuel Charge	
8,604.632 kWh @ 5.630c	484.44
Demand Charge	
17.402 kW @ \$11.96	208.12
Asset Securitization Charge	
8,604.632 kWh @ 0.154c	13.25
Total Current Charges	\$1,060.17

Your current rate is General Service Demand Sec (GSD-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.78
Gross Receipts Tax	27.20
Municipal Franchise Fee	69.75
Total Taxes	\$97.73

fb.def.duke.bills.202307261959f3.91.afp-22789-000000917





duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
600 EAGLECREST DR
HAINES CITY FL 33844

Bill date Aug 10, 2023
For service Jul 11 - Aug 8
29 days

Account number 9100 8826 8263

Billing summary

Previous Amount Due	\$32.70
<i>Payment Received Jul 27</i>	-32.70
Current Electric Charges	30.00
Taxes	2.69
Total Amount Due Aug 31	\$32.69

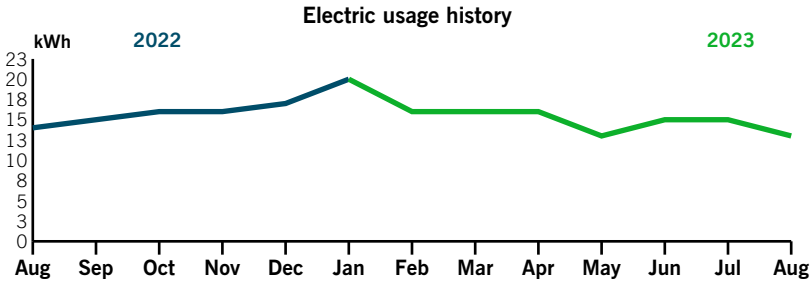


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 83°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	13	14	188	16
Avg. Daily (kWh)	0	0	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Amount due

\$32.69
by Aug 31

After 90 days from bill date, a late charge will apply.



Account number
9100 8826 8263

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100882682630006600000000000000000000326900000032691



Your usage snapshot - Continued

Current electric usage for meter number 3549115	
Actual reading on Aug 8	949
Previous reading on Jul 11	- 936
<hr/>	
Energy Used	13 kWh
Billed kWh	13.000 kWh

Billing details - Electric

Billing Period - Jul 11 23 to Aug 08 23	
Meter - 3549115	
Customer Charge	\$15.55
Energy Charge	
13.000 kWh @ 10.278c	1.34
Fuel Charge	
13.000 kWh @ 5.630c	0.73
Asset Securitization Charge	
13.000 kWh @ 0.179c	0.02
Minimum Bill Adjustment	12.36
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.90
<hr/>	
Total Taxes	\$2.69



duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
0 N 10TH ST
LITE HIGHLAND MDWS PH 2A

Bill date Aug 7, 2023
For service Jul 13 - Aug 4
23 days

Account number 9100 8826 8867

Billing summary

Previous Amount Due	\$599.74
<i>Payment Received Jul 27</i>	-599.74
Current Lighting Charges	450.78
Taxes	9.04
Total Amount Due Aug 28	\$459.82



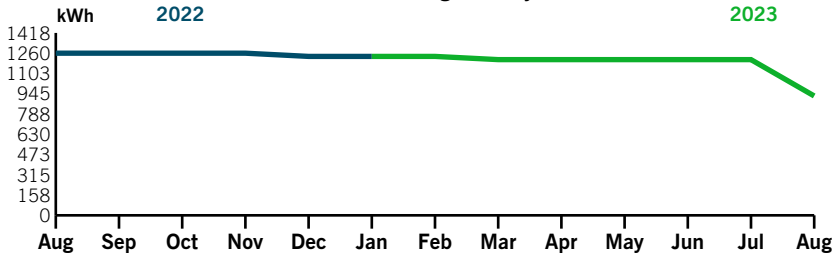
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 82°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	928	1,260	14,463	1,205
Avg. Daily (kWh)	40	43	40	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 8867

Amount due

\$459.82
by Aug 28

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100882688670006600000000000000004598200000459823

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 13 - Aug 04		
Description	Quantity	Usage
50 MICRO II 3K UG	1	13 kWh
50W LED RW GRY MICRO III 3K OH	1	13 kWh
HPS UG RDWAY 9500L	28	902 kWh
Total	30	928 kWh

Billing details - Lighting

Billing Period - Jul 13 23 to Aug 04 23	
Customer Charge	\$1.27
Energy Charge	
927.667 kWh @ 4.784c	44.39
Fuel Charge	
927.667 kWh @ 5.270c	48.89
Asset Securitization Charge	
927.667 kWh @ 0.051c	0.47
Fixture Charge	
HPS UG RDWAY 9500L	121.93
50 MICRO II 3K UG	2.83
50W LED RW GRY MICRO III 3K OH	2.83
Maintenance Charge	
HPS UG RDWAY 9500L	39.50
50 MICRO II 3K UG	1.07
50W LED RW GRY MICRO III 3K OH	1.07
Pole Charge	
CONCRETE, 30/35	
30 Pole(s) @ \$8.110	186.53
Total Current Charges	\$450.78

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.33
Gross Receipts Tax	2.44
Municipal Franchise Fee	6.27
Total Taxes	\$9.04



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877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
0000 PATTERSON RD
LITE

Bill date Aug 7, 2023
For service Jul 15 - Aug 4
21 days

Account number **9100 8826 9066**

Billing summary

Previous Amount Due	\$158.57
<i>Payment Received Jul 27</i>	<i>-158.57</i>
Current Lighting Charges	109.71
Taxes	1.29
Total Amount Due Aug 28	\$111.00

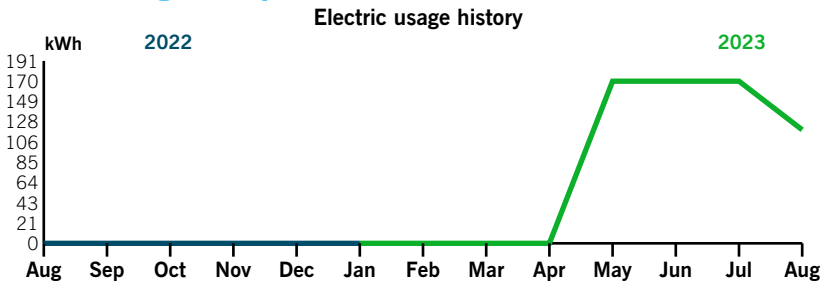


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 82°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	119	0	629	52
Avg. Daily (kWh)	6	0	2	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Amount due

Account number
9100 8826 9066

\$111.00
by Aug 28

After 90 days from bill date, a late charge will apply.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100882690660006600000000000000001110000000111009



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 15 - Aug 04		
Description	Quantity	Usage
48W LED ROADWAY UG	10	119 kWh
Total	10	119 kWh

Billing details - Lighting

Billing Period - Jul 15 23 to Aug 04 23	
Customer Charge	\$1.16
Energy Charge	
119.000 kWh @ 4.784c	5.69
Fuel Charge	
119.000 kWh @ 5.270c	6.27
Asset Securitization Charge	
119.000 kWh @ 0.051c	0.06
Fixture Charge	
48W LED ROADWAY UG	30.03
Maintenance Charge	
48W LED ROADWAY UG	9.73
Pole Charge	
CONCRETE, 30/35	
10 Pole(s) @ \$8.110	56.77
Total Current Charges	\$109.71

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.08
Gross Receipts Tax	0.34
Municipal Franchise Fee	0.87
Total Taxes	\$1.29



duke-energy.com
877.372.8477

Your Energy Bill

Service address HIGHLAND MEADOWS II CDD
541 PHEASANT DR
ENTRY LIGHTING

Bill date Jul 27, 2023
For service Jun 27 - Jul 25
29 days

Account number **9100 8826 9230**

Billing summary

Previous Amount Due	\$78.54
<i>Payment Received Jun 29</i>	-32.77
Current Electric Charges	30.00
Taxes	2.77
Total Amount Due Aug 17	\$78.54

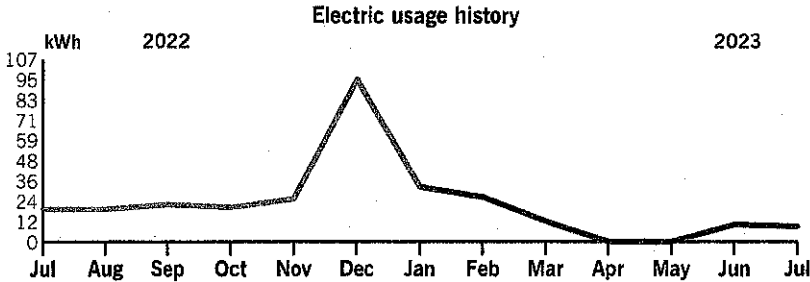


JUL 31 2023

Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83°

	Current Month	Jul 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	9	19	270	23
Avg. Daily (kWh)	0	1	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 9230

\$78.54
by Aug 17

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

011389 000000917



HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 1026849	
Actual reading on Jul 25	960
Previous reading on Jun 27	- 951
<hr/>	
Energy Used	9 kWh
Billed kWh	9.000 kWh

Billing details - Electric

Billing Period - Jun 27 23 to Jul 25 23	
Meter - 1026849	
Customer Charge	\$15.55
Energy Charge	
9.000 kWh @ 10.278c	0.93
Fuel Charge	
9.000 kWh @ 5.630c	0.51
Asset Securitization Charge	
9.000 kWh @ 0.179c	0.02
Minimum Bill Adjustment	12.99
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.98
<hr/>	
Total Taxes	\$2.77





duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address HIGHLAND MEADOWS II CDD
2901 N 10TH ST
WELL

Bill date Aug 10, 2023
For service Jul 11 - Aug 8
29 days

Account number 9100 8826 9462

Billing summary

Previous Amount Due	\$32.69
<i>Payment Received Jul 27</i>	-32.69
Current Electric Charges	30.00
Taxes	2.69
Total Amount Due Aug 31	\$32.69



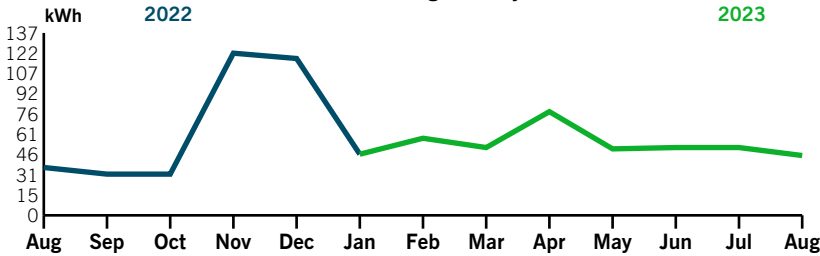
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 83°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	45	36	732	61
Avg. Daily (kWh)	2	1	2	

12-month usage based on most recent history



Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Amount due

Account number
9100 8826 9462

\$32.69
by Aug 31

After 90 days from bill date, a late charge will apply.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 4336733	
Actual reading on Aug 8	8887
Previous reading on Jul 11	- 8842
<hr/>	
Energy Used	45 kWh
Billed kWh	45.000 kWh

Billing details - Electric

Billing Period - Jul 11 23 to Aug 08 23	
Meter - 4336733	
Customer Charge	\$15.55
Energy Charge	
45.000 kWh @ 10.278c	4.62
Fuel Charge	
45.000 kWh @ 5.630c	2.53
Asset Securitization Charge	
45.000 kWh @ 0.179c	0.08
Minimum Bill Adjustment	7.22
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.90
<hr/>	
Total Taxes	\$2.69



duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
0 N 10TH ST
LITE HIGHLAND MDWS PH 2B

Bill date Aug 7, 2023
For service Jul 13 - Aug 4
23 days

Account number 9100 8826 9652

Billing summary

Previous Amount Due	\$589.86
<i>Payment Received Jul 27</i>	-589.86
Current Lighting Charges	443.14
Taxes	9.09
Total Amount Due Aug 28	\$452.23

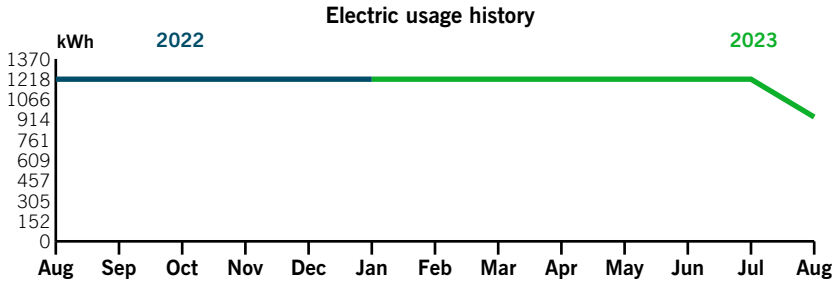


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 82°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	934	1,218	14,332	1,194
Avg. Daily (kWh)	41	42	40	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8826 9652

Amount due

\$452.23
by Aug 28

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100882696520006600000000000000004522300000452230



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 13 - Aug 04		
Description	Quantity	Usage
HPS UG RDWAY 9500L	29	934 kWh
Total	29	934 kWh

Billing details - Lighting

Billing Period - Jul 13 23 to Aug 04 23	
Customer Charge	\$1.27
Energy Charge	
933.800 kWh @ 4.784c	44.67
Fuel Charge	
933.800 kWh @ 5.270c	49.21
Asset Securitization Charge	
933.800 kWh @ 0.051c	0.48
Fixture Charge	
HPS UG RDWAY 9500L	126.29
Maintenance Charge	
HPS UG RDWAY 9500L	40.91
Pole Charge	
CONCRETE, 30/35	
29 Pole(s) @ \$8.110	180.31
Total Current Charges	\$443.14

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.33
Gross Receipts Tax	2.45
Municipal Franchise Fee	6.31
Total Taxes	\$9.09



duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
0 PATTERSON RD LITE
LITE HGLND MDWS 4B&C SL

Bill date Jul 31, 2023
For service Jun 30 - Jul 28
29 days

Account number **9100 8826 9850**

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair. 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

RECORDED

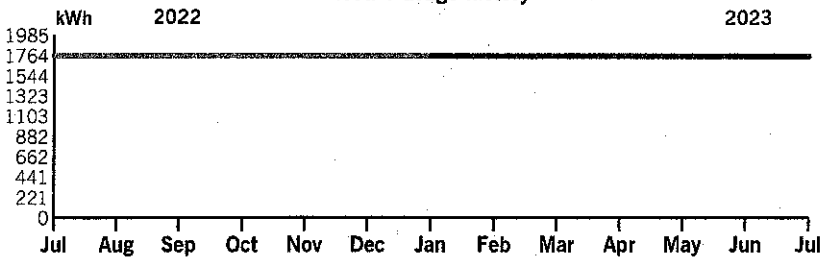
AUG - 3 2023

Billing summary

Previous Amount Due	\$-448.95
Payment Received	0.00
Current Lighting Charges	836.37
Taxes	17.10
Total Amount Due Aug 21	\$404.52

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83°

	Current Month	Jul 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,764	1,764	21,168	1,764
Avg. Daily (kWh)	61	59	58	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

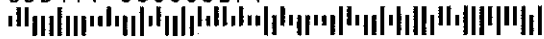
Account number
9100 8826 9850

\$404.52
by Aug 21

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

033411 00000274



HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Aug 30**

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
990 CONDOR DR
ENTRANCE LIGHTS

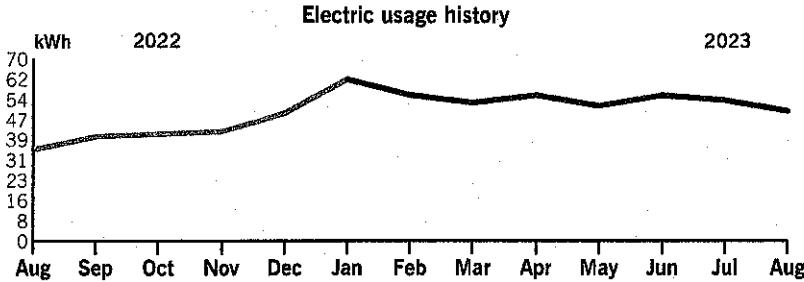
Bill date Aug 10, 2023
For service Jul 11 - Aug 8
29 days

Account number 9100 8827 0035

Billing summary

Previous Amount Due	\$32.76
Payment Received Jul 27	-32.76
Current Electric Charges	30.00
Taxes	2.76
Total Amount Due Aug 31	\$32.76

Your usage snapshot



Average temperature in degrees

83° 80° 74° 71° 63° 68° 71° 75° 77° 80° 83° 83°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	50	35	611	51
Avg. Daily (kWh)	2	1	2	

12-month usage based on most recent history



Thank you for your payment.

PAID
AUG 14 2023

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8827 0035

\$32.76
by Aug 31

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light
Amount enclosed

018236 000001094



HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 3937291	
Actual reading on Aug 8	1822
Previous reading on Jul 11	- 1772
<hr/>	
Energy Used	50 kWh
Billed kWh	50.000 kWh

Billing details - Electric

Billing Period - Jul 11 23 to Aug 08 23	
Meter - 3937291	
Customer Charge	\$15.55
Energy Charge	
50.000 kWh @ 10.278c	5.14
Fuel Charge	
50.000 kWh @ 5.630c	2.82
Asset Securitization Charge	
50.000 kWh @ 0.179c	0.09
Minimum Bill Adjustment	6.40
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.97
<hr/>	
Total Taxes	\$2.76

fb.def.duke.bills.20230809203143.66.afp-36473-000001094





duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
000 OLSEN RD
LITE HGH MDW PH3 SL

Bill date Aug 7, 2023
For service Jul 20 - Aug 4
16 days

Account number 9100 8827 0233

Billing summary

Previous Amount Due	\$1,432.41
Payment Received Jul 27	-712.14
Current Lighting Charges	377.49
Taxes	2.32
Total Amount Due Aug 28	\$1,100.08



Thank you for your payment.

RECEIVED

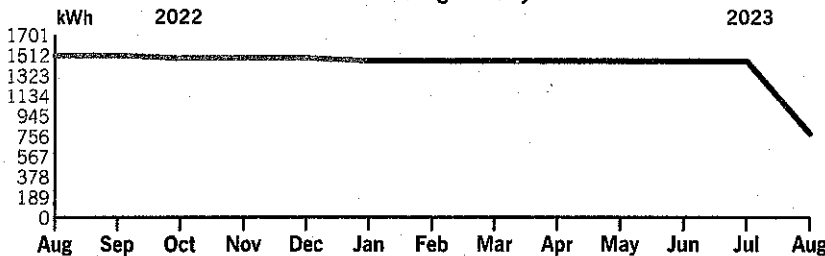
AUG 10 2023

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 82°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	780	1,512	16,987	1,416
Avg. Daily (kWh)	49	50	49	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8827 0233

\$1,100.08
by Aug 28

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

034147 000001107



HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910088270233000660000072027000003798100001100082



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 20 - Aug 04		
Description	Quantity	Usage
48W LED ROADWAY UG	1	9 kWh
50 MICRO II 3K UG	1	9 kWh
HPS UG RDWAY 9500L	34	762 kWh
Total	36	780 kWh

Billing details - Lighting

Billing Period - Jul 20 23 to Aug 04 23	
Customer Charge	\$0.88
Energy Charge	
779.733 kWh @ 4.784c	37.30
Fuel Charge	
779.733 kWh @ 5.270c	41.09
Asset Securitization Charge	
779.733 kWh @ 0.051c	0.40
Fixture Charge	
HPS UG RDWAY 9500L	103.00
48W LED ROADWAY UG	2.29
50 MICRO II 3K UG	1.97
Maintenance Charge	
HPS UG RDWAY 9500L	33.37
48W LED ROADWAY UG	0.74
50 MICRO II 3K UG	0.74
Pole Charge	
CONCRETE, 30/35	
36 Pole(s) @ \$8.110	155.71
Total Current Charges	\$377.49

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.28
Gross Receipts Tax	2.04
Total Taxes	\$2.32

fb.def.duke_bill.20230804200941.75.afp-66295-000001107





duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
341 MEADOW POINTE DR
WELL

Bill date Aug 9, 2023
For service Jul 8 - Aug 7
31 days

Account number 9100 8827 0423

Billing summary

Previous Amount Due	\$483.18
Payment Received Jul 27	-483.18
Current Electric Charges	132.66
Taxes	11.91
Total Amount Due Aug 30	\$144.57



RECEIVED

Thank you for your payment.

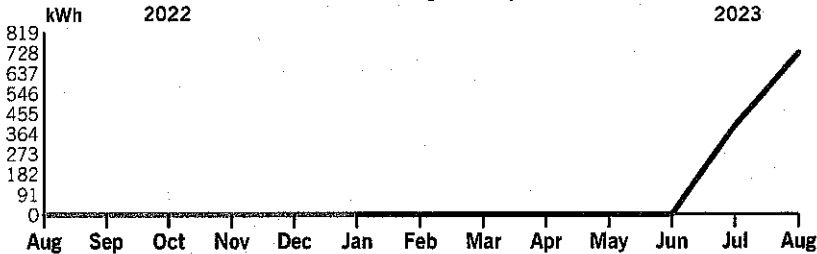
AUG 14 2023

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 83°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	728	0	N/A	565
Avg. Daily (kWh)	23	0	N/A	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8827 0423

\$144.57
by Aug 30

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

016951 000000956



HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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Your usage snapshot - Continued

Current electric usage for meter number 4506090	
Actual reading on Aug 7	30230
Previous reading on Jul 8	- 29502
<hr/>	
Energy Used	728 kWh
Billed kWh	728.000 kWh

Billing details - Electric

Billing Period - Jul 08 23 to Aug 07 23	
Meter - 4506090	
Customer Charge	\$15.55
Energy Charge	
728.000 kWh @ 10.278c	74.82
Fuel Charge	
728.000 kWh @ 5.630c	40.99
Asset Securitization Charge	
728.000 kWh @ 0.179c	1.30
<hr/>	
Total Current Charges	\$132.66

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.10
Gross Receipts Tax	3.40
Municipal Franchise Fee	8.41
<hr/>	
Total Taxes	\$11.91

fb.def.duke.bills.20230808210512.66.afp-33903-000000956



Service address
 HIGHLAND MEADOWS II CDD
 000 PATTERSON RD
 LITE HM PH 5 SL
 Bill date Aug 7, 2023
 For service Jul 11 - Aug 4
 25 days

Account number **9100 8827 0605**

Billing summary

Previous Amount Due	\$1,172.12
<i>Payment Received Jul 27</i>	-1,172.12
Current Lighting Charges	957.80
Taxes	18.94
Total Amount Due Aug 28	\$976.74



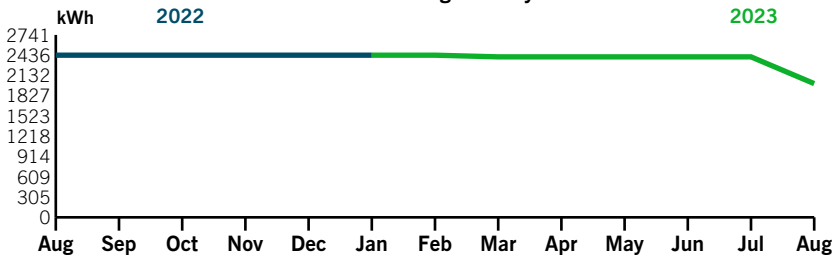
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 8%, Purchased Power 9.1%, Gas 78.7%, Oil 0.1%, Nuclear 0%, Solar 4.1% (For prior 12 months ending June 30, 2023).

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot

Electric usage history



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 82°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	2,009	2,436	28,680	2,390
Avg. Daily (kWh)	80	84	80	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount due

Account number
9100 8827 0605

\$976.74
by Aug 28

After 90 days from bill date, a late charge will apply.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 11 - Aug 04		
Description	Quantity	Usage
50W LED RW GRY MICRO III 3K OH	1	14 kWh
HPS UG RDWAY 9500L	57	1,995 kWh
Total	58	2,009 kWh

Billing details - Lighting

Billing Period - Jul 11 23 to Aug 04 23	
Customer Charge	\$1.37
Energy Charge	
2,009.167 kWh @ 4.784c	96.12
Fuel Charge	
2,009.167 kWh @ 5.270c	105.88
Asset Securitization Charge	
2,009.167 kWh @ 0.051c	1.02
Fixture Charge	
50W LED RW GRY MICRO III 3K OH	3.07
HPS UG RDWAY 9500L	269.80
Maintenance Charge	
50W LED RW GRY MICRO III 3K OH	1.16
HPS UG RDWAY 9500L	87.40
Pole Charge	
CONCRETE, 30/35	
58 Pole(s) @ \$8.110	391.98
Total Current Charges	\$957.80

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.71
Gross Receipts Tax	5.24
Municipal Franchise Fee	12.99
Total Taxes	\$18.94



duke-energy.com
877.372.8477

Your Energy Bill

Service address
HIGHLAND MEADOWS II CDD
108 Tanager St
IRRIGATION

Bill date Aug 9, 2023
For service Jul 8 - Aug 7
31 days

Account number 9100 8827 0796

Billing summary

Previous Amount Due	\$32.77
Payment Received Jul 27	-32.77
Current Electric Charges	30.00
Taxes	2.76
Total Amount Due Aug 30	\$32.76



RECEIVED

Thank you for your payment.

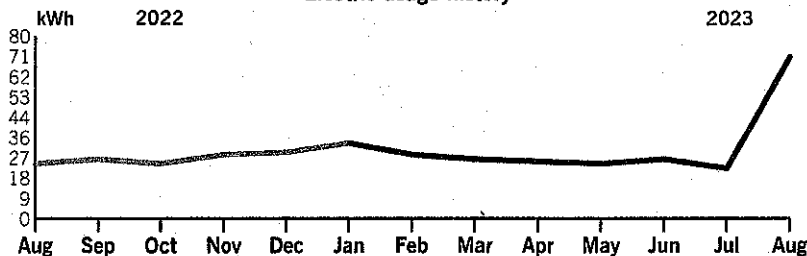
AUG 14 2023

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Your usage snapshot

Electric usage history



Average temperature in degrees

83° 80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 83°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	71	24	362	30
Avg. Daily (kWh)	2	1	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8827 0796

\$32.76
by Aug 30

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

016963 000000953



HIGHLAND MEADOWS II CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

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8891008827079600066000000000000000000000000000000327600000032760



Your usage snapshot - Continued

Current electric usage for meter number 3340746	
Actual reading on Aug 7	16773
Previous reading on Jul 8	- 16702
Energy Used	71 kWh
Billed kWh	71.000 kWh

Billing details - Electric

Billing Period - Jul 08 23 to Aug 07 23	
Meter - 3340746	
Customer Charge	\$15.55
Energy Charge	
71.000 kWh @ 10.278c	7.28
Fuel Charge	
71.000 kWh @ 5.630c	4.00
Asset Securitization Charge	
71.000 kWh @ 0.179c	0.13
Minimum Bill Adjustment	3.04
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.97
Total Taxes	\$2.76

fb.def.duke.bills.20230808210512.66.afp-33927-000000953



INVOICE 247146892

Orkin
3400 RECKER HWY
WINTER HAVEN, FL 33880-1957

Dated 8/9/2023

Terms: 30 days

Due date: 9/8/2023

HIGHLAND MEADOWS 2
6200 LEE VISTA
SUITE 300
ORLANDO, FL 32822-5149

Acct # 31199388

Purchase order

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
-------------	---------	----------	-----	----------	------------

For service at: HIGHLAND MEADOWS 2 1015 CONDOR DR HAINES CITY, FL 33844-7738

PC Standard - Monthly - PC Standard	\$78.99	\$0.00	\$0.00		\$78.99
-------------------------------------	---------	--------	--------	--	---------

Total Payment Amount: \$0.00

PLEASE REMIT \$78.99

Due date: 9/8/2023

Phone #: (800) 329-3201



Orkin
3400 RECKER HWY
WINTER HAVEN, FL 33880-1957

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT
For service at: 1015 CONDOR DR HAINES CITY, FL 33844-7738
Phone #: (800) 329-3201

Acct # 31199388
HIGHLAND MEADOWS 2

INVOICE 247146892 Dated 8/9/2023
PLEASE REMIT \$78.99

Polk County Property Appraiser

MARSHA FAUX PROPERTY APPRAISER
 255 N WILSON AVE
 BARTOW FL 33830-3951
 Phone: (863)534-4775

INVOICE: 4652016

Page: 1 of 1

***** CUSTOMER *****

HIGHLAND MEADOWS II CDD
135 W CENTRAL BLVD SUITE 320
ORLANDO FL 32801

Invoice Date	Due Date	Ship Via	FOB	Terms	Reference	
08/09/2023	08/09/2023			Net Upon Rpt	1% ADM FEE	
Contact		Customer No	Phone	Fax	For	
Samantha Reese		463			1% ADMIN FEE	
Quantity	UOM	Description			Unit Price	Extended
1.00	EA	HIGHLAND MEADOWS II CDD 1% ADMIN FEE			22,026.2600	22,026.26

					SUBTOTAL:	22,026.26

					TOTAL DUE:	22,026.26

Detach and Return With Payment

Send Payment To:

Invoice: 4652016
 Customer: 463
 HIGHLAND MEADOWS II
 135 W CENTRAL BLVD SUITE 320
 ORLANDO FL 32801

Polk County Property Appraiser
 MARSHA FAUX PROPERTY APPRAISER
 255 N WILSON AVE
 BARTOW FL 33830-3951

TOTAL DUE: \$22,026.26
 AMOUNT PAID: _____

Prestige Cleaning Group Inc.

4683 Ross Lanier Ln
Kissimmee, FL 34758 US
+1 4076246901
info@prestigecleaningfl.com
http://www.prestigecleaningfl.com



INVOICE

BILL TO
Highland Meadows 2 CDD
Rizzetta

INVOICE 2099
DATE 08/01/2023
TERMS Due on receipt
DUE DATE 08/01/2023

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Contracted Monthly Cleaning	July pool cleaning & janitorial for 3 days plus trash removal	1	4,500.00	4,500.00
SUBTOTAL				4,500.00
TAX				0.00
TOTAL				4,500.00
BALANCE DUE				\$4,500.00

RECEIVED
08/08/23

PRINCE & SONS, INC.
 200 South F Street
 Haines City, FL 33844



Invoice

DATE	INVOICE NO.
7/27/2023	9565

BILL TO
Highland Meadows II CDD c/o Rizzetta & Company 8529 South Park Circle Suite 330 Orlando, Florida 32819

PLACE OF SERVICE
Highland Meadows CDD Haines City, Florida

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Net 30	8/26/2023			

DESCRIPTION	Quantity	RATE	AMOUNT
Irrigation Labor--Repair broken mainline at valve #7.	1	350.00	350.00

RECEIVED
 07/29/23

Phone #	E-mail Accounts@princeandsonsinc.com	Total	\$350.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$350.00

PRINCE & SONS, INC.
 200 South F Street
 Haines City, FL 33844



Invoice

DATE	INVOICE NO.
7/31/2023	9600

BILL TO
Highland Meadows II CDD c/o Rizzetta & Company 8529 South Park Circle Suite 330 Orlando, Florida 32819

PLACE OF SERVICE
Highland Meadows II CDD Davenport, Florida The Ridge

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Net 30	8/30/2023			

DESCRIPTION	Quantity	RATE	AMOUNT
Irrigation Labor--Replace 6" broken heads, broken rotor, clogged nozzles, due to mainline break nozzles filled with sand and clogged.	5	65.00	325.00
Hunter Spray Nozzles	106	1.87	198.22
Hunter 6" Spray Heads	14	12.65	177.10
Hunter PGP Rotors	2	26.05	52.10

RECEIVED
 08/02/23

Phone #	E-mail Accounts@princeandsonsinc.com	Total	\$752.42
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$752.42

PRINCE & SONS, INC.
 200 South F Street
 Haines City, FL 33844



Invoice

DATE	INVOICE NO.
8/1/2023	9645

BILL TO
Highland Meadows II CDD c/o Rizzetta & Company 8529 South Park Circle Suite 330 Orlando, Florida 32819

PLACE OF SERVICE
Highland Meadows II CDD 417 Highland Meadows Street Davenport, Florida 33837

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Net 30	8/31/2023			

DESCRIPTION	Quantity	RATE	AMOUNT
August Landscape Maintenance	1	11,655.00	11,655.00
Bushhogging	1	2,090.00	2,090.00
Irrigation Inspection	1	900.00	900.00
August Landscape Maintenance-Amenity	1	1,355.00	1,355.00

RECEIVED
 08/03/23

Phone #	E-mail Accounts@princeandsonsinc.com	Total	\$16,000.00
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$16,000.00

PRINCE & SONS, INC.
 200 South F Street
 Haines City, FL 33844



Invoice

DATE	INVOICE NO.
8/7/2023	9705

BILL TO
Highland Meadows II CDD c/o Rizzetta & Company 8529 South Park Circle Suite 330 Orlando, Florida 32819

PLACE OF SERVICE
Highland Meadows II CDD Davenport, Florida Amenities Clock

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Net 30	9/6/2023			

DESCRIPTION	Quantity	RATE	AMOUNT
Irrigation Labor--Replace broken spray heads, clogged nozzles, broken rotor, one bad solenoid. Reaired one lateral break. Raised two heads.	3	65.00	195.00
Hunter 6" Spray Heads	3	12.65	37.95
Hunter spray Nozzles	4	1.87	7.48
Hunter PGP Rotor	1	27.50	27.50
hunter AC Solenoid	1	21.10	21.10
3/4" Tee	1	1.07	1.07
3/4" Coupling	2	0.68	1.36
1/2" MA90	1	1.32	1.32
3/4" Flex Pipe	1	2.27	2.27

RECEIVED
 08/11/23

Phone #	E-mail Accounts@princeandsonsinc.com	Total	\$295.05
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$295.05

PRINCE & SONS, INC.
 200 South F Street
 Haines City, FL 33844



Invoice

DATE	INVOICE NO.
8/15/2023	9785

BILL TO
Highland Meadows II CDD c/o Rizzetta & Company 8529 South Park Circle Suite 330 Orlando, Florida 32819

PLACE OF SERVICE
Highland Meadows II CDD Davenport, Florida The Ridge

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Net 30	9/14/2023			

DESCRIPTION	Quantity	RATE	AMOUNT
Irrigation Labor--Replace broken spray heads, clogged nozzles, broken rotor. Raised on head.	2	65.00	130.00
Hunter Spray Nozzles	30	1.87	56.10
Hunter 6" Spray Heads	8	12.65	101.20
Hunter PGP Rotors	2	26.05	52.10

RECEIVED
 08/21/23

Phone #	E-mail Accounts@princeandsonsinc.com	Total	\$339.40
		Payments/Credits	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	Balance Due	\$339.40

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
8/1/2023	INV0000082269

Bill To:

Highland Meadows II CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
August	Upon Receipt	00672

Description	Qty	Rate	Amount
Management Services	1.00	\$3,500.00	\$3,500.00
Website Compliance & Management	1.00	\$100.00	\$100.00
Excess Meeting Time (over contract limit) 3 hrs 25 min. 6-15-2023	0.40	\$175.00	\$70.00
Subtotal			\$3,670.00
Total			\$3,670.00

RECEIVED
 07/26/23

SECURITY AND INVESTIGATIONS

5764 NORTH ORANGE BLOSSOM TRAIL # 142
ORLANDO, FL 32810 US
+1 3219606672
sai.crimeprevention@yahoo.com



INVOICE

BILL TO
Scott Brizendine
HIGHLAND MEADOWS II
3434 Colwell Ave
Suite 200
Tampa, Florida 33614 USA

SHIP TO
Scott Brizendine
HIGHLAND MEADOWS II
3434 Colwell Ave
Suite 200
Tampa, Florida 33614 USA

INVOICE 1257
DATE 08/02/2023
TERMS Due on receipt
DUE DATE 08/02/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/14/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
07/15/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
07/16/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
07/17/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
07/18/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
07/19/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
07/20/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
07/21/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
07/22/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
07/23/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00

07/24/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
07/25/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
07/26/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
07/27/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
		WEEK 1 JULY 14 - JULY 20 2023			
		WEEK 2 JULY 21 - JULY 28 2023			

SUBTOTAL	2,492.00
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TAX	0.00
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TOTAL	2,492.00
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BALANCE DUE	\$2,492.00
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July 30, 2023

Invoice Number: 0038117073023
Account Number: 8337 12 006 0038117

Service At: 1015 CONDOR DR
HAINES CITY FL 33844-7738

Auto Pay Notice

AUG 7 - 2023
TELECOM

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at 1-866-519-1263

Summary *Service from 07/30/23 through 08/29/23
details on following pages*

Previous Balance	389.88
Payments Received -Thank You!	-394.87
Remaining Balance	-\$4.99
Spectrum Business™ Internet	147.98
Spectrum Business™ Voice	39.99
Current Charges	\$187.97
<i>YOUR AUTO PAY WILL BE PROCESSED 08/17/23</i>	
Total Due by Auto Pay	\$182.98



Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8337 1200 NO RP 30 07312023 NNNNNNNN 01 000074 0001

The Highland Meadows 2 CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

July 30, 2023

The Highland Meadows 2 CDD

Invoice Number: 0038117073023
Account Number: 8337 12 006 0038117
Service At: 1015 CONDOR DR
HAINES CITY FL 33844-7738

Total Due by Auto Pay \$182.98

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712006003811700182980



The Highland Meadows 2 CDD
 Invoice Number: 0038117073023
 Account Number: 8337 12 006 0038117

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 1-866-519-1263

8337 1200 NO RP 30 07312023 NNNNNNNN 01 000074 0001

Charge Details

Previous Balance		389.88
AR Adj-details on Memos	07/20	-4.99
AR Adj-details on Memos	07/20	-389.88
Remaining Balance		-\$4.99

Payments received after 07/30/23 will appear on your next bill.
 Service from 07/30/23 through 08/29/23

Spectrum Business™ Internet

Spectrum Business		199.99
Internet Ultra		
Bundle Discount		-60.00
Spectrum WiFi		0.00
Business WiFi		7.99
Web Hosting		0.00
Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
		\$147.98

Spectrum Business™ Internet Total \$147.98

Spectrum Business™ Voice

Phone number (863) 438-2718

Spectrum Business Voice		39.99
		\$39.99

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$39.99

Current Charges		\$187.97
Total Due by Auto Pay		\$182.98

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Authorization to Convert your Check to an Electronic Funds Transfer Debit - If your check is returned, you expressly authorize your bank account to be electronically debited for the amount of the check plus any applicable fees. The use of a check for payment is your acknowledgment and acceptance of this policy and its terms and conditions.

The following taxes, fees and surcharges are included in the price of the applicable service - FEES AND CHARGES: E911 Fee \$0.40, Federal USF \$2.06, Florida CST \$4.04, Sales Tax \$0.04, TRS Surcharge \$0.10.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact your Spectrum Business Account Executive at least twenty one (21) business days prior to your move.

Continued on the next page...

Local Spectrum Store: 1379 Town Center Dr, A-106, Lakeland FL 33803 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 10:00am to 6:00pm or 1327 Posner Blvd., Davenport FL 33837 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-519-1263.



LOCALiQ

FLORIDA

RECEIVED
AUG 15 2023

ACCOUNT NAME Highland Meadows II CDD		ACCOUNT # 527032	PAGE # 1 of 1
INVOICE # 0005747990	BILLING PERIOD Jul 1- Jul 31, 2023	PAYMENT DUE DATE August 20, 2023	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$890.94	

BILLING ACCOUNT NAME AND ADDRESS

Highland Meadows II Cdd
3434 Colwell Ave. Ste. 200
Tampa, FL 33614-8390



Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: CFL 729959

Date	Description	Amount
7/1/23	Balance Forward	\$225.13
7/24/23	PAYMENT - THANK YOU	-\$225.13

Package Advertising:

Start-End Date	Order Number	Description	PO Number	Package Cost
7/16/23	9050056	RFP L&I Maintenance	RFP L&I Maintenance	\$890.94

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$890.94
Service Fee 3.99%	\$35.55
*Cash/Check/ACH Discount	-\$35.55
*Payment Amount by Cash/Check/ACH	\$890.94
Payment Amount by Credit Card	\$926.49

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Highland Meadows II CDD		ACCOUNT NUMBER 527032		INVOICE NUMBER 0005747990		AMOUNT PAID
CURRENT DUE \$890.94	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$890.94
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:		TOTAL CREDIT CARD AMT DUE
CA Florida Holdings, LLC PO Box 631244 Cincinnati, OH 45263-1244				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		\$926.49
				Card Number _____		
				Exp Date / /	CVV Code _____	
				Signature _____		Date _____

00005270320000000000000057479900008909467178

RECEIVED
JUL 21 2023

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Highland Meadows II Cdd
Highland Meadows II CDD
3434 Colwell AVE # 200
Tampa FL 33614-8390

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The Ledger-News Chief, published in Polk County, Florida; that the attached copy of advertisement, being a Bids & Proposals, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

07/16/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/16/2023

Legal Clerk _____

Notary, State of WI, County of Brown _____

317127

My commission expires _____

Publication Cost: \$890.94
Order No: 9050056 # of Copies:
Customer No: 527032 1
PO #: RFP L&I Maintenance

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY
Notary Public
State of Wisconsin

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSAL

Landscape & Irrigation Maintenance Services Polk County, Florida
Highland Meadows II Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance services for Highland Meadows II Community Development District, all as more specifically set forth in the Project Manual.
The Project Manual will be available beginning Monday, July 17, 2023, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 8529 Southpark Circle #330, Orlando, FL 32819 for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposal, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Landscape Specialist shall be the contact person regarding the Project Manual. Mr. Bryan Schaub can be reached by email at bschaub@rizzetta.com or via phone at (407) 523-2950. There will be a MANDATORY Pre-Proposal Meeting on Monday, July 24, 2023, at 2:00 p.m. at the office of Rizzetta & Company, Inc., 8529 Southpark Cir #330, Orlando, FL 32819. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until Friday, July 28, 2023, at 12:00 p.m.
The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Highland Meadows II CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area tickets, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.
The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor formalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.
Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Ave UNIT 200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.
Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on Thursday, September 14, 2023, at 3:30 p.m. at Tom Fellows Community Center, 207 North Blvd. W. Davenport, FL 33837 to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Bryan Schaub at bschaub@rizzetta.com, no later than Friday, July 28, 2023, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Wednesday, August 2, 2023.
Firms desiring to provide services for this project must submit one (1) original, five (5) copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 2:00 p.m. (EST) on August 21, 2023, at the office of Rizzetta and Company, Inc., 8529 Southpark Circle #330, Orlando, FL 32819. Attention: Bryan Schaub. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer.
Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting. It is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodation at his meeting because of a disability or physical impairment should contact the District Office at (407) 472-2471 at least five calendar days prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 8529 Southpark Circle #330, Orlando, FL 32819. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.
Highland Meadows II Community Development District Brian Mendes, District Manager bmendes@rizzetta.com
Jul. 16, 2023 #9050056



702 Kingsley Cir
 Plant City, FL 33563
 Office phone (813) 659-4100 FAX (813) 659-2472

INVOICE

Customer

Name Highland Meadows II CDD
 Address 1015 Condor Dr
 City Haines City Fl 33844
 Attn.:

Misc

Date 7/31/2023
 Order No.
 Rep
 FOB

Cust. #	Description	Invoice #	TOTAL
7006340188	Monthly Billing for July 2023		
	Pool & Park Lawn Service	890	\$ 970.17
	Pool & Park Tree & Shrub Service	5351	\$ 970.17
	Community Lawn Service	7818	\$ 970.18

RECEIVED
 08/04/23

SubTotal	\$ 2,910.52
Shipping	
TOTAL	\$ 2,910.52

Payment Select One...

Comments _____

Tax Rate(s)

THANK YOU FOR YOUR BUSINESS

Tab 4

RESOLUTION 2023-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2023-2024; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2023-2024 annual meeting schedule attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2023-2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 21st day of September 2023.

ATTEST:

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2023-2024 Annual Meeting Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023-2024

The Board of Supervisors of the Highland Meadows II Community Development District will hold their regular meetings for Fiscal Year 2023-2024 at the Tom Fellows Community Center located at 207 North Blvd. W., Davenport, FL 33837, at 3:30 p.m., unless otherwise indicated as follows:

October 19th, 2023
November 16th, 2023
December, 2023
January 18th, 2024
February 15th, 2024
March 21st, 2024
April 18th, 2024
May 16th, 2024
June 20th, 2024
July 18th, 2024
August 15th, 2024
September 19th, 2024

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, Florida 32819, or by calling (407) 472-2471.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

Tab 5



PROPOSAL OF SERVICES

Field Operation Manager: Josmar Lopez

Dear,
Highland Meadows II Community District Development

WORK PROJECT

The essential duties of “Field Operation Manager” include but are not limited to the following:

- Oversee and coordinate operations and maintenance activities for Local Water pipelines, facilities, and lands to ensure compliance with regulatory requirements and objectives.
 - Manage response to unplanned outages including facility failures, pipeline and valve leaks and breaks, water quality anomalies.
 - Manage response to emergencies including fires, flooding from large main breaks, failure of other utilities located near water facilities, and other natural and man-made disasters.
 - Assure regulatory compliance and service goals are being always met, including proactively monitoring water quality and water supply/demand levels, maintaining minimum and maximum pressures and other operating target levels.
 - Manage planned construction work for main replacement program including assisting in long-term resource projections, prioritizing daily work, scheduling crews, overseeing shutdowns, main
-

connections, service renewals, flushing, disinfections, pressure tests, and other work coordinated with contractors or others.

- Provide reviews and support for facility capital improvements and maintenance projects including design review for operational impacts, development and oversight of Shutdown Plans, coordination with CDD groups, and contractors, supervision of staff during the shutdown, and documentation of shutdown and start-up activities, including follow-up for any unforeseen impacts, changed conditions, or unanticipated results.
 - Manage work for new or re-developed areas of SF including replace or install new mains and water services, participate in design review, construction support, and shutdown planning meetings, make recommendations for facilities replacement, upgrade, relocation or repair.
 - Manage response to main breaks, leaks, and customer inquiries within two hours of call, coordinate appropriate communications and repairs, assure cost and work information are documented accurately, provide follow-up communications as needed.
 - Oversee proactive maintenance activities including flushing, leak detection, valve exercise, and hydrant maintenance in the distribution system, and inspection and routine maintenance at facilities, to assure preventative maintenance goals and schedules are met, assure documentation of maintenance activities and results in database is accurate, complete, and timely.
 - Supervise Construction & Operations Team responsible for supporting all planned and unplanned work performed by the CDD Construction & Maintenance, managing work intake, processing, and prioritizing work requests for maintenance activities, capital projects, new water service installations, and emergencies, developing 3-week look-ahead job and resource planning forecasts, scheduling daily construction work including permitting, site lay-out, shutdown, and restoration requirements, upload data and provide quality assurance for work orders, respond to inquiries regarding job status, coordinate with other departments and the public as needed.
-

-
- Perform short-term and long-term planning and create reports to ensure adequate resource levels (staffing, equipment, and training) are provided to meet ongoing project commitments, maintenance needs and objectives.
 - Manage materials, equipment, vehicles and other resources assigned to subordinate staff effectively, efficiently, and maintaining a high level of accountability of all aspects of residential community maintenance to include:
 - Landscaping
 - Pool and related equipment
 - Lakes & wetlands
 - Equipment maintenance
 - Minor repairs
 - Meet with and maintain professional communications with vendors.
 - Arrange bids and work proposals from contractors.
 - Monitor and oversee vendor contracts and operations.
 - Assist CDD Board in setting rules, procedures and policies for staff and facilities.
 - Manage site staff and administer staff issues, including:
 - Administering Board rules and procedures with staff.
 - Planning, scheduling and coordinating staff and staff schedules.
 - Planning, scheduling and coordinating operational tasks at facilities.
 - Review, approve and submit payroll for staff.
 - Continually coach staff improving performance.
 - Assess property damage.
 - Estimate costs for repairs working with vendors.
 - Present report on activities to CDD Board ahead of scheduled meetings.
 - Perform regularly scheduled reviews of the following:
 - Preventative maintenance records.
 - Inventories.
 - Purchasing.
 - Invoicing of services and materials to the CDD.
-

-
- Short term and long-term project planning.
 - Manage budget, including:
 - Effectively propose annual staffing and Amenity Center to District Manager for presentation to the Board of Supervisors.
 - Effectively monitor annual budgets against spending on all aspects of the CDD which are in Field Managers control.
 - Provide interpretation of budget items if necessary.
 - Oversee all purchasing for the facilities.
 - Manager invoices and contractor billing.
 - Oversee operations and maintenance of CDD property and facilities.
 - Maintain inventory control of maintenance items, including preparation of and implementation of preventative maintenance programs.
 - Attend all Board of Supervisor Meetings
 - Work with the District Manager on projects and tasks of the community preparing needed reports and information as needed for presentation to Board of Supervisors and vendors as needed.
 - Formal or informal education or training which ensures the ability to read and write at a level necessary for successful job performance.
 - Computer literate with the ability to use and prepare e-mail, reports, letters, and Microsoft Business Suite and operating programs
- Working Conditions:
- Travel from site to site within the community and externally to stores to purchase materials as needed
 - Some exposure to dust and noise
 - Some heavy lifting, standing climbing.
 - May work at heights
 - Work in varied weather conditions
 - The work schedule of the Operations Manager must be reasonably flexible in order to monitor resident requests, contractors and emergencies, while maintaining stability in the community

YOUR INVESTMENT

The contract proposes a fixed price of \$5,664.23 monthly, a 12-month term for seven days operation on a weekly basis, including national holidays, on call weekends. Josmar Lopez will serve under 1099 Tax Form within this term. Josmar Lopez may use A&E Dream Homes to perform minor repairs with reasonable doubt without any added extra cost from the fixed rate if the CDD district does not wish to hire a vendor. Josmar Lopez may have access to \$61,000.00 for annual intermediate and emergency maintenance repairs, required on providing copies of material and labor spending per CDD meeting. In consideration of the Customer's payment of the Compensation, the Vendor shall perform the services set forth in its scope of work attached hereto as "Work Project" at the service site set forth above. Unless otherwise specified. The Customer shall pay Contractor the compensation set forth and when due. If no time for payment is specified, all amounts shall be paid within thirty (30) calendar days from the date of performance of the portion of Services invoiced for. In the event of nonpayment, Vendor shall charge, and Customer agrees to pay, interest at the rate of two percent (2%) per month on the total outstanding balance until paid in full.

TERMS

The pricing in this proposal is valid for 30 days. The Services shall be performed in a workmanlike manner. Vendor's personnel will wear uniforms, as well as all safety and PPE required by the occupational Safety and Health Administration (OSHA), while on Property. Vendor's may immediately suspend performance of the Services without notice to Customer until payment is brought current in full. In addition, in the event of nonpayment, Vendor's may condition its continued performance (after suspension) upon Customer's payment of a deposit equal to one (1) month's Services, which shall be applied to the last month of the Term. Or to any outstanding balance owed to Vendor's by Customer in the Future.

Termination

Either party may terminate this Agreement for any reason, or for no reason, by delivering written notice of their intent to terminate this Agreement of not less than sixty (30) days to the other party. This Agreement shall begin upon the Effective Date, and shall continue for a period of twelve (12) months.

Unless terminated or renewed as provided for herein, upon the expiration of the Term, this Agreement shall automatically renew for successive twelve (12) month terms. In the event of a material breach of this Agreement by either party, the other party may deliver written notice of such breach to the other party specifying such breach. Upon receipt of such notice, the breaching party shall have ten (14) days within which to cure the complaint of breach. If the breaching party fails to cure such breach within this time period, then the other party may terminate this Agreement immediately upon additional written notice. Cause shall not exist if the alleged breach is something not the responsibility of a party hereunder.

Choice of Law; Venue; Jury Trial Waiver

Venue for any legal action or mediation arising from or relating to either this Agreement or the Services shall be proper, convenient, and exclusively held in the courts of the county wherein Vendor's principal place of business is located. If any legal action is taken by either party to enforce any provision of this Agreement against the other party, the prevailing party therefrom shall be entitled to recover from the non-prevailing party all costs, fees, and expenses arising from such legal action, including accounting costs, court costs, attorneys' fees, and all other reasonably related expenses. The term "prevailing party" means the party prevailing on the substantial matters of law at issue

in such action. BOTH PARTIES HERETO EXPRESSLY AND IRREVOCABLY WAIVE THEIR RIGHT TO A TRIAL BY JURY IN ANY LEGAL ACTION ARISING FROM OR RELATING TO THIS AGREEMENT OR THE SERVICES, AND EXPRESSLY CONSENT TO THE EXCLUSIVE PERSONAL JURISDICTION AND VENUE OF THE FOREGOING COURTS. BOTH PARTIES EXPRESSLY AGREE THAT THE LAWS OF THE STATE OF FLORIDA, EXCLUSIVE OF ITS CHOICE OF LAWS PRINCIPLES, SHALL APPLY TO THIS AGREEMENT. BOTH PARTIES EXPRESSLY ACKNOWLEDGE AND AGREE THAT THIS AGREEMENT SHALL BE CONSIDERED TO HAVE BEEN MADE AND ENTERED INTO IN ORANGE COUNTY, FLORIDA, NOTWITHSTANDING ANY CONTRACTUAL PROVISION, LAW, OR EQUITABLE PRINCIPLE TO THE CONTRARY.

Insurance; Licensing

The Vendor represents that Contractor is fully insured for required workers' compensation coverage on its employees, and carries general liability insurance covering its Services. Contractor shall provide a copy of the same to Customer upon request. Contractor shall be responsible for obtaining any licenses and/or permits required by law for activities at the Property.

Loss; Liability

Vendor shall bear the risk of loss for any products, equipment, personal property, landscaping, flowers, grass, or shrubbery which are damaged by Vendor's Services, or any intervening or superseding cause. Furthermore, Vendor shall not be responsible for any pre-existing damage to items at the Property, even if such items are maintained as part of the Services. In addition, and without limiting the generality of the foregoing, Vendor is not responsible for, and Customer holds

Vendor harmless for: (1). damage to or maintenance/replacement of any personal property, fixtures, furnishings, or equipment located at the Property; (2). any damage due to vandalism, theft, or the actions/inactions of any third party; and (3). any damage due to operation of Vendor's equipment in performing the Services.

Josmar Lopez

(929) 2451274
josmarlopez1983@outlook.com

PROFILE

Highly skilled Composite Reinforced Polymers Supervisor with a strong educational background in Systems Engineering. Proficient in Microsoft Word, Excel, and Power Point, as well as Linux, PCI-DSS, HIPAA, AutoCAD, CCPA, Spanish, and English. Seeking a challenging position as a Field Manager to utilize my expertise and drive organizational success.

WORK EXPERIENCE

PRESENT ORLANDO

Owner & Founder A & E Homes

- Executed various repairs and maintenance tasks, including plumbing, electrical, and carpentry work, ensuring optimal functionality of residential and commercial properties.
- Constructed and installed custom shelving units and cabinetry, utilizing precision measurements and woodworking skills to enhance organization and aesthetics.
- Collaborated with a team of professionals to remodel and renovate multiple properties, demonstrating effective communication and problem-solving abilities to meet project deadlines.
- Managed inventory of tools and equipment, conducting routine maintenance and repairs to ensure safe and efficient operation, minimizing downtime and maximizing productivity.
- Poured and leveled concrete foundations, ensuring precise measurements and a smooth finish for building projects.
- Operated heavy machinery, such as concrete mixers and pumps, to transport and distribute concrete materials efficiently on construction sites.
- Collaborated with construction teams to create detailed project plans, coordinating the pouring and curing of concrete for optimal results.
- Conducted regular inspections and quality control checks on completed concrete work, identifying any imperfections and implementing necessary

WORK EXPERIENCE

- repairs and improvements.
- Implemented efficient maintenance procedures for pool pumps, resulting in a 20% increase in their lifespan and a significant reduction in downtime.
- Collaborated with a team of technicians to troubleshoot and repair malfunctioning pool pumps, ensuring minimal disruption to club members' swimming activities.
- Streamlined the inventory management system, reducing costs by 15% and ensuring an uninterrupted supply of spare parts for pool pump repairs.
- Conducted regular inspections and performance tests on pool pumps, identifying and resolving potential issues proactively to maintain optimal functionality and prevent breakdowns.
- Executed high-quality painting projects by meticulously preparing surfaces, applying primer, and expertly applying paint coats to achieve a flawless finish.
- Collaborated with clients to understand their vision and preferences, ensuring accurate color selection and timely completion of painting projects.
- Utilized specialized tools and equipment to efficiently sand, patch, and prepare surfaces for painting, resulting in smooth and even coverage.
- Coordinated with team members to efficiently complete large-scale projects, effectively managing time and resources to meet strict deadlines.
- Implemented electrical systems and ensured their proper functioning by troubleshooting and repairing faults, resulting in increased overall equipment effectiveness by 20%.
- Collaborated with a team of engineers to design and install electrical components for a new facility, completing the project within budget and ahead of schedule.
- Conducted regular inspections and performed preventive maintenance tasks on electrical equipment, reducing downtime by 15% and minimizing production disruptions.

1016 Cranberry Drive, Orlando 32811, United States

WORK EXPERIENCE

- Led a team of technicians in executing electrical installations and upgrades, providing guidance and training to ensure compliance with safety regulations and efficient project completion.
- Prepared and analyzed financial statements and reports, ensuring accuracy and compliance with regulatory standards.
- Conducted thorough audits of financial records, identifying and resolving discrepancies to maintain financial integrity.
- Developed and implemented efficient accounting procedures, resulting in streamlined processes and improved financial reporting.
- Collaborated with cross-functional teams to create and execute budget plans, optimizing resource allocation and cost control efforts.

04/2022 – PRESENT | ORLANDO

Composite Polymers Supervisor Lockheed Martin Corp.

- Direct and oversee Sensitive Compartmented Information (SCI) clearance production operations for composite reinforced polymer manufacturing, ensuring adherence to quality standards and project deadlines.
- Trained and mentored a team of technicians on composite fabrication techniques, resulting in increased efficiency and reduced production errors.
- Implemented process improvements, including the introduction of advanced technologies and materials, resulting in cost savings and enhanced product performance.
- Collaborated with cross-functional teams to develop and execute product development initiatives, resulting in the successful launch of new composite reinforced polymer products.

09/2014 – 04/2022 | ORLANDO

Team leader Nautique

- Led a team of 15 employees, providing guidance and support while effectively delegating tasks to achieve project goals and meet strict deadlines.
- Implemented strategic training programs to enhance team members' skills, resulting in a 30% increase in productivity and a reduction in errors by 20%.
- Collaborated with cross-functional teams to streamline processes and improve workflow, resulting in a 15% reduction in project turnaround time.
- Conducted regular performance evaluations and provided constructive feedback to team members, resulting in improved performance and increased employee satisfaction.

WORK EXPERIENCE

01/2010 – 09/2013 | MARACAIBO, VENEZUELA

Sr. Programmer Analyst Manager Pirámide de Occidente

- Led a team of 30 programmers and analysts in the successful implementation of a complex software project, resulting in a 20% increase in operational efficiency for the company.
- Streamlined the software development process by implementing Agile methodologies, resulting in a 30% reduction in project delivery time and improved collaboration between cross-functional teams.
- Designed and developed a data analytics platform, leveraging cloud-based technologies and machine learning algorithms, to analyze and interpret customer behavior, leading to a 15% increase in customer retention and revenue growth.
- Oversaw the migration of legacy systems to a modernized technology stack, implementing best practices and ensuring seamless integration, resulting in improved system performance and reduced maintenance costs.

EDUCATION

09/2008 – 08/2011 | MARACAIBO, VENEZUELA

Systems Engineer | Bachelor I.U.T.M

- Successfully completed a rigorous Bachelor's degree program in Systems Engineering, demonstrating strong proficiency in key theoretical concepts and practical applications in areas such as system design, analysis, and optimization.

07/2000 | MARACAIBO, VENEZUELA

High School | Diploma U.E. San José de Calasanz

SKILLS

ADMINISTRATIVE

Microsoft Word, Excel, and Power Point. **Professional**
Linux
PCI-DSS, HIPAA,
AutoCAD and CCPA

LANGUAGE

Spanish **Professional**
English **Professional**

References

Ronald White, Nautique Manager
Cell: (407) 913-2725

Gilbert Petition, Accountant
Cell: (407) 409-2174

Gregory Keaton, Supervisor
Cell: (407) 454-0419

To discuss your project and formalize this agreement, please reach out at:

A&E DREAM HOMES, LLC.
929-245-1274
AEDREAMHOMES@OUTLOOK.COM

1. Services to be performed at:

1015 Condor Drive, Haines City, FL 33844

CLIENT
Highland Meadows II Community District Development
c/o Rizzetta & Co.
8529 Southpark Circle Suite 330
Orlando, FL 32819

Highland Meadows 2 C.D.D. Chairman

District Manager

PREPARED BY: Lopez, Josmar

Tab 6



MASTER SERVICE AGREEMENT

THIS MASTER SERVICE AGREEMENT (this "Agreement") is made and entered into as of the Effective Date by and between PRESTIGE CLEANING GROUP, INC., a Delaware corporation (the "Contractor") and the person/entity below (the "Customer"). The Contractor and Customer may be referred to herein individually as a "party", and collectively as "the parties". The "Effective Date" of this Agreement shall be the date upon which the last party to sign this Agreement executes the same.

Customer:

Highland Meadows 2
c/o Rizzetta & Co.
8529 Southpark Circle Suite 330
Orlando, FL 32819

Service Site:

1015 Condor
Haines City, FL 33844

In consideration for the execution of this Agreement, as well as the mutual rights and obligations of the parties set forth hereinbelow, the parties agree as follows: **We offer a complete porter service to pick up trash and empty trash bins, common area cleanup (basketball court, pet station cleanup, three playgrounds, and shade pavilions). The service will be provided twice a week for 2 site visits.**

Dog Waste Stations Service Includes: emptying all dog stations twice a week if needed, restocking the dog poop bag dispensers each week as needed, removing all waste, ensuring all stations are in good condition.

Common Area: pick up trash throughout the common areas, report any large items stored in the common areas to the manager, remove cobwebs from the common area. Report any pressure washing that is needed.

1. Contractor's Services. In consideration of the Customer's payment of the Compensation, the Contractor shall perform the services set forth in its Scope of Work attached hereto as Exhibit "A" (the "Services") at the service site set forth above (the "Property"). Unless otherwise specified, the Services are exclusive of any other services or labor not expressly set forth in Exhibit "A".

2. Standards of Performance. The Services shall be performed in a workmanlike manner. Contractor's personnel will wear Contractor's uniforms, as well as all safety and PPE required by the occupational Safety and Health Administration (OSHA), while at the Property. From time to time, Contractor may request Customer's on-site inspection of the Property and the Services to ensure the Customer's satisfaction. If a

request is made, Customer agrees to reasonably coordinate such site inspection with Contractor's personnel at a mutually agreeable time and location. Customer represents that Customer's representative who appears at such site inspection will have authority to approve the Services.

3. Change Orders. Any request or directive made by Customer or Customer's actual or apparent agent(s) to Contractor (whether in writing or verbally) to increase, modify, reduce, or alter in any way the Services or the Compensation, which request or directive is either accepted or performed by Contractor shall constitute a binding amendment to this Agreement (a "Change Order"). This Agreement shall fully govern a Change Order. In the event that no price is established for a Change Order, then the parties stipulate that the price

Service Agreement – Prestige Cleaning Group, Inc.

term of a Change Order shall be the actual costs, fees, and expenses associated with Contractor's performance thereof (at the customary rates in effect at the time of such Change Order), together with Contractor's reasonable and customary profit and overhead in effect at the time of such Change Order.

4. **Insurance; Licensing.** The Contractor represents that Contractor is fully insured for required workers' compensation coverage on its employees, and carries general liability insurance covering its Services. Contractor shall provide a copy of the same to Customer upon request. Contractor shall be responsible for obtaining any licenses and/or permits required by law for activities at the Property.

5. **No Interference.** The Customer acknowledges that Contractor's performance of the Services may inconvenience residents, personnel, or guests at the Property. The Customer acknowledges that Contractor is not liable or responsible for such inconveniences or interference, and covenants to hold Contractor harmless from any claims for the same. The Customer shall promptly and continuously ensure that no residents or guests at the Property interfere with the Contractor or the Services in any way.

6. **Risk of Loss; Hold Harmless.** The Customer shall bear the risk of loss for any products, equipment, personal property, landscaping, flowers, grass, or shrubbery which are damaged by Contractor's Services, or any intervening or superseding cause. Furthermore, Contractor shall not be responsible for any pre-existing damage to items at the Property, even if such items are maintained as part of the Services. In addition, and without limiting the generality of the foregoing, Contractor is not responsible for, and Customer holds Contractor harmless for: (i). damage to or maintenance/replacement of any personal property, fixtures, furnishings, or equipment located at the Property; (ii). any damage due to vandalism, theft, or the actions/inactions of any third party; and (iii). any damage due to operation of Contractor's equipment in performing the Services.

7. **Compensation.** The Customer shall pay Contractor the compensation set forth in Exhibit "A" as and when due (the "Compensation"). If no time for payment is specified, all amounts shall be paid within thirty (30) calendar days from the date of performance of the portion of Services invoiced for. Time is of the essence. In the event of nonpayment, Contractor shall charge, and Customer agrees to pay, interest at the rate of one and a half percent (1.5%) per month on the total outstanding balance until paid in full. Customer's payment

of Compensation shall constitute Customer's acceptance of all Services performed to date. Contractor's continued performance of the Services is expressly conditional upon Customer's continued performance of its obligations hereunder. In the event of nonpayment, in addition to Contractor's other remedies, Contractor may immediately suspend performance of the Services without notice to Customer until payment is brought current in full. In addition, in the event of nonpayment, Contractor may condition its continued performance (after suspension) upon Customer's payment of a deposit equal to one (1) month's Services, which shall be applied to the last month of the Term (as defined below), or to any outstanding balance owed to Contractor by Customer in the Future.

8. **Term; Termination.**

a. This Agreement shall begin upon the Effective Date, and shall continue for a period of twelve (12) months therefrom (the "Term"). Unless otherwise terminated or renewed as provided for herein, upon the expiration of the Term, this Agreement shall automatically renew for successive twelve (12) month terms.

b. **Termination for Cause.** In the event of a material breach of this Agreement by either party, the other party may deliver written notice of such breach to the other party specifying such breach. Upon receipt of such notice, the breaching party shall have ten (10) days within which to cure the complained of breach. If the breaching party fails to cure such breach within this time period, then the other party may terminate this Agreement immediately upon additional written notice. Cause shall not exist if the alleged breach is something not the responsibility of a party hereunder.

c. **Termination for Convenience.** Either party may terminate this Agreement for any reason, or for no reason, by delivering written notice of their intent to terminate this Agreement of not less than sixty (60) days to the other party.

d. **Continued Performance.** During the pendency of any termination notice period, both parties shall continue to perform their obligations hereunder, unless otherwise excused by the provisions of this Agreement. Termination of this Agreement, regardless of reason or cause, by whom it is terminated, or whether proper

notice is given, shall not relieve Customer of its payment obligations hereunder.

9. Force Majeure. Contractor's performance of this Agreement may be delayed, prevented, made impracticable, or made cost prohibitive due to unforeseeable and unavoidable delays or circumstances, including, but not limited to, those caused by federal, state or municipal actions, statutes, ordinances or regulations, acts of god, pandemics, epidemics, biological risks, hurricanes, earthquakes, war, terrorism, civil strife, strike, material or labor shortage, or any act, condition, thing, or circumstance which is either beyond Contractor's reasonable control, is unforeseen or unanticipated by Contractor, or would render Contractor's continued performance impossible, impracticable, or cost ineffective as determined by Contractor in its sole and absolute discretion (each, a "Force Majeure Event", and collectively, "Force Majeure Events"). In the event that a Force Majeure Event occurs, then Contractor shall be entitled to, at its option, do any or all of the following, which shall not constitute a breach of this Agreement: (i). receive a reasonable extension and modification of the terms of this Agreement (including both Compensation and performance schedule); (ii). temporarily suspend performance of the Services, in which case an equitable adjustment to the Compensation shall be made; or (iii). terminate this Agreement or a Change Order (as the case may be), in which case Customer shall be responsible for all actual costs, fees, and expenses actually incurred by Contractor to the date thereof, together with all costs, fees, or expenses to be incurred thereafter which cannot be reasonably avoided by Contractor.

10. Publicity. Customer expressly permits Contractor to use Customer's branding in its promotional materials or for purposes of providing references to prospective clients. Contractor shall have the right to include photographic or artistic representations of its Services and the Property among Contractor's promotional and professional materials. This provision shall survive the termination of this Agreement.

11. Notices; Counterparts. All notices required or permitted to be sent by the parties to this Agreement shall be sent via certified mail, return receipt requested, or via electronic mail, to the addresses set forth herein for each party. Either party hereto may change their address for purpose of receiving notices by providing notice to the other party thereof pursuant to this section. This Agreement may be executed electronically, via facsimile, or via e-mail acceptance, and may be executed in counterparts—each of which shall constitute an original but, when taken together, shall constitute one and the same Agreement.

12. No Waiver; Binding Effect. All remedies of Contractor stated in this Agreement are cumulative, and not to the exclusion of any other remedy, whether contractual, legal, or equitable in nature. No failure by Contractor to insist upon the strict performance by Customer of its obligations hereunder shall constitute a waiver of Contractor's rights hereunder, or its ability to insist upon the strict performance by Customer of its obligations at a later date. This Agreement shall be binding upon, and shall inure to the benefit of each party and their respective successors and assigns. There are no third-party beneficiaries created or intended by virtue of this Agreement.

13. Limitation. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, OR ANY AMENDMENT HERETO, CUSTOMER HEREBY RELEASES AND WAIVES ALL RIGHTS, CLAIMS, AND ACTIONS AGAINST CONTRACTOR AND ITS VENDORS, OFFICERS, AFFILIATES, REPRESENTATIVES, ASSIGNS, SUBSIDIARIES, CONTRACTORS, AND EMPLOYEES FOR ANY INDIRECT, EXEMPLARY, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES, INCLUDING LOSS OF USE, REVENUE, OR PROFITS.

14. Pre-Suit Mediation. AS AN EXPRESS AND ABSOLUTE CONDITION PRECEDENT TO THE INSTITUTION OR MAINTENANCE OF ANY ACTION ARISING FROM OR RELATED TO THIS AGREEMENT, EXCEPT FOR ACTIONS BY CONTRACTOR AGAINST CUSTOMER FOR NONPAYMENT, THE PARTIES EXPRESSLY AGREE TO FIRST ATTEND MANDATORY PRE-SUIT MEDIATION. MEDIATION SHALL OCCUR WITHIN NINETY (90) DAYS OF A PARTY'S REQUEST FOR THE SAME, WHICH REQUEST SHALL BE IN WRITING. MEDIATOR'S FEES SHALL BE BORNE IN EQUAL SHARES BY THE PARTIES. A PARTY'S REFUSAL TO ATTEND MEDIATION OR TIMELY SELECT A MEDIATOR SHALL RELEASE THE OTHER PARTY FROM THE CONDITION PRECEDENT ESTABLISHED HEREIN.

15. Choice of Law; Venue; Jury Trial Waiver. Venue for any legal action or mediation arising from or relating to either this Agreement or the Services shall be proper, convenient, and exclusively held in the courts of the county wherein Contractor's principal place of business is located. BOTH PARTIES HERETO EXPRESSLY AND IRREVOCABLY WAIVE THEIR RIGHT TO A TRIAL BY JURY IN ANY LEGAL ACTION ARISING FROM OR RELATING TO THIS AGREEMENT OR THE SERVICES, AND EXPRESSLY CONSENT TO THE EXCLUSIVE PERSONAL JURISDICTION AND

VENUE OF THE FOREGOING COURTS. BOTH PARTIES EXPRESSLY AGREE THAT THE LAWS OF THE STATE OF FLORIDA, EXCLUSIVE OF ITS CHOICE OF LAWS PRINCIPLES, SHALL APPLY TO THIS AGREEMENT. BOTH PARTIES EXPRESSLY ACKNOWLEDGE AND AGREE THAT THIS AGREEMENT SHALL BE CONSIDERED TO HAVE BEEN MADE AND ENTERED INTO IN ORANGE COUNTY, FLORIDA, NOTWITHSTANDING ANY CONTRACTUAL PROVISION, LAW, OR EQUITABLE PRINCIPLE TO THE CONTRARY.

foregoing becomes untrue, then the below signatory hereby personally guarantees the Customer's obligations hereunder, jointly and severally with Customer, and in any legal action by Contractor, Contractor may proceed against such signatory in their individual capacity either with or in lieu of proceeding against Customer.

16. Prevailing Party. In the event that any legal action is taken by either party to enforce any provision of this Agreement against the other party, the prevailing party therefrom shall be entitled to recover from the non-prevailing party all costs, fees, and expenses arising from such legal action, including accounting costs, court costs, attorneys' fees, and all other reasonably related expenses. The term "prevailing party" means the party prevailing on the substantial matters of law at issue in such action.

17. Construction; Headings. The language used in this Agreement will be deemed the language chosen by the parties to express their mutual intent, and no rules of strict construction will be applied against either party. The headings of the sections of this Agreement are provided for the convenient reference of the parties, and shall in no way affect the interpretation or effect of the provisions to which they are attached.

18. Entire Agreement. This Agreement, together with any addenda, modification, or exhibits made hereto, represents the entire, final and exclusive agreement between the Customer and Contractor with regard to the subject matter contained in this Agreement and hereby supersedes any prior understanding or representation of any kind, whether written or verbal, express or implied, that is contrary to or in conflict with the terms and provision of this Agreement. In the event of a conflict or inconsistency between a provision of this Agreement and that of a Change Order or any Customer documentation or agreement signed by Contractor prior to, simultaneously with, or after the effective date of this Agreement, the provision granting the greater of rights to Contractor, or imposing the greater of obligations upon Customer, as the case may be, and as determined by Contractor in its sole and absolute discretion, shall control and apply.

19. Authority. The signatory below on behalf of the Customer hereby certifies, represents, and warrants that they have the full authority and capacity to bind the Customer to this Agreement. In the event that the

20. **Recognized Holiday.** The Contractor observes the following holiday

- Christmas Day (December 25th)

No Services shall be performed on the above Holidays without the prior written consent of Contractor, which

consent the Contractor may withhold in its sole and absolute discretion. Applicable fees and costs related to Services performed on the above Holidays will be borne exclusively by the Customer. If the above Holidays fall on either a Thursday or Friday, the Contractor will, at the Contractor's discretion, either perform services on the next business day, or issue a credit for that day.

IN WITNESS WHEREOF, the parties executed this Agreement by affixing their signatures below:

CUSTOMER

CONTRACTOR

Signed: _____

Signed: _____

Name: _____

Name: Yahaira DeLeon

Title: _____

Title: Vice President

Date: ____/____/____

Date: ____/____/____

EXHIBIT "A"

Scope of Work & Compensation

Monthly Service Fee: \$5,560 per month

The Monthly Fee stated above is due on or before the 1 day of each month during the Term. Effective September 1, 2023 through August 31, 2024.

Pool, Janitorial, Maintenance/Porter Services 5days per week 40hrs (**Days TBD including Saturday & Sunday**) additional charge for more days as needed.

Scope of work

Janitorial & Porter services to pick up trash and empty trash bins, common area cleanup (basketball court, pet station cleanup, three playgrounds, and shade pavilions, clean the bathrooms and replenish soap and all paper products.

Dog Waste Stations Service Includes (9) dogs stations & (9) 30 gallon trash bins, emptying all dog stations 2-3 per a week if needed, restocking the dog poop bag dispensers each week as needed, removing all waste, ensuring all stations are in good condition.

Common Area: pick up trash throughout the common areas, parking lot, kids playground, bulk items would be additional, report any large items stored in the common areas to the manager, remove cobwebs from the common area. Report any maintenance and pressure washing that is needed.

Maintenance- Summary

Perform regular maintenance such as check and replace light bulbs, interior and exterior, as needed. Provide minor paint touch up, minor electrical and electrical trouble shooting, minor drywall repairs or replacement, minor HVAC, and minor carpentry work. Pick up lose trash around the entire community, including, but not limited to inside and outside of pool cabana, playground, and other common areas. Prepare grounds for hurricane preparedness. Advise Manager of needed repairs and/or replace broken or damaged items, (pool equipment, fences etc).

Exclusions –

The client is responsible for materials needed. Emergency service call after hours \$75 per hour 3 hour minimum charge. Pressure washing, rust removal or any major project we will provide a proposal for approval.

Pressure wash/soft wash

Playground and concrete walkway quarterly \$750 (1 comp service per year)

Pool Deck and cabana \$1,000 (1 comp service per year)

Entrance Monuments \$400

Sanitize dog stations and trash bins quarterly \$40 per station

Exclusions;

Client is responsible for trash liners and doggie refill bags. Vendor will provide all paper products and antibacterial soap for refill

Pool Cleaning 5 Days per week

Service Fee includes;

Cleaning the filter, pump, brushing, chemical balance, vacuum, free phosphate control & removal

Detailed Scope of work for pool attendant

Pool Area Attendant

Pool area attendant Duties are as follows;

1. Pool Attendant Services.

Service Company will prepare a schedule or be willing to follow one as required by the management to maintain and service the following;

Trash Disposal: Ensuring that the pool area remains free of litter and waste by regularly collecting and disposing of trash in designated bins. At the end of their shift, they will dispose the trash bags out of 5 trashcans and throw in our dumpsters and replace with fresh bags. The trashcans at the mailboxes will be checked for any overflow of trash and at the end of their shift, if needed, be changed.

Pool Chairs Standard: Regularly inspecting pool chairs, including cleaning, and addressing any minor repairs as necessary. This will help to ensure the safety and comfort of our residents and visitors. **Continuous Availability:** Being capable of working long hours on their feet, the pool attendants will be present throughout the designated operating hours, providing assistance, checking the bathrooms for toilet paper, soap, paper towels and any noticeable mess, guidance, and a friendly presence to homeowners and guests.

Rules and Regulation: Ensuring the pool guests are following the rules & gazebos in the surrounding areas are up kept.

Any other activity required for the proper maintenance of the community and directed by the management company.

Additional Services:

Report all violations by owners/ tenants to the administration management . Violation list will be provided by administration.

Also, any request for maintenance should be approved by the administration office.



PROPOSAL OF SERVICES

Amenity & Janitorial Services, Motor Pump and Pool Preventive Maintenance

Dear,
Highland Meadows II Community District Development

WORK PROJECT

- All Consumables are required to perform the maintenance are supplied by A&E Dream Homes.
- A monthly preventive maintenance report from A&E Dream Homes will be provided.
- Cosmetic paint around the pool area, light fixtures, toilet stalls, bathroom sinks and door hinges repairs.
- All trash cans and dog stands in the amenity center trash swap and repair when necessary.
- Windows, floor, mirror cleaning, Pressure washing and graffiti removal around amenity center.
- Recover litter/debris on the amenity center pool area, not limiting to playground, dog park and soccer field.
- Monthly, annual maintenance, and District's regular maintenance request are included with the fix rate.
- Monthly pesticide application dog park, soccer field and playground perimeter.
- Regular inspection and upkeep on the pool PH and chlorine levels.
- Measure water level for water loss, tile inspection and repair from sharp edge or delamination.
- Weekly motor pump preventive maintenance, trip of power loss, strange noises from the pump, loss of suction.
- Maintain Highland Meadows 2 Community District Development proper chemical storage per OSHA regulations and maintain ADA pool compliance.

YOUR INVESTMENT

The contract proposes a fixed price of \$5,418.00 monthly, a 12-month term for six days operation on a weekly basis, including national holidays. In consideration of the Customer's payment of the Compensation, the Vendor shall perform the services set forth in its scope of work attached hereto as "Work Project" at the service site set forth above. Unless otherwise specified. The Customer shall

pay Contractor the compensation set forth and when due. If no time for payment is specified, all amounts shall be paid within thirty (30) calendar days from the date of performance of the portion of Services invoiced for. In the event of nonpayment, Vendor shall charge, and Customer agrees to pay, interest at the rate of two percent (2%) per month on the total outstanding balance until paid in full.

TERMS

The pricing in this proposal is valid for 30 days. The Services shall be performed in a workmanlike manner. Vendor's personnel will wear uniforms, as well as all safety and PPE required by the occupational Safety and Health Administration (OSHA), while on Property. Vendor's may immediately suspend performance of the Services without notice to Customer until payment is brought current in full. In addition, in the event of nonpayment, Vendor's may condition its continued performance (after suspension) upon Customer's payment of a deposit equal to one (1) month's Services, which shall be applied to the last month of the Term. Or to any outstanding balance owed to Vendor's by Customer in the Future.

Termination

Either party may terminate this Agreement for any reason, or for no reason, by delivering written notice of their intent to terminate this Agreement of not less than sixty (30) days to the other party. This Agreement shall begin upon the Effective Date, and shall continue for a period of twelve (12) months. Unless terminated or renewed as provided for herein, upon the expiration of the Term, this Agreement shall automatically renew for successive twelve (12) month terms. In the event of a material breach of this Agreement by either party, the other party may deliver

written notice of such breach to the other party specifying such breach. Upon receipt of such notice, the breaching party shall have ten (14) days within which to cure the complaint of breach. If the breaching party fails to cure such breach within this time period, then the other party may terminate this Agreement immediately upon additional written notice. Cause shall not exist if the alleged breach is something not the responsibility of a party hereunder.

Choice of Law; Venue; Jury Trial Waiver

Venue for any legal action or mediation arising from or relating to either this Agreement or the Services shall be proper, convenient, and exclusively held in the courts of the county wherein Vendor's principal place of business is located. If any legal action is taken by either party to enforce any provision of this Agreement against the other party, the prevailing party therefrom shall be entitled to recover from the non-prevailing party all costs, fees, and expenses arising from such legal action, including accounting costs, court costs, attorneys' fees, and all other reasonably related expenses. The term "prevailing party" means the party prevailing on the substantial matters of law at issue

in such action. BOTH PARTIES HERETO EXPRESSLY AND IRREVOCABLY WAIVE THEIR RIGHT TO A TRIAL BY JURY IN ANY LEGAL ACTION ARISING FROM OR RELATING TO THIS AGREEMENT OR THE SERVICES, AND EXPRESSLY CONSENT TO THE EXCLUSIVE PERSONAL JURISDICTION AND VENUE OF THE FOREGOING COURTS. BOTH PARTIES EXPRESSLY AGREE THAT THE LAWS OF THE STATE OF FLORIDA, EXCLUSIVE OF ITS CHOICE OF LAWS PRINCIPLES, SHALL APPLY TO THIS

AGREEMENT. BOTH PARTIES EXPRESSLY ACKNOWLEDGE AND AGREE THAT THIS AGREEMENT SHALL BE CONSIDERED TO HAVE BEEN MADE AND ENTERED INTO IN ORANGE COUNTY, FLORIDA, NOTWITHSTANDING ANY CONTRACTUAL PROVISION, LAW, OR EQUITABLE PRINCIPLE TO THE CONTRARY.

Insurance; Licensing

The Vendor represents that Contractor is fully insured for required workers' compensation coverage on its employees, and carries general liability insurance covering its Services. Contractor shall provide a copy of the same to Customer upon request. Contractor shall be responsible for obtaining any licenses and/or permits required by law for activities at the Property.

Loss; Liability

Vendor shall bear the risk of loss for any products, equipment, personal property, landscaping, flowers, grass, or shrubbery which are damaged by Vendor's Services, or any intervening or superseding cause. Furthermore, Vendor shall not be responsible for any pre-existing damage to items at the Property, even if such items are maintained as part of the Services. In addition, and without limiting the generality of the foregoing,

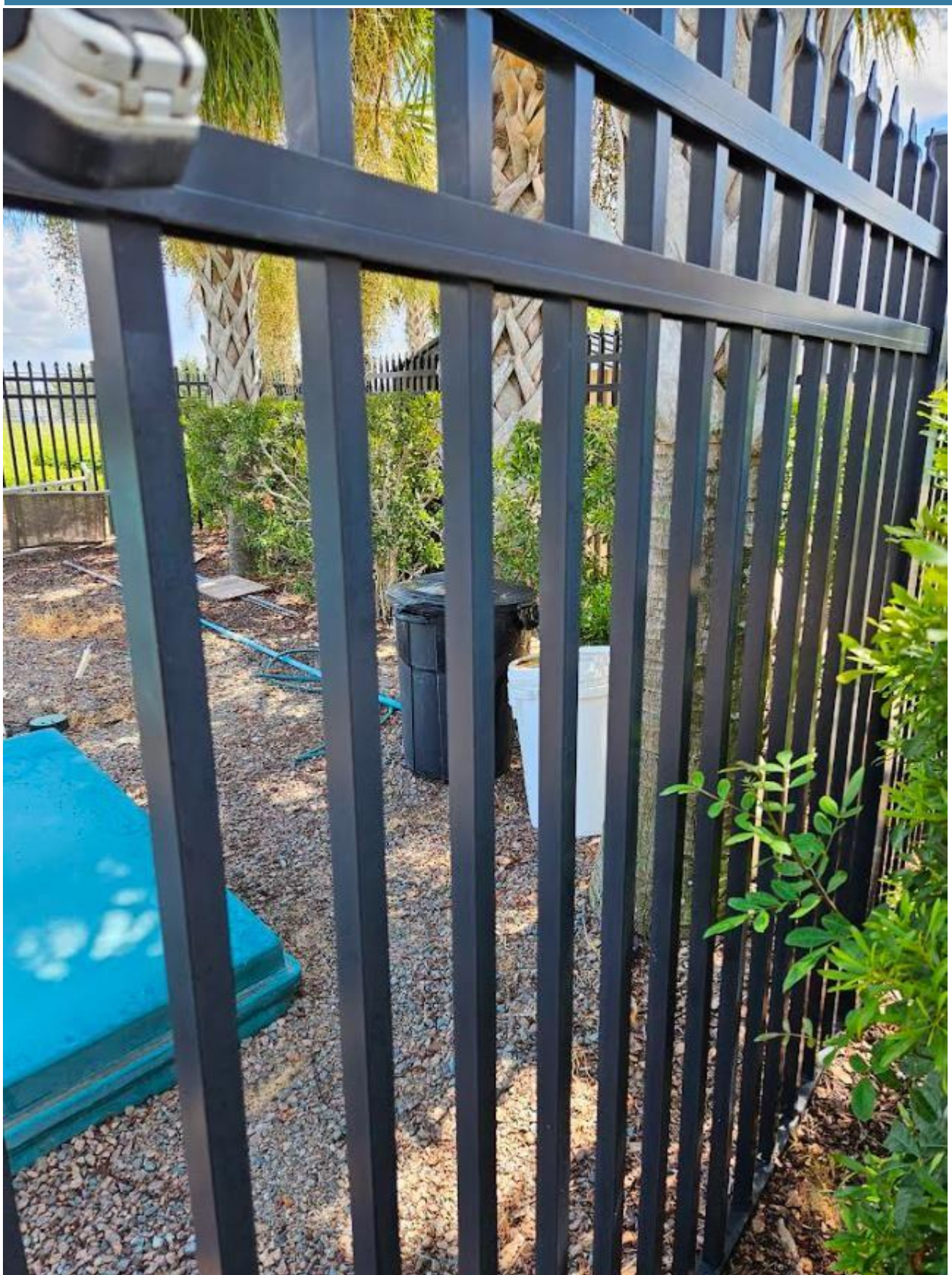
Vendor is not responsible for, and Customer holds Vendor harmless for: (1). damage to or maintenance/replacement of any personal property, fixtures, furnishings, or equipment located at the Property; (2). any damage due to vandalism, theft, or the actions/inactions of any third party; and (3). any

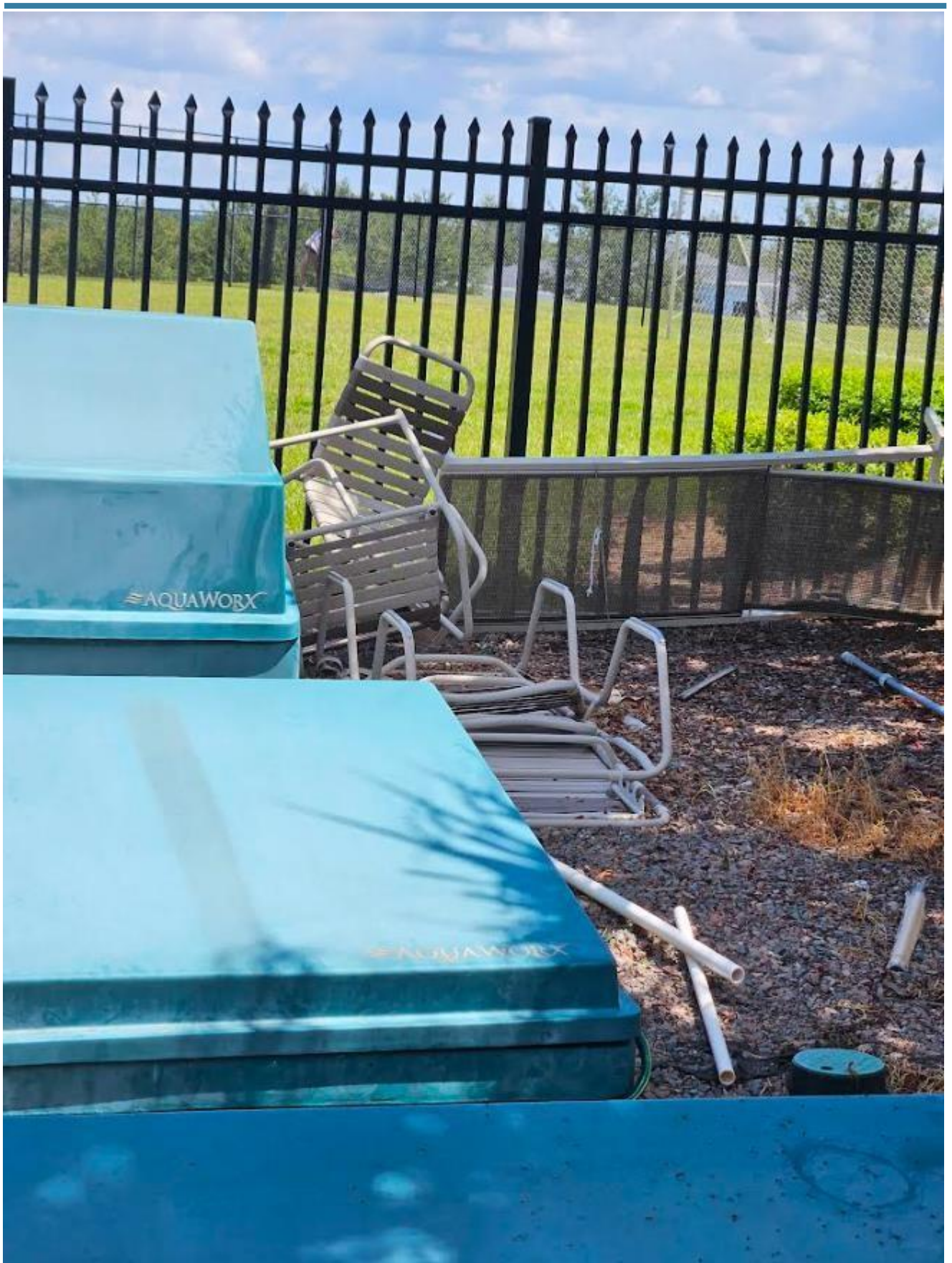
damage due to operation of Vendor's equipment in performing the Services.

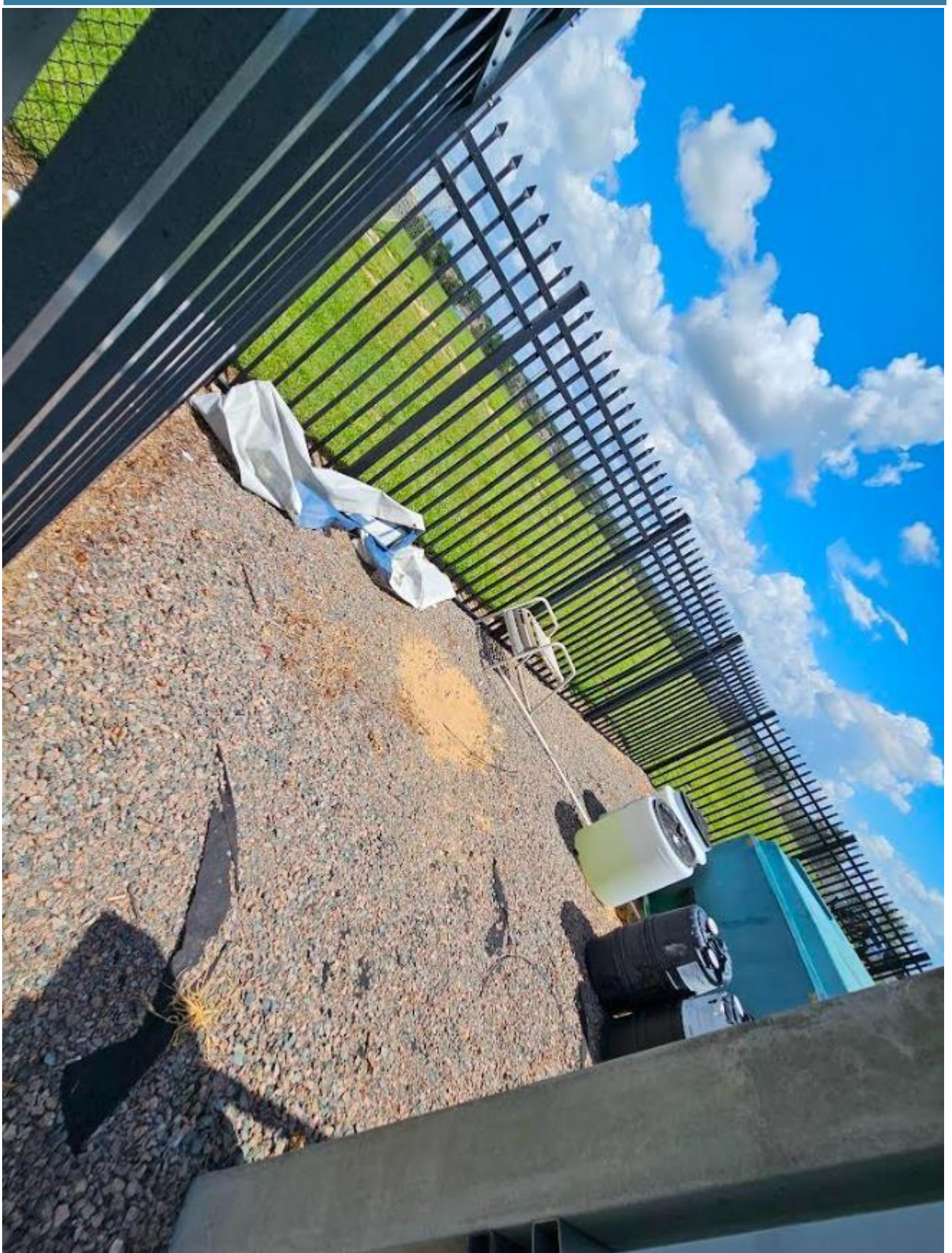












Notes

Photo attached is what has been found along with other documented photo's during our temporary janitorial and trash swap maintenance. Motor pump area will be upkeep with the acceptance of this contract.

To discuss your project and formalize this agreement, please reach out at:

A&E DREAM HOMES, LLC.

929-245-1274

AEDREAMHOMES@OUTLOOK.COM

1. Services to be performed at:

1015 Condor Drive, Haines City, FL 33844

CLIENT

Highland Meadows II Community District Development c/o

Rizzetta & Co.

8529 Southpark Circle Suite 330 Orlando,

FL 32819

Highland Meadows 2 C.D.D. Chairman

District Manager

PREPARED BY: Lopez, Josmar

Tab 7

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Proposal

• PLEASE NOTICE:



We are pressure-cleaning all surfaces being painted.

Cover plants, floors, and anything else not being painted.

Fill all cracks on the concrete with SW Elastomeric Flexible Concrete patch. (Concrete patch help prevent any water filtration that could cause damage to your property)

Apply One coat of Sherwin Williams Loxon Conditioner Acrylic Sealer to all areas. Loxon is a clear primer that helps repel water, hold shaky paint and provide excellent new paint adhesion.

Apply up to Two Coats to all areas wherever needed.

Sherwin Williams Latitude Exterior Acrylic Latex Satin *(Unless you choose to upgrade the paint)* We will spray and back rolled all rough surfaces.

We estimate the job will take around — 4 weeks to complete.

EXCLUDED:

The back side of the walls (except on the walls with the signs wherever we have access) and anything else not specified in this proposal.

PLEASE NOTE:

*Our promise to our customers is to apply up to two coats of paint as long as the value/intensity of the new colors you select won't significantly differ from the current ones on the house. Up to two coats for us mean we will only apply a second coat **if needed and where it is needed.** If the color you select to paint your house requires us to apply a coat of primer or a second coat of paint to the entire house, it will be described above.. We do it this way to make it fair for our customers and us. As in our many years of experience in this business, we have learned that some competitors offer a second coat and don't tell the customers in advance they are doing what we describe above. Also, some contractors count spraying the walls as one coat and back rolling as a second coat. **It is just one coat of paint for us, as we always back-rolled all stucco.***

PAINT UPGRADE:

To Sherwin Williams Duration Acrylic Latex, it will be \$3,960.00 extra.

We offer 60 month warranty on our labor when using the Duration paint, (24 months more than when using Latitude). and the manufacturer offer a limited lifetime warranty against cracking, flaking, and peeling.

Our prep process is the same regardless of product, and this is the most important, above all, as excellent prep work will extend the paint job's life.

• **Front Sides of all peripheral walls & columns**

- NEW COLORUNITS/QTY#COATSCOST
- Pressure Clean & Setup1.001\$5,571.72
-
- Mask & Prep1.001\$3,962.99
-
- Sealer ApplicationSW Loxon Conditioner: Front Sides of all concrete peripheral walls-Seale1.001\$3,335.19
-
- Walls & ColumnsLatitude Exterior Acrylic: TBD1.001\$7,690.55
-
- Trims & Signs backgroundLatitude Exterior Acrylic: TBD1.001\$8,789.20
-
- Touch Ups & Clean Up1.001\$4,786.97
-
- Materials\$13,148.16
-
- FRONT SIDES OF ALL PERIPHERAL WALLS & COLUMNS SUBTOTAL\$47,284.78

LABOR
\$34,136.62

LABOR SUBTOTAL
\$34,136.62

MATERIALS
\$13,148.16

MATERIALS SUBTOTAL
\$13,148.16

GRAND TOTAL
\$47,284.78

OPTIONS

Note: The following options have not been included in the Grand Total.

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Paint Options

We are proud to offer Sherwin Williams paints. No other brand of paint delivers the same level of coverage and durability to insure a beautiful, smooth finish and stunning color for years to come.



Latitude Exterior Acrylic

Weather the extremes with Latitude™ Exterior Acrylic. This moisture-resistant paint is formulated with ClimateFlex Technology™ that applies smoothly in extreme temperatures so you can paint with confidence despite the forecast.



Duration Exterior

- Excellent durability and hide.
- Formulated with PermaLast™ Technology – for more durability and a thicker coat than ordinary latex paint.
- Excellent protection from cracking, peeling and blistering
- Flash rust resistance minimizes nail head rusting and its tannin bleed resistance is better than conventional latex paints.
- Self-priming – use one coat for repaints and two coats for unpainted surfaces.
- Low temperature application down to 35° F.
- Sherwin-Williams VinylSafe® paint colors allow you the freedom to choose from 100 color options, including a limited selection of darker colors formulated to resist warping or buckling when applied to sound, stable vinyl siding.

- Available in flat, satin, gloss, and Low Lustre
- Backed by a lifetime limited warranty.

60 Months Labor Warranty.



Loxon Acrylic Conditioner

Discover excellent topcoat adhesion on concrete or brick with Loxon Acrylic Conditioner. Loxon Conditioner bonds light chalk, and dusting concrete. Plus, since its dry to the touch in 30 minutes and ready for recoating in just 3 hours.



First Option



Second



Third



Fourth



Signs walls background color

Please notice in this picture the main color is the Mindful Gray, the trims is the Oyster White and the background is Loggia. We can use the same background color with any of the color combinations choices, or if you prefer, we can find a different color for the background color.

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Painting Service Agreement

The parties agree that \$47,284.78 will be paid as follows:
1/3 deposit when contract is signed. Balance is due upon completion.

<p>CLIENT</p> <p>Rizzetta & Company</p> <p>8529 South Park Circle Suite 330 Orlando, FL 32819</p> <p>(the "Client")</p>	<p>CONTRACTOR</p> <p>Well Painted of Central Florida</p> <p>255 S. Orange Ave, Orlando FL 32801</p> <p>(the "Contractor")</p>
--	--

BACKGROUND

1. The Client is of the opinion that the Contractor has the necessary qualifications, experience and abilities to provide services to the Client.
2. The Contractor is agreeable to providing such services to the Client on the terms and conditions set out in this Agreement.

IN CONSIDERATION OF the matters described above and of the mutual benefits and obligations set forth in this Agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the Client and the Contractor (individually the "Party" and collectively the "Parties" to this Agreement) agree as follows:

SERVICES PROVIDED

1. The Client hereby agrees to engage the Contractor to provide the Client with the following services (the "Services"):
Painting the sides facing the street of all peripheral concrete walls and columns of the Highland Meadow Community, located on 10th Street, Olsen rd and Patterson Rd respectably in Haines City Florida.
2. The Services will also include any other tasks which the Parties may agree on. The Contractor hereby agrees to

provide such Services to the Client.

TERM OF AGREEMENT

3. The term of this Agreement (the "Term") will begin on the date of this Agreement and will remain in full force and effect until the completion of the Services, subject to earlier termination as provided in this Agreement. The Term may be extended with the written consent of the Parties.

4. In the event that either Party wishes to terminate this Agreement prior to the completion of the Services, that Party will be required to provide 7 days' written notice to the other Party.

PERFORMANCE

5. The Parties agree to do everything necessary to ensure that the terms of this Agreement take effect.

CURRENCY

6. Except as otherwise provided in this Agreement, all monetary amounts referred to in this Agreement are in USD (US Dollars).

COMPENSATION

7. The Contractor will charge the Client the total amount of \$47,284.78 for all labor and materials for such services (the "Compensation").

8. A deposit of \$16,000 (the "Deposit") is payable by the Client upon execution of this Agreement.

9. For the remaining amount, the Contractor will invoice the Client when the Services are complete.

10. Invoices submitted by the Contractor to the Client are due within 30 days of receipt.

11. In the event that this Agreement is terminated by the Client or the contractor prior to completion of the Services but where the Services have been partially performed, the Contractor will be entitled to pro rata payment of the Compensation to the date of termination for labor and materials, provided that there has been no breach of contract on the part of the Contractor or the client.

12. The Compensation as stated in this Agreement does not include sales tax, or other applicable duties as may be required by law. Any sales tax and duties required by law will be charged to the Client in addition to the Compensation.

CAPACITY/INDEPENDENT CONTRACTOR

13. In providing the Services under this Agreement it is expressly agreed that the Contractor is acting as an independent contractor and not as an employee. The Contractor and the Client acknowledge that this Agreement does not create a partnership or joint venture between them, and is exclusively a contract for service. The Client is not required to pay, or make any contributions to, any social security, local, state or federal tax, unemployment compensation, workers' compensation, insurance premium, profit-sharing, pension or any other employee benefit for the Contractor during the Term. The Contractor is responsible for paying, and complying with reporting requirements for, all local, state and federal taxes related to payments made to the Contractor under this Agreement.

RIGHT OF SUBSTITUTION

14. Except as otherwise provided in this Agreement, the Contractor may, at the Contractor's absolute discretion, engage a third party sub-contractor to perform some or all of the obligations of the Contractor under this Agreement and the Client will not hire or engage any third parties to assist with the provision of the Services.

1. 15. In the event that the Contractor hires a sub-contractor:

- the Contractor will pay the sub-contractor for its services and the Compensation will remain payable by the Client to the Contractor.
- for the purposes of the indemnification clause of this Agreement, the sub-contractor is an agent of the Contractor.

AUTONOMY

16. Except as otherwise provided in this Agreement, the Contractor will have full control over working time, methods, and decision making in relation to provision of the Services in accordance with the Agreement. The Contractor will work autonomously and not at the direction of the Client. However, the Contractor will be responsive to the reasonable needs and concerns of the Client.

EQUIPMENT

17. Except as otherwise provided in this Agreement, the Contractor will provide at the Contractor's own expense, any and all tools, machinery, equipment, raw materials, supplies, work wear and any other items or parts necessary to deliver the Services in accordance with the Agreement.

NO EXCLUSIVITY

18. The Parties acknowledge that this Agreement is non-exclusive and that either Party will be free, during and after the Term, to engage or contract with third parties for the provision of services similar to the Services.

NOTICE

19. All notices, requests, demands or other communications required or permitted by the terms of this Agreement will be given in writing and delivered to the Parties at the following addresses:

- Rizzetta & Company

8529 South Park Circle Suite 330 Orlando, FL 32819

- Well Painted of Central Florida

255 S. Orange Ave, Orlando FL 32801

or to such other address as either Party may from time to time notify the other, and will be deemed to be properly delivered (a) immediately upon being served personally, (b) two days after being deposited with the postal service if served by registered mail, or (c) the following day after being deposited with an overnight courier.

INDEMNIFICATION

20. Except to the extent paid in settlement from any applicable insurance policies, and to the extent permitted by applicable law, each Party agrees to indemnify and hold harmless the other Party, and its respective affiliates, officers, agents, employees, and permitted successors and assigns against any and all claims, losses, damages, liabilities, penalties, punitive damages, expenses, reasonable legal fees and costs of any kind or amount whatsoever, which result from or arise out

of any act or omission of the indemnifying party, its respective affiliates, officers, agents, employees, and permitted successors and assigns that occurs in connection with this Agreement. This indemnification will survive the termination of this Agreement.

MODIFICATION OF AGREEMENT

21. Any amendment or modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement will only be binding if evidenced in writing signed by each Party or an authorized representative of each Party.

TIME OF THE ESSENCE

22. Time is of the essence in this Agreement. No extension or variation of this Agreement will operate as a waiver of this provision.

ASSIGNMENT

23. The Contractor will not voluntarily, or by operation of law, assign or otherwise transfer its obligations under this Agreement without the prior written consent of the Client.

ENTIRE AGREEMENT

24. It is agreed that there is no representation, warranty, collateral agreement or condition affecting this Agreement except as expressly provided in this Agreement.

ENUREMENT

25. This Agreement will enure to the benefit of and be binding on the Parties and their respective heirs, executors, administrators and permitted successors and assigns.

TITLES/HEADINGS

26. Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Agreement.

GENDER

27. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.

GOVERNING LAW

28. This Agreement will be governed by and construed in accordance with the laws of the State of Florida.

SEVERABILITY

29. In the event that any of the provisions of this Agreement are held to be invalid or unenforceable in whole or in part, all other provisions will nevertheless continue to be valid and enforceable with the invalid or unenforceable parts severed from the remainder of this Agreement.

WAIVER

30. The waiver by either Party of a breach, default, delay or omission of any of the provisions of this Agreement by the other Party will not be construed as a waiver of any subsequent breach of the same or other provisions.

31. These agreement is being signed electronically by both party.

Please take special note of the job description.

Well Painted Of Central Florida is not required to perform any projects or tasks not specifically listed.

Any extra work that needs to be performed that is not included in the bid, or that we may have missed in our initial calculations, will incur an additional charge on a Time and Material basis.

Preparation

The following procedures will be applied as necessary to your particular job under normal conditions:

Terms only apply to surfaces to be painted.

- Pressure Clean all surfaces to be painted.
- Fill all cracks around as needed with a Concrete & Masonry Patch & Sealant to prevent any water filtration into the walls.
- Spot primer where ever is necessary.
- Scrape & Sand any peeling paint and spot primer before painting it where is needed.
- We will apply a coat of a Water Repellant Acrylic Conditioner to all weather-exposed surfaces for a better new topcoat adhesion.
- Cover all plants and shrubs.
- One Coat of paint will be applied by spray and also back rolled.
- Some small areas will only be brush or/and rolled.
- Work areas will be cleaned up and debris will be taken away.
- Upon completion, leftover paint will be labeled and left at the job site.

Work Standard

- All work is to be completed in a workman-like manner according to standard practices. Worker/s will remain on the job until completion of the project. The worksite will be cleaned daily and upon project completion. All agreements are contingent upon strikes, accidents, or delays cause by rainy days or anything else beyond our control.
- The painting contractor will produce a "properly painted surface". A "properly painted surface" is one that is uniform in color and sheen. It is one that is free of foreign material, lumps, skins, sags, holidays, misses, strike-through, or insufficient coverage. It is a surface that is free of drips, spatters, spills, or over-spray which the contractors' workforce causes. Compliance to meeting the criteria of a "properly painted surface" shall be determined when viewed without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position.
- Because light reflects on shiny paint as Satin or any other gloss finishes. It is almost impossible to prevent flashing when patching the cracks on the stucco. The only way to hide it will be to paint with Flat paint. If we suggest using any glossy finish on your exterior job, you must weight the pros and cons in using it, taking into consideration the Florida weather.

Customer Responsibility

Please take specific note of the job description.

- Colors must be chosen one (1) week prior to the start date. An additional cost will be charged for color changes made after the commencement of work.
- All shrubs, plants, grass must be trim. We will need at least 24 inches to be able to paint behind.
- If changing colors, the price will include a sample of each of the colors to be used. The customer will be responsible for any additional samples.
- Notifying your neighbors about the job starting date, and make them aware of over spray and their vehicles.
- getting your colors approved from your HOA architectural board.
- **The customer is to be available to meet with the foreman on the last day of the job for a final walkthrough.**

Change Orders

- This is only a proposal and your acceptance is subject to our approval in order to make this contract binding.
- If after you agree to this work, you desire any changes or additional work, please contact us as the cost of all revisions must be agreed upon in writing. Workers are instructed not to undertake additional work without authorization.
- Starting date is to be agreed upon verbally when 1/3 deposit is made. Changes may require additional costs.
- **It is essential that the work area be available to us, free from other trades. As a result of trade interference, Well Painted Of Central Florida may leave the job and additional charges may be incurred.**

What We Won't Be Responsible For

- Damage done to any plants that are at ground level, or/and on the way to working areas, or/and where we need to place ladders.
- Disposing of any large debris from the property.
- To perform any extra work that is not included in this proposal.
- Fading paint due to the weather conditions.

Acceptance of proposal

- You must sign this agreement in order to secure a start date.
- Starting date could be delayed if the weather or other circumstances do not allow us to complete the project we are working on right before yours. We will notify you not later than 24 hours prior to the starting date.
- By signing this agreement, I acknowledge that I have read and understood the terms of this proposal.

ESTIMATE

Dehlinger Construction, LLC.
157 E Lake Brantley Dr
Longwood, FL 32779
(407) 636-9322

Sales Representative
Charles Dehlinger
charles@dehlinger.com



Miguel Vazquez
Job #23-5180 - Highland Meadows 2 CDD Phase 3
Phase 3
Davenport, FL

Estimate #	3381
Date	9/11/2023

Description	Amount
-------------	--------

Description	Amount
<p>SCOPE OF WORK:</p> <p>****Due to fluctuating material costs, the prices within are only good from 10 days of the date listed on this proposal. After which the prices will need to be verified to ensure that the costs are the same before work commences****</p> <p>***Exterior Wall Paint Summary***</p> <ul style="list-style-type: none"> - All paint colors are to be approved by the Manager/HOA/CDD before work commencement. - Contractor to pressure clean and apply one coat covering paint across wall length of 5887 square feet of concrete surface wall (both sides of wall). - Contractor to pressure clean 82,418 square feet (both sides) vinyl fence. <p>1. SURFACE PREP / MATERIALS</p> <ul style="list-style-type: none"> a. Each surface will be cleaned and prepared as specified. b. All painting materials specified are from The Sherwin-Williams Company. c. All stucco cracks will have an elastomeric coating applied before topcoat <p>2. PRESSURE WASHING</p> <ul style="list-style-type: none"> a. Pressure clean all designated surfaces using a minimum of 3000 PSI to remove dirt, chalk, and loose paint. <p>3. WORKMANSHIP AND APPLICATION CONDITIONS</p> <ul style="list-style-type: none"> a. The Contractor is not responsible for mold and other damages resulting from improper maintenance. b. The Contractor shall be responsible for and use reasonable care for the protection of the landscaping to the occupant and occupant's property. <p>***Any stucco that is deemed as delaminated and NOT properly repaired beforehand is NOT under warranty after paint is applied***</p> <p>***An elastomeric filler will be applied to all stucco cracks/stair cracking prior to the paint being applied***</p> <p>***Dehlinger does NOT warranty the existing stucco***</p> <p>***HOA to cut back any and all foliage to a minimum of 18" off of the exterior of the wall***</p> <p>Includes:</p> <ul style="list-style-type: none"> - All labor and materials to complete the above listed SOW - Water tank for pressure cleaning - HOA to provide water source for daily filling of the tank <p>Excludes:</p> <ul style="list-style-type: none"> - Anything not listed within the above SOW - Permits and fees - Engineering - Concrete - Plumbing - Framing - Electrical - Stucco repairs <p>Payment Schedule:</p> <ul style="list-style-type: none"> - 50% Mobilization deposit collected to order materials and mobilize labor - Balance due upon completion 	<p>\$54,000.00</p>

Sub Total	\$54,000.00
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When Paying by Cash or Check

Total	\$54,000.00
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When Paying by Credit/Debit Card

Convenience Fee	\$1,566.29
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Balance Due*

\$55,566.29

*Credit/Debit card payments include a convenience fee of 2.9%+29¢ per transaction.

S P E C I A L I N S T R U C T I O N S

TERMS & CONDITIONS

I. GENERAL CONDITIONS to this Contract, are as follows:

1. **Construction Schedule:**
 - a. **Commencement:** Contractor shall commence construction within ten days of issuance of all documents required for the performance of the Scope of Work ("Commencement").
 - b. **Completion:** Contractor shall make a good-faith effort to complete the Scope of Work within 45 days of Commencement ("Construction Period"); however, Owner accepts deviation from the Construction Period as a risk of the construction process.
 - c. **Occupancy:** Owner shall not direct work to be performed or place personal property in the work area until the Project is complete.
2. **Standards of Performance / Patching & Matching:**
 - a. **Standard of Performance:** Contractor will professionally perform the Scope of Work, according to standard trade practice, and in compliance with the FL Building Code.
 - b. **Nonmaterial Adjustments:** Owner (i) understands that it is often necessary to make nonmaterial adjustments to the layout, structure, and dimensions of the Scope of Work, which do not substantially affect the value or appearance of the Project, and (ii) accepts Contractor's prompt and reasonable notice of occurrence of the same - as a risk of the construction process.
 - c. **Textures & Finishes:** Certain products, finishes, or textures may slightly differ from samples or photographs; whereas, Owner accepts such variation as a risk of the construction process.
 - d. **Patching & Matching:** Contractor will use its best efforts to match existing surfaces, textures, and finishes; however, Owner accepts (minor) variations of the same as a risk of the construction process.
 - e. **Non-specified Materials:** Any detail, item, product, finish, or location of such, not specified on the Plans/Specs, will be left up to the discretion of the Contractor. Non-specified materials shall be of builder's grade and quality.
3. **Change Orders:** Should Owner, design professional, Project Exclusion, Assumption, unforeseen condition, code, or public agency mandate any modification of, or addition to the Scope of Work, such determination to be construed at the sole discretion of Contractor, all costs to perform the additional work shall be added to the Contract Sum as a change order ("Change Order"). Change Orders shall be reduced to writing; whereas, Contractor reserves the right to withhold further performance of the Scope of Work until each/all Change Orders are executed.
While Contractor shall exercise due diligence to identify all conditions affecting the Scope of Work before Contract execution, certain unknown/unforeseen circumstances are inherent to construction; whereas, Owner accepts such risks of the construction process.
4. **Owner's Obligations:**
 - a. **Access:** Owner shall (i) remove its personal property/furnishings from all work areas, and (ii) provide Contractor reasonable and adequate access to perform the Scope of Work. Contractor shall not be held liable for damage to the Owner's personal property/furnishings that are not removed from the work areas as set forth above.
 - b. **Requests for Information:** Owner shall reply to Contractor's request(s) for information and/or product selection(s) within FIVE business days of delivery of Contractor's request ("RFI"). In the event Owner fails to respond to Contractor's RFI's as set forth above, Contractor shall have the option of (i) suspending further performance on the job, or (ii) performing the selection in the Owner's place.
5. **Contractor's Obligations:**
 - a. **Insurance:** Contractor and its vendors shall maintain general liability insurance, comply with the workers' compensation laws of this state, and furnish evidence thereof upon request.
 - b. **Waivers:** Contractor shall provide conditional lien waivers in exchange for payment disbursements and a Contractor's final payment affidavit upon request.
6. **Safety / Owner's Access to Jobsite:**
 - a. To comply with OSHA safety regulations, Owner and its agents agree to (i) coordinate all work area visits through the Contractor, and (ii) wear personal protective equipment as required by the Contractor.
 - b. To maintain Project hierarchy, management, and certain confidentiality, Owner agrees to direct all communications to Contractor's designated representative only and shall refrain from communicating to Contractor's employees, project vendors, building inspectors, and other job site personnel.
7. **Remedies:**
 - a. **Punch Items:** Owner shall provide Contractor detailed, specific written notice of any alleged punch item/defective work within ten (10) days of Contractor's notification the Scope of Work is complete ("Punch Item"); whereas, Contractor shall resolve the Punch Item within FIVE business days of Delivery of the same. Owner and Contractor mutually agree to the decisions and actions to determine punch items being final, and binding, and (ii) **UNDER NO CIRCUMSTANCES SHALL OWNER WITHHOLD PAYMENT(S) DUE TO CONTRACTOR**
 - b. **Owner's Default In Payment:** In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).
 - c. **Jury Waiver:** Any dispute arising out of this Contract shall be settled by civil bench trial in the county of Contract execution; whereas, all parties waive the right to trial by jury.
 - d. **Waiver of Incidental / Consequential Damages:** Except for Contractor's remedies outlined, Owner and Contractor waive all incidental and consequential damages arising out of or relating to this Contract (for purposes of example only: damages for delay, loss of rent, and the like).
8. **Warranty / Disclaimers:**
 - a. **Warranty:**
 - i. **Workmanship:** Contractor shall provide a 2-year warranty against defective workmanship (commencing at the date of Completion).
 - ii. **Materials & Equipment:** Contractor neither provides nor makes and warranty for materials, equipment, or furnishings; whereas, any and all manufacturer's warranties for the same shall be provided to the Owner.
 - b. **EXCLUSION OF IMPLIED WARRANTIES: ALL IMPLIED WARRANTIES CONCERNING THE COMPLETION OF THE SCOPE OF WORK HEREUNDER, ARE HEREBY DISCLAIMED, TO THE EXTENT PERMITTED BY LAW, INCLUDING, BUT NOT LIMITED TO, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE, WHETHER IMPLIED OR ARISING BY OPERATION OF LAW, COURSE OF DEALING, CUSTOM, AND PRACTICE, OR OTHERWISE. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.**
 - c. **Owner's Maintenance:** Contractor will deliver a Project professionally performed in accordance with standard trade practice; however, Owner's maintenance obligations to condition or dehumidify the living space, clean & maintain caulked/painted surfaces, establish equipment and landscape service contracts, and the like begins at Project completion. The Contractor has no liability for mold and other damages resulting from improper maintenance.
9. **Force Majeure:** The Contractor shall not be responsible for any delays or damage caused by the Owner or Owner's agent, acts of God, earth settlement, or other causes beyond the reasonable control of the Contractor.
10. **Miscellaneous:**
 - a. **Severability:** If any term or provision of this Contract is illegal, invalid or unenforceable for any reason whatsoever, such term shall be revised by the minimum amount to render such term or provision to be legal, valid and enforceable. If no such revision is possible, then such term or provision shall be deemed stricken, and shall not affect the validity of the remainder of the Contract.
 - b. **Amendment:** Handwritten changes to this Contract that are mutually agreed to by as evidenced by dated signatures by Owner and Contractor shall control.
 - c. **Survival / Assignment:** This Contract is binding on both parties and shall inure to the benefit of their respective heirs, representatives, successors, and permitted assigns. This Contract shall not be assigned without the written consent of both parties.
 - d. **Notices/Delivery:** Any written notice required or contemplated under this Contract may be delivered via hand service, U.S. Mail - Return Receipt Requested, a commercial courier with proof of delivery, or electronic service (text / email) effective upon recipient's confirmation of delivery ("Delivery"). Delivery by or electronic service (text / email) is deemed confirmed when provided to the recipient's known address for receiving email or text.

*In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIC VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY AND LICENSING BOARD AT THE TELEPHONE NUMBER AND ADDRESS: 2601 BLAIR STONE ROAD, TALLAHASSEE, FLORIDA - 32399-1027 -TELEPHONE: 850-487-1395 - WEBSITE: WWW.MYFLORIDALICENSE.COM

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

*In the event of Owner's delay or default in payment, Contractor shall have the right to (i) cease work and remain idle, (ii) place a stop-work order on all permits, (iii) remove all stored materials, (iv) secure the project to prevent theft/unauthorized work; whereas, Owner agrees that: (iv) any delinquent Progress Payment shall be subject to a 1.5% per month late fee, and (v) all attorney's fees, expenses, and other costs incurred by Contractor pursuant to Owner's delay or default in payment shall be borne by Owner (including, but not limited to, damages incident to unpaid Project vendors).

Thank you for your business!
407-636-9322 | info@dehlinger.com | www.dehlinger.com
Dehlinger is a licensed General, Residential, & Roofing Contractor
#CGC1508013 | #CRC1331934 | #CCC1332558 | #CCC1331442



PROPOSAL OF SERVICES

Highland Meadows 2 Phase 3 Community Wall Repair

Dear,
Highland Meadows II Community District Development

WORK PROJECT

- All Consumables are required to perform the maintenance supplied by A&E Dream Homes.
- Repair community wall cracks.
- Repair entry lettering sign.
- Removal all delamination on both sides of the wall.
- Premium Sherwin Willins fade resistance paint color.
- Commercial grade pressure washer, if necessary.
- Comply with OSHA regulations on chemical management and safety measures in the project area.

YOUR INVESTMENT

The contract proposes a fixed price of \$54,770.92, Requires 60% deposit to initiate, additional 10% upon 50% completion, remaining 30% upon total project completion. All repairs and paint perform by A&E Homes will have a life time warranty, including graffiti removal on the walls. In consideration of the Customer's payment of the Compensation, the Vendor shall perform the services set forth in its scope of work attached hereto as "Work Project" at the service site set forth above. Unless otherwise specified. The Customer shall pay Contractor the compensation set forth and when due. If no time for

payment is specified, all amounts shall be paid within thirty (30) calendar days from the date of performance of the portion of Services invoiced for. In the event of nonpayment, Vendor shall charge, and Customer agrees to pay, interest at the rate of two percent (2%) per month on the total outstanding balance until paid in full.

TERMS

The pricing in this proposal is valid for 30 days. The Services shall be performed in a workmanlike manner. Vendor's personnel will wear uniforms, as well as all safety and PPE required by the occupational Safety and Health Administration (OSHA), while on Property.

Vendor's may immediately suspend performance of the Services without notice to Customer until payment is brought current in full. In addition, in the event of nonpayment, Vendor's may condition its continued performance (after suspension) upon Customer's payment of a deposit equal to one (1) month's Services, which shall be applied to the last month of the Term. Or to any outstanding balance owed to Vendor's by Customer in the Future.

Termination

Either party may terminate this Agreement for any reason, or for no reason, by delivering written notice of their intent to terminate this Agreement of not less than sixty (30) days to the other party. This Agreement shall begin upon the Effective Date, and shall continue for a period of twelve (12) months. Unless terminated or renewed as provided for herein, upon the expiration of the Term, this Agreement shall automatically renew for successive twelve (12) month terms. In the event of a material breach of this Agreement by either party, the other party may deliver written notice of such breach to the other party specifying such breach. Upon receipt of

such notice, the breaching party shall have ten (14) days within which to cure the complaint of breach. If the breaching party fails to cure such breach within this time period, then the other party may terminate this Agreement immediately upon additional written notice. Cause shall not exist if the alleged breach is something not the responsibility of a party hereunder.

Choice of Law; Venue; Jury Trial Waiver

Venue for any legal action or mediation arising from or relating to either this Agreement or the Services shall be proper, convenient, and exclusively held in the courts of the county wherein Vendor's principal place of business is located. If any legal action is taken by either party to enforce any provision of this Agreement against the other party, the prevailing party therefrom shall be entitled to recover from the non-prevailing party all costs, fees, and expenses arising from such legal action, including accounting costs, court costs, attorneys' fees, and all other reasonably related expenses. The term "prevailing party" means the party prevailing on the substantial matters of law at issue

in such action. BOTH PARTIES HERETO EXPRESSLY AND IRREVOCABLY WAIVE THEIR RIGHT TO A TRIAL BY JURY IN ANY LEGAL ACTION ARISING FROM OR RELATING TO THIS AGREEMENT OR THE SERVICES, AND EXPRESSLY CONSENT TO THE EXCLUSIVE PERSONAL JURISDICTION AND VENUE OF THE FOREGOING COURTS. BOTH PARTIES EXPRESSLY AGREE THAT THE LAWS OF THE STATE OF FLORIDA, EXCLUSIVE OF ITS CHOICE OF LAWS PRINCIPLES, SHALL APPLY TO THIS AGREEMENT. BOTH PARTIES EXPRESSLY ACKNOWLEDGE AND AGREE THAT THIS

AGREEMENT SHALL BE CONSIDERED TO HAVE BEEN MADE AND ENTERED INTO IN ORANGE COUNTY, FLORIDA, NOTWITHSTANDING ANY CONTRACTUAL PROVISION, LAW, OR EQUITABLE PRINCIPLE TO THE CONTRARY.

Insurance; Licensing

The Vendor represents that Contractor is fully insured for required workers' compensation coverage on its employees, and carries general liability insurance covering its Services. Contractor shall provide a copy of the same to Customer upon request. Contractor shall be responsible for obtaining any licenses and/or permits required by law for activities at the Property.

Loss; Liability

Vendor shall bear the risk of loss for any products, equipment, personal property, landscaping, flowers, grass, or shrubbery which are damaged by Vendor's Services, or any intervening or superseding cause. Furthermore, Vendor shall not be responsible for any pre-existing damage to items at the Property, even if such items are maintained as part of the Services. In addition, and without limiting the generality of the foregoing,

Vendor is not responsible for, and Customer holds Vendor harmless for: (1). damage to or maintenance/replacement of any personal property, fixtures, furnishings, or equipment located at the Property; (2). any damage due to vandalism, theft, or the actions/inactions of any third party; and (3). any damage due to operation of Vendor's equipment in performing the Services.







Highland Meadows

Notes

Photo attached is what has been found along with other documented photos of the community wall repaint on both sides. A two tone or alternative color option is available to the board upon approval.

To discuss your project and formalize this agreement, please reach out at:

A&E DREAM HOMES, LLC.

929-245-1274

AEDREAMHOMES@OUTLOOK.COM

1. Services to be performed at:

1015 Condor Drive, Haines City, FL 33844

CLIENT

Highland Meadows II Community District Development c/o

Rizzetta & Co.

8529 Southpark Circle Suite 330 Orlando,

FL 32819

Highland Meadows 2 C.D.D. Chairman

District Manager

PREPARED BY: Lopez, Josmar

ESTIMATE



Prepared For

Highland Meadows CDD c/o Rizzetta &
Company
3434 Colwell avenue suite 200 Tampa, FL
33614 Jcasanova@rizzetta.com
Tampa, Florida 33614

HP Home Maintenance Solutions LLC

2812 Shelburne Way
Saint Cloud , Florida 34772
Phone: (407) 412-3731
Email: hphomemaintenancesolutions@gmail.com
Web: Www.hphomemaintenancesolutions.com

Estimate # 83
Date 09/14/2023

Description	Total
-------------	-------

Perimeter wall painting	\$82,275.69
-------------------------	-------------

Pressure wash, prime, and paint 2 colors for perimeter wall arround Highland Meadows only top ,and front exterior walls. Colors will be chosen by the CDD committee and Rizzetta. We will provide some renderings to the community. Materials,paint, primer, and labor are included on price.

Top quality paint will be provided and warranty in written from manufacturer

Subtotal	\$82,275.69
-----------------	-------------

Total	\$82,275.69
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By signing this document, the customer agrees to the services and conditions outlined in this document.

Highland Meadows CDD c/o Rizzetta & Company

Tab 8

**FIRST ADDENDUM TO THE CONTRACT FOR
PROFESSIONAL DISTRICT SERVICES**

This First Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2023 (the “**Effective Date**”), by and between **Highland Meadows II Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Polk County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional District Services dated February 6, 2023 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: _____
PRINTED NAME: William J. Rizzetta
TITLE: President
DATE: _____

HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT

BY: _____
PRINTED NAME: _____
TITLE: Chairman/Vice Chairman
DATE: _____

ATTEST:

Vice Chairman/Assistant Secretary
Board of Supervisors

Print Name

Exhibit B – Schedule of Fees

EXHIBIT B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$3,640.00	\$43,680
Assessment Roll ¹		\$5,200
Continuing Disclosure Services ²		\$7,000
Technology Services	\$100.00	\$1,200
Total Standard On-Going Services:	\$3,740.00	\$57,080

(1) Assessment Roll is paid in one lump-sum at the time the roll is completed.

(2) Continuing Disclosure Services is paid in one lump-sum in January.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 300.00
Chief Financial Officer	\$ 250.00
Vice President	\$ 225.00
Regional District Manager	\$ 200.00
Accounting Manager	\$ 200.00
Finance Manager	\$ 200.00
District Manager	\$ 175.00
Amenity Services Manager	\$ 175.00
Clubhouse Manager	\$ 150.00
Field Services Manager/Landscape Specialist	\$ 150.00
Senior Accountant	\$ 150.00
Staff Accountant	\$ 100.00
Financial Associate	\$ 100.00
Administrative Assistant	\$ 85.00
Accounting Clerk	\$ 85.00

Tab 9



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}

ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LATHAMLUNA.COM

JAY E. LAZAROVICH
MARC L. LEVINE
JUSTIN M. LUNA
LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: CDD Board of Supervisors
From: District Counsel (Jan Albanese Carpenter, Jay Lazarovich and Kristen Trucco)
Re: New Law Requiring Ethics Training for Elected Officials and Other Legislative Updates
Date: July 6, 2023

We are providing you with information about a new law which affects all CDD Board of Supervisors, as elected local officers of independent special districts.

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete **four (4) hours of ethics training each calendar year**. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws. A copy of Section 112.3142, *Florida Statutes* is attached to this document.

The required ethics training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

There are ethics training resources available online at no cost to you. Specifically, FLC University is offering a virtual training on July 12, 2023, that will fulfill the four (4) hour requirement (<https://register.gotowebinar.com/register/1108128928632648288>), and Florida's Commission on Ethics (the "Commission") has provided several video links and other resources on their website to assist you in meeting this new requirement (<https://ethics.state.fl.us/Training/Training.aspx>).

According to the Commission, training "hours" may be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (*See* CEO 13-15 and CEO 13-24).

We recommended that you complete this training requirement by July 1st each year in order to verify your compliance with the law on your Form 1 (Statement of Financial Interests). For new

Supervisors, the Legislature intends for this ethics training to be completed as close as possible to the date of assuming office. For Supervisors elected or appointed on or before March 31st of any given year, the annual training is required to be completed on or before December 31st. For Supervisors assuming a new office after March 31st, ethics training is not required for the calendar year in which his/her term of office began.

Other Legislative Updates:

Concealed Carry: There was a change in the law regarding concealed carry of firearms; however, we would like to remind you that under Section 790.06 (12)(a)(7), *Florida Statutes*, open carry of a handgun, concealed weapons and firearms are still prohibited in meetings of the governing body of a special district.

Technology Transparency: Beginning July 1, 2023, Section 112.23, *Florida Statutes*, prohibits any officer of a district from communicating with a social media platform to request removal of content or accounts from a social media platform, as well as initiating or maintaining any agreements or working relationships with a social media platform for the purpose of content moderation. We recommend any CDDs that maintain a Facebook page or any other social media account refrain from the prohibited conduct, unless it meets one of the exceptions as listed under Section 112.23(4), *Florida Statutes*, such as routine account management, including, but not limited to, the removal or revision of the governmental entity's content or account or identification of accounts falsely posing as a governmental entity or officer; an attempt to remove content or an account that pertains to the commission of a crime or violation of Florida's public records law; or an investigation or inquiry related to an effort to prevent imminent bodily harm, loss of life or property damage.

Government and Corporate Activism: Beginning on July 1, 2023, Section 287.05701, *Florida Statutes*, prohibits requesting documentation or consideration of a vendor's social, political or ideological interests and giving preference to a vendor based on the same, when considering government contracts. This section further requires any solicitation for the procurement of contractual services by the governing body of a special district to include a provision notifying vendors of the provisions of this section.

Please feel free to contact the District Manager or our office should you have any questions on these new laws or their requirements.

Thank you.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

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

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency ~~is shall~~ not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, ~~and commissioners of community redevelopment agencies, and elected local officers of independent special districts.~~—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, ~~or~~ elected municipal officer, or elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

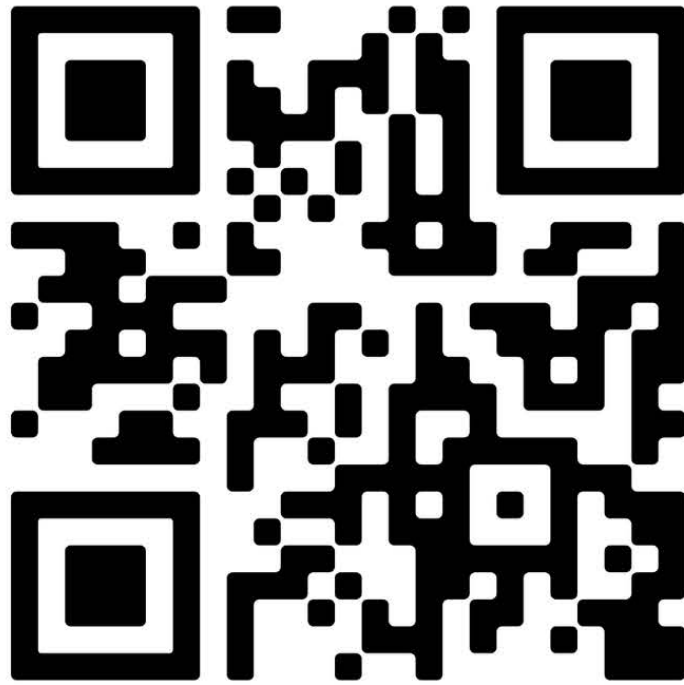
Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

Tab 10

THE HIGHLAND MEADOWS II CDD AMENITY POLICIES & RATES



SCAN ME

In response to our resident **Charles King**. We walked through both sides of woodlark dr and we were able to identify that there is only one entry point for our landscape team to have access to the grass area in question. We spoke to the residents of 2090 Woodlark Dr and we will coordinate with Counsel to send out a letter requesting the resident grant us access through the easement on their bordering their property.

Please note that there is an issue with approved fencing in this area. Property 1511 Woodlark dr has blocked the original entry point to the grass area. **It is highly advised that all fence approvals in Woodlark dr be put on hold until we can legally resolve this matter.**

Please see the photos below.

Access point 1: 1531 Woodlark dr

Property 1511 Woodlark dr is blocking an entry path to the CDD property area behind



Access Point 2: 2090 Woodlark dr The only access point left to access the CDD grass area.



In response to **Julio Burgado O'Neill** - 1621 Woodlark Dr. I spoke to Julio on the parking situation and he requested that we place this in the next agenda for a topic of discussion. **I was informed it was previously considered to have overnight parking only on holiday weekends where families would normally gather in numbers and consider no overnight parking in the community on regular calendar days. I'll cover this in my DM report section at our next meeting.** I spoke to the resident that was reported occupying multiple parking spaces, Mr. Wayne. I mentioned I was doing a walkthrough of the community and just speaking to our residents as a follow up to our ongoing pursuit of making our parking policies better for everyone. We discussed as a community to get together to resolve this ongoing issue, and he agreed that we can all try to maximize as much street parking as possible for homes with more than 2 vehicles. The conversation was pleasant and Mr. Wayne was very receptive. I will monitor this over the next few weeks.



In response to **Justin White- 133 sandestin dr**: I visited Mr. White at his property and inspected the CDD Fence behind his property. There is some encroachment by some vegetation growth from the opposite side of the fence line. I was speaking to Vicki Minter earlier today on this matter and she was able to provide me the contact information for who is in charge of the lot behind Mr. White's fence. I will follow up with the proper channels on this matter and report it to the board in our next meeting.

