



Rizzetta & Company

# Highland Meadows II Community Development District

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**Board of Supervisors  
Meeting  
October 19, 2023**

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

[www.highlandmeadows2cdd.com](http://www.highlandmeadows2cdd.com)

## **HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT**

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

<b>Board of Supervisors</b>	Miguel Santana-Vazquez Deborah Galbraith Kristen Anderson Genelle Moore Tucker	Chair Vice Chair Assistant Secretary Assistant Secretary
<b>District Manager</b>	Brian Mendes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Kristen Trucco	Latham Luna LLP.
<b>District Engineer</b>	Mark Wilson	Kimbly-Horns

**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](http://www.highlandmeadows2cdd.org)

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October 19, 2023

Board of Supervisors  
Highland Meadows Community  
Development District II

## FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Highland Meadows Community Development District II** will be held on **October 19, 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 final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. COMMUNITY UPDATES**
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting Held on September 21, 2023 ..... Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for September 2023 ..... Tab 2
- 5. BUSINESS ITEMS**
  - A. Discussion on CDD Property behind Nighthawk & Sanderling
  - B. Discussion of Parking/Bolton
  - C. Discussion of Revised Security Hours & Services
  - D. Consideration of Amenity Services Proposal(s) ..... Tab 3
  - E. Consideration of Sign Repair Proposal(s) ..... Tab 4
  - F. Consideration of Phase 3 Fence Proposal(s) ..... Tab 5
    1. HP Home Solutions Presentation of Proposal
  - G. Consideration of Field Manager Proposal(s) ..... Tab 6
  - H. Consideration of Resolution 2024-02, Designating an Assistant Secretary ..... Tab 7
  - I. Consideration of Resolution 2024-01, Declaring Seat 5 Vacancy & Setting Deadline for Application ..... Tab 8
  - J. Acceptance of Addendum to Rizzetta & Company, Inc. District Management Agreement ..... Tab 9
- 6. STAFF REPORTS**
  - A. District Counsel
    1. Attorneys Report
  - B. District Engineer
    1. District Engineer Annual Report
  - C. District Manager
    1. Discussion of Insurance Claims
    2. Discussion of Lights Out
- 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**

**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 **Thursday, September 21, 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	<b>Board Supervisor, Chairperson</b>
Deborah Galbraith	<b>Board Supervisor, Vice Chairperson</b>
Christopher Lopez	<b>Board Supervisor, Assistant Secretary</b>
Kristen Anderson	<b>Board Supervisor, Assistant Secretary</b>
Genelle Moore	<b>Board Supervisor, Assistant Secretary</b> (via phone)

Also present were:

Scott Brizendine	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Brian Mendes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jan Carpenter	<b>District Counsel, Kutak Rock LLP</b>
Kristen Trucco	<b>District Counsel, Kutak Rock LLP</b>
Mark Wilson	<b>District Engineer,</b>
Bryan Schaub	<b>Landscape Manager, Rizzetta &amp; Company, Inc.</b>
Josmar Lopez	<b>Community Maintenance, A&amp;E</b>

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**

On Motion by Mr. Lopez, seconded by Ms. Galbraith, with all in favor, the Board of Supervisors approved limiting a time frame on each supervisor to three minutes, for the Highland Meadows II Community Development District.

48 A member of the audience incurred on budget items and expenditures. Also incurred  
49 on fence issues.

50  
51  
52 A member of the audience letter is presented.

53  
54 A member of the audience states an issue with food inside the pool.

55  
56 A member of the audience states issues with community parking.

57  
58 A member of the audience states concerns about community entrance not being  
59 upkeep, as well as concerns about school bus issues.

60  
61 **THIRD ORDER OF BUSINESS**

**Landscape Inspection Report**

62  
63 Mr. Schaub presented the landscape inspection report to the board of supervisors  
64 and asked if there were any questions. There were none.

65  
66 **FOURTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisors meeting held on August 17,  
2023**

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69  
70 Mr. Mendes presented the Minutes of the Board of Supervisors meeting held on  
71 August 17, 2023 and asked if there were any questions. There were none.

72  
73 On Motion by Ms. Anderson, seconded by Mr. Santana-Vazquez, with all in favor, the Board  
74 of Supervisors approved the Minutes of the Board of Supervisors meeting held on August  
75 17, 2023, for the Highland Meadows II Community Development District.

76  
77 **FIFTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for August  
2023**

78  
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80  
81 Mr. Mendes presented the operation and maintenance expenditures for August  
82 2023 and asked if there were any questions. There were none.

83  
84 On Motion by Mr. Santana-Vazquez, seconded by Ms. Galbraith, with all in favor, the Board  
85 of Supervisors ratified the operation and maintenance expenditures for August 2023  
86 (\$93,790.66), for the Highland Meadows II Community Development District.

87  
88 **SIXTH ORDER OF BUSINESS**

**Consideration of Landscape RFP**

89  
90 Mr. Schaub presented the RFP process to the board of supervisors and asked if  
91 there were any questions.

92  
93 Counsel advised chairman to allow landscapers to present their services.  
94

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95 Miguel called upon each landscape vendor.  
96  
97  
98

99 LMP presented their proposal to the board of supervisors and asked if there were  
100 any questions.  
101

102 Yellow Stone presented their proposal to the board of supervisors and asked if  
103 there were any questions.  
104

105 Prince and Sons presented their proposal to the board of supervisors and asked if  
106 there were any questions.  
107

108 Ms. Anderson presented her notes on vendor provided. She also stated that  
109 litigation items are pending with Yellow Stone.  
110

111 Mr. Lopez stated issues with some parts of the landscape contract.  
112

113 On Motion by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Board of  
114 Supervisors approved Prince and Sons for the landscape RFP, for the Highland Meadows  
115 II Community Development District.

116  
117 **SEVENTH ORDER OF BUSINESS**

**Discussion of Allowing Food Inside the  
Pool Area**

118  
119  
120 Ms. Anderson stated that she thinks residents should be allowed to have food as long  
121 as they maintain four feet away from the wet deck. She stated that if anyone violates rules,  
122 their pool cards will be suspended. She requested counsel review the community rules.  
123

124 Mr. Lopez stated that the community should not have food inside the pool area.  
125

126 On Motion by Mr. Lopez, seconded by Ms. Galbraith, with all in favor, the Board of  
127 Supervisors motion for rules to stay as is with contingency counsel review the community  
128 rules and give recommendation, for the Highland Meadows II Community Development  
129 District.

130  
131 Ms. Galbraith stated that the community should allow food in the pool deck, but after  
132 discussion amongst fellow supervisors she retracted her statement.  
133

134 Ms. Moore stated that she would like to consider food, but with clear marked areas  
135 where residents can eat.  
136

137 On Motion by Ms. Galbraith, seconded by Ms. Anderson, with all in favor, the Board of  
138 Supervisors close discussion for allowing food inside the pool area, for the Highland  
139 Meadows II Community Development District.  
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**EIGHTH ORDER OF BUSINESS**

**Discussion of Gates within all Seven Communities**

Mr. Santana-Vazquez presented the discussion to the board.

Ms. Anderson stated that are IRS issues with having gates that are funded by bonds. She suggested considering a soft gate, but because of bonds we cannot deny access to the public.

Ms. Carpenter stated that the board should consider at least one gate to be manned to avoid issues with FEMA.

Ms. Galbraith commented that she wants to consider gates.

Mr. Lopez reported that there are thirteen entrances to the community.

Ms. Moore stated that she is in favor of gates.

Ms. Anderson stated that she is not in favor of gates.

Mr. Lopez recommended starting a committee on this process to bring information to the board.

Mr. Santana-Vazquez presented options to the board.

<p>On Motion by Ms. Galbraith, seconded by Mr. Lopez, with all in favor, the Board of Supervisors motioned to enact district staff to gather proposals and plan for gates in the next FY, for the Highland Meadows II Community Development District.</p>
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**NINTH ORDER OF BUSINESS**

**Discussion of Workshops**

Mr. Santana-Vazquez presented the workshops to the board of supervisors. He stated that two meetings per month due to all community issues.

Ms. Moore inquired about why the community would need monthly workshops.

Ms. Anderson proposed to table this item and see how the community's new rules play out.

Mr. Lopez stated that he has been conducting workshops to give information to the residents.

Mr. Santana-Vazquez spoke on concerns of communication and that monthly workshops are important.

188  
189 On Motion by Mr. Santana-Vazquez, seconded by Mr. Lopez, with a majority vote of 4-1  
190 (Ms. Anderson Opposed), the Board of Supervisors approved monthly meetings and six  
191 months of workshops, for the Highland Meadows II Community Development District.

192 Ms. Anderson stated that she would like to review the budget before approving.  
193

194 Mr. Brizendine stated that there will be additional cost to have a district manager  
195 present in workshops.  
196

197  
198 On Motion by Mr. Santana-Vazquez, seconded by Mr. Lopez, with all in favor, the Board of  
199 Supervisors approved to input all meeting minutes into the district website, for the Highland  
200 Meadows II Community Development District.

201  
202 **TENTH ORDER OF BUSINESS**

**Discussion of Termination of the  
Security and Towing Company**

203  
204  
205 Mr. Santana-Vazquez presented his concerns with the security company to the  
206 board. He presented police officer William Pastor to speak to the board.  
207

208 Inquiries were made on who would be responsible for Highland Meadows II, Haines  
209 City police department or Davenport police department.  
210

211 Officer Pastor recommended to get with Haines City crime prevention for a survey  
212 of the community. He spoke on multiple programs throughout the city.  
213

214 Mr. Mitchell (security) reports to the board on their services.  
215

216 Mr. Lopez stated we will not be terminating anyone.  
217

218 On Motion by Ms. Anderson, seconded by Mr. Santana-Vazquez, with a majority vote of 4-  
219 1 (Mr. Lopez Opposed), the Board of Supervisors approved the district manager to work on  
220 getting more proposals for this, for the Highland Meadows II Community Development  
221 District.

222  
223 **ELEVENTH ORDER OF BUSINESS**

**Discussion of Sign Repairs**

224 Mr. Santana-Vazquez opened the discussion.  
225

226 Mr. Mendes reported HP Home Solution's assessment and A&E Home's  
227 assessment.  
228

229  
230 On Motion by Ms. Anderson, seconded by Mr. Santana-Vazquez, with all in favor, the Board  
231 of Supervisors approved the district manager and engineer to gather proposals for signs,  
232 for the Highland Meadows II Community Development District.  
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**TWELFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-19,  
Designating the Meeting Schedule for  
Fiscal Year 2023-2024**

Mr. Mendes presented Resolution 2023-19 to the board of supervisors and asked if they had any questions. There were none.

On Motion by Ms. Anderson, seconded by Mr. Santana-Vazquez, with all in favor, the Board of Supervisors adopted Resolution 2023-19, Designating the Meeting Schedule for Fiscal Year 2023-2024, for the Highland Meadows II Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of a Field Manager  
Position for the Community**

Mr. Josmar Lopez (from A&E) stated that he did not get paid for installing lights.

Mr. Mendes questioned if the district paid for the solar lights weren't they to be donated?

Supervisor Lopez stated that the district paid for the cost of the solar lights not the service.

Counsel covered with the board what a field manager would be responsible for and able to do.

Ms. Anderson advised utilizing the current services the district has.

Counsel presented a resolution (2023-20) for the board to work in conjunction with the district manager.

Mr. Mendes reported to the board that district staff has been working with all vendors for overall presence of the district.

Ms. Anderson nominated herself to participate in working on resolution 2023-20.

On Motion by Ms. Anderson, seconded by Ms. Galbraith, with all in favor, the Board of Supervisors rescinded Resolution 2023-14 and 2023-15, for the Highland Meadows II Community Development District.

On Motion by Mr. Lopez, seconded by Ms. Anderson, with all in favor, the Board of Supervisors are to accept resolution 2023-20, for the Highland Meadows II Community Development District.

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**FOURTEENTH ORDER OF BUSINESS                      Consideration of Amenity Service Proposals**

Mr. Santana-Vazquez opened the discussion.  
Mr. Josmar Lopez (from A&E) presented services for the board.  
Discussion ensued amongst the board on all the options.

The board discussed in considering A&E’s proposal. Mr. Lopez (from A&E) will be clear on the scope of service and item will be tabled for next meeting.

Motion failed by Mr. Santana-Vazquez to terminate HP and award A&E the discussed contract, with a majority vote of 4-1 opposed to the motion, for the Highland Meadows II Community Development District.

On Motion by Ms. Anderson, seconded by Mr. Santana-Vazquez, with a majority vote of 4-1 (Mr. Lopez Opposed), the Board of Supervisors approved district manager to work with counsel on negotiations with HP Home Solutions on new price, for the Highland Meadows II Community Development District.

**FIFTEENTH ORDER OF BUSINESS                      Consideration of Painting Proposals**

This item was tabled by the board of supervisors until the new Fiscal Year.

**SIXTEENTH ORDER OF BUSINESS                      Consideration of Addendum to Rizzetta & Company, Inc. District Management Agreement**

This item was tabled by the board of supervisors.

**SEVENTEENTH ORDER OF BUSINESS                      Staff Reports**

- A.** District Counsel  
Counsel presented the ethics training update report to the board.
- B.** District Engineer  
Mr. Wilson stated that he will look into visibility between nighthawk and woodtank.  
Mr. Wilson will verify what can the board use construction funds for.  
Mr. Wilson stated that he will do an erosion follow-up.

It is stated that the district manger and counsel will work together on fences blocking CDD areas behind nighthawk/sanderling.



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**C.** District Manager  
Mr. Mendes presented all the items and asked the board if they had any questions.

Discussion of no overnight parking with the exception of Holidays is tabled.

**EIGHTEENTH ORDER OF BUSINESS                      Audience Comments and Supervisor Requests**

A member of the audience stated his is frustrated for the meeting running over fifty minutes.

Supervisor Lopez stated changing the parking rules is not fair to all residents.

Supervisor Lopez called for the resignation of Rizzetta.

Motion failed by Mr. Lopez for the resignation of Rizzetta, with a majority vote of 4-1 opposed to the motion, for the Highland Meadows II Community Development District.

Mr. Mendes responded to all allegations by Supervisor Lopez.

Ms. Anderson commended Rizzetta for their performance.

Ms. Galbraith expressed frustrations with communication but stated Rizzetta is doing a good job.

Ms. Moore expressed frustration on board wanting to terminate companies. (Disagrees with Supervisor Lopez call for resignation.)

**NINETEENTH ORDER OF BUSINESS                      Adjournment**

On a Motion by Ms. Galbraith, seconded by Ms. Anderson, with all in favor, the Board of Supervisors adjourned the meeting at 7:57 p.m. for the Highland Meadows II Community Development District.

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

\_\_\_\_\_  
Chairperson/Vice Chairperson

## **Tab 2**

**Highland Meadows II  
COMMUNITY DEVELOPMENT DISTRICT**

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

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2023 through September 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:       **\$ 75,434.51**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

# Highland Meadows II Community Development District

## Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30,2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Christopher Lopez	100174	CL092123	Board of Supervisors Meeting 09/21/23	\$ 200.00
City of Davenport	100169	15511 08/23 - 672	Water Services 08/23	\$ 14.97
City of Davenport	100169	6122 08/23 - 672	Water Services 08/23	\$ 175.97
City of Davenport	100169	8019 08/23 - 672	Water Services 08/23	\$ 365.47
City of Davenport	100169	8020 08/23 - 672	Water Services 08/23	\$ 84.01
Duke Energy	100170	Monthly Summary 08/23 AUTO PAY	Electric Services 08/23	\$ 7,119.25
Egis Insurance Advisors, LLC	100175	19702	Policy #100123206 - 10/01/23-10/01/24	\$ 26,015.00
Honeycomb Systems	100176	12338266	Surveillance Services 09/23	\$ 385.00
Latham, Luna, Edan & Beaudine, LLP	100177	120423	Legal Services 08/23	\$ 6,870.00
Orkin - Winter Haven	100171	2485580447	Pest Control Services 09/23	\$ 78.99
Prestige Cleaning Group Inc.	100180	2142	Pool Maintenance & Janitorial Services 08/23	\$ 4,500.00
Prince & Sons, Inc.	100178	10148	Irrigation Maintenance 09/23	\$ 393.29

# Highland Meadows II Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2023 Through September 30,2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice #</u>	<u>Transaction Description</u>	<u>Check Amount</u>
Prince & Sons, Inc.	100178	10153	Irrigation Maintenance 09/23	\$ 379.03
Prince & Sons, Inc.	100178	10157	Irrigation Maintenance 09/23	\$ 79.96
Prince & Sons, Inc.	100181	9942	Landscape Maintenance 09/23	\$ 16,000.00
Rizzetta & Company, Inc.	100167	INV0000083253	District Management Fees 09/23	\$ 3,600.00
Security And Investigation, Inc.	100168	1269	Deputy Services 08/23	\$ 2,492.00
Security And Investigation, Inc.	100172	1273	Deputy Services 09/23	\$ 2,006.00
Spectrum	EFT	0038117063023 08/23 Autopay	Telephone & Internet Services 08/23	\$ 187.97
The Ledger / News Chief/ CA Florida Holdings, LLC	100179	0005815580	Account #527032 Legal Advertising - 08/23	\$ 1,577.08
TruGreen	100182	TruGreen083123	Maintenance Services 08/23	\$ 2,910.52
<b>Total</b>				<b>\$ 75,434.51</b>

**HIGHLAND MEADOWNS II CDD**  
 Meeting Date: September 21, 2023

**SUPERVISOR PAY REQUEST**

<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:	7:57pm
Total Meeting Time:	4 1/2 Hours

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

Total at \$ 175.00 per Hour:	
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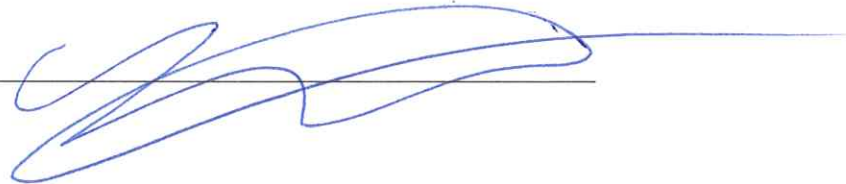
7:57pm

**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

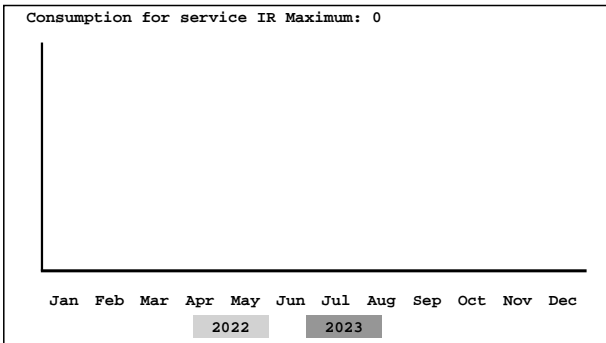
CYCLE A

BYVA

16002

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

**RECEIVED**  
09/11/23



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

\*\*\*\*\*  
FOR UP TO DATE CITY EVENTS VISIT US AT 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.

DETACH AND RETURN STUB WITH REMITTANCE



# CITY OF DAVENPORT

1 S ALLAPAHA AVE  
DAVENPORT FL 33837-0125

Account #	Bill Date	TOTAL DUE
15511	09/10/2023	\$ 14.97
Type	Due Date	
CYCLE A	10/01/2023	
PayID	Bill No	
BYVA	5126	

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

AMOUNT PAID \_\_\_\_\_

00000155119 0000014977



# CITY OF DAVENPORT

1 S ALLAPAHA AVE  
DAVENPORT FL 33837-0125

FOR BILLING INFORMATION  
CALL: (863)419-3300

HIGHLAND MEADOWS II CDD

CYCLE A

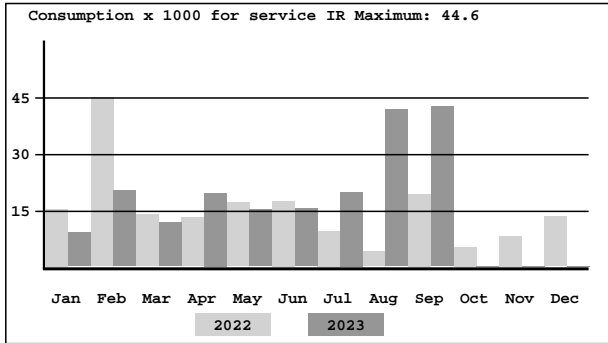
4Q2A

15000

Account #	Service Address	Billing Period	Bill Date	Due Date	TOTAL DUE			
6122	3001 Golden Eagle Way	08/05/23 to 09/04/23	09/10/2023	10/01/2023	\$ 175.97			
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
LAST PAYMENT 08/28/2023							260.47	
AW ALTERNATIVE WATER SUR	08/07	9718	09/05	10141	100.000	42300	19100	6.35
BF BACKFLOW PREVENTION FEE								5.75
IR IRRIGATION	08/07	9718	09/05	10141	100.000	42300	19100	148.97 *
							* TAXES	14.90

**RECEIVED**  
09/11/23

CURRENT CHARGES 175.97  
TOTAL AMOUNT DUE 175.97



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

FOR UP TO DATE CITY EVENTS VISIT US AT 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.

DETACH AND RETURN STUB WITH REMITTANCE



# CITY OF DAVENPORT

1 S ALLAPAHA AVE  
DAVENPORT FL 33837-0125

Account #	Bill Date	TOTAL DUE
6122	09/10/2023	\$ 175.97
Type	Due Date	
CYCLE A	10/01/2023	
PayID	Bill No	
4Q2A	1252	

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

AMOUNT PAID \_\_\_\_\_

00000061226 0000175976





# CITY OF DAVENPORT

1 S ALLAPAHA AVE  
DAVENPORT FL 33837-0125

FOR BILLING INFORMATION  
CALL: (863)419-3300

HIGHLAND MEADOWS II CDD

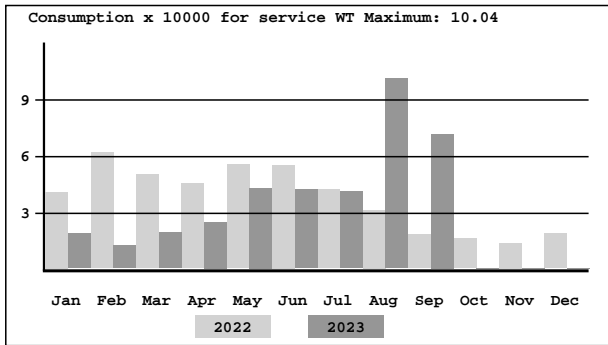
CYCLE A

66RA

151625

Account #	Service Address	Billing Period	Bill Date	Due Date	TOTAL DUE			
8019	1015 Condor Dr Cabana	08/05/23 to 09/04/23	09/10/2023	10/01/2023	\$ 365.47			
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
LAST PAYMENT 08/28/2023							494.77	
AW ALTERNATIVE WATER SUR	08/07	41802	09/05	42511	100.000	70900	17700	9.14
BF BACKFLOW PREVENTION FEE								3.00
GB GARBAGE								23.25
SC FUEL SERVICE CHARGE - GARBAGE								0.00
WT WATER SERVICE - INSID	08/07	41802	09/05	42511	100.000	70900	17700	251.34 *
WW WASTEWATER SERVICE	08/07	41802	09/05	42511	100.000	70900	17700	53.61
							* TAXES	25.13
CURRENT CHARGES							365.47	
TOTAL AMOUNT DUE							365.47	

**RECEIVED**  
09/11/23



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

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DETACH AND RETURN STUB WITH REMITTANCE



# CITY OF DAVENPORT

1 S ALLAPAHA AVE  
DAVENPORT FL 33837-0125

Account #	Bill Date	TOTAL DUE
8019	09/10/2023	\$ 365.47
Type	Due Date	
CYCLE A	10/01/2023	
PayID	Bill No	
66RA	1848	

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

AMOUNT PAID \_\_\_\_\_

00000080192 0000365478



# CITY OF DAVENPORT

1 S ALLAPAHA AVE  
DAVENPORT FL 33837-0125

FOR BILLING INFORMATION  
CALL: (863)419-3300

HIGHLAND MEADOWS II CDD

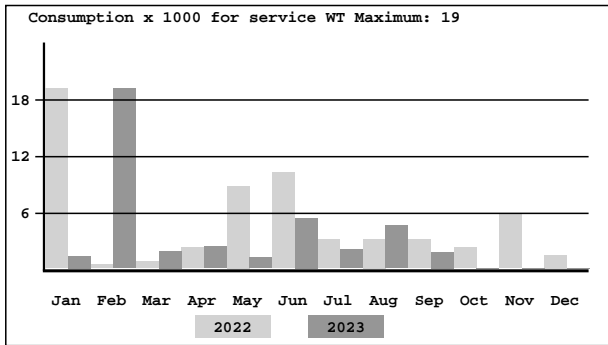
CYCLE A

66SA

151620

Account #	Service Address	Billing Period	Bill Date	Due Date	TOTAL DUE			
8020	1019 Condor Dr Pool	08/05/23 to 09/04/23	09/10/2023	10/01/2023	\$ 84.01			
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
LAST PAYMENT 08/28/2023							96.89	
AW ALTERNATIVE WATER SUR	08/07	2737	09/05	2754	100.000	1700	3000	0.32
BF BACKFLOW PREVENTION FEE								4.00
GB GARBAGE								23.25
SC FUEL SERVICE CHARGE - GARBAGE								0.00
WT WATER SERVICE - 1" &	08/07	2737	09/05	2754	100.000	1700	3000	28.64 *
WW WASTEWATER SERVICE	08/07	2737	09/05	2754	100.000	1700	3000	24.94
							* TAXES	2.86
CURRENT CHARGES								84.01
TOTAL AMOUNT DUE								84.01

**RECEIVED**  
09/11/23



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

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DETACH AND RETURN STUB WITH REMITTANCE



# CITY OF DAVENPORT

1 S ALLAPAHA AVE  
DAVENPORT FL 33837-0125

Account #	Bill Date	TOTAL DUE
8020	09/10/2023	\$ 84.01
Type	Due Date	
CYCLE A	10/01/2023	
PayID	Bill No	
66SA	1849	

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

AMOUNT PAID \_\_\_\_\_

00000080200 0000084012

Highland Meadows II

Duke Energy

Service Date: 08/05/23-09/07/23

Due Date: 9/19/2023

Account Number	Invoice Date	Amount	Location	GL Account
9100 8824 1709	09/12/23	\$ 32.77	1200 Patterson Rd Lite	4301
9100 8824 1890	09/07/23	\$ 427.50	0 10th St Lite Highland MDWS PH4A SL	4307
9100 8824 2106	09/08/23	\$ 40.57	1000 Dunlin St Sign	4301
9100 8824 2354	09/06/23	\$ 268.35	00 Patterson Rd Lite	4307
9100 8824 2750	09/11/23	\$ 32.76	331 Pheasant Dr Well	4301
9100 8824 2924	09/07/23	\$ 397.45	000 Patterson Rd Lite HM PH 6 SL	4307
9100 8826 7105	09/12/23	\$ 32.77	3950 N 10th St	4301
9100 8826 7296	09/11/23	\$ 146.02	1271 Woodlark Dr Lift	4301
9100 8826 7527	09/12/23	\$ 32.69	2901 N 10th St Entry	4301
9100 8826 8031	08/29/23	\$ 1,334.04	1015 Condor Dr Pool/Cabana	4301
9100 8826 8263	09/12/23	\$ 32.69	600 Eaglecrest Dr	4301
9100 8826 8867	09/07/23	\$ 599.86	0 N 10th St Lite Highland MDWS Ph 2	4307
9100 8826 9066	09/07/23	\$ 158.58	0000 Peterson Rd Lite	4307
9100 8826 9230	08/29/23	\$ 32.77	541 Pheasant Dr Entry Lighting	4301
9100 8826 9462	09/12/23	\$ 32.70	2901 N 10th St Well	4301
9100 8826 9652	09/07/23	\$ 589.98	0 N 10th St Lite Highland MDWS Ph 2B	4307
9100 8826 9850	08/31/23	\$ 853.47	565 Patterson Rd Light	4307
9100 8827 0035	09/12/23	\$ 32.76	999 Condor Dr Entry	4301
9100 8827 0233	09/07/23	\$ 712.29	000 Olsen Rd Lite High MW PH 3SL	4307
9100 8827 0423	09/11/23	\$ 124.09	341 Meadow Pointe DR Well	4301
9100 8827 0605	09/07/23	\$ 1,172.38	000 Patterson Rd Lite HM PH 5SL	4307
9100 8827 0796	09/11/23	\$ 32.76	108 Tanager St Irrigation	4301

<b>TOTAL</b>	<b>\$ 7,119.25</b>
--------------	--------------------

4301 \$ 1,939.39 Utility  
4307 \$ 5,179.86 Street Lights

**\$7,119.25**





## We're here for you

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### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

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### Convenient ways to pay your bill

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
Speedpay (fee applies) [duke-energy.com/pay-now](http://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](http://duke-energy.com/location)

---

### Help managing your account (not applicable for all customers)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

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### General questions or concerns

Online [duke-energy.com](http://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

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### Call before you dig

Call 800.432.4770 or 811

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### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

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### 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: Oct 9

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](http://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.



## Your usage snapshot - Continued

<b>Current electric usage for meter number 3610825</b>	
Actual reading on Sep 8	733
Previous reading on Aug 9	- 714
<hr/>	
Energy Used	19 kWh
Billed kWh	19.000 kWh

## Billing details - Electric

<b>Billing Period - Aug 09 23 to Sep 08 23</b>	
<b>Meter - 3610825</b>	
Customer Charge	\$15.55
Energy Charge	
19.000 kWh @ 10.278c	1.95
Fuel Charge	
19.000 kWh @ 5.630c	1.07
Asset Securitization Charge	
19.000 kWh @ 0.210c	0.04
Minimum Bill Adjustment	11.39
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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/>	
<b>Total Taxes</b>	<b>\$2.77</b>



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** Sep 7, 2023  
**For service** Aug 5 - Sep 6  
33 days

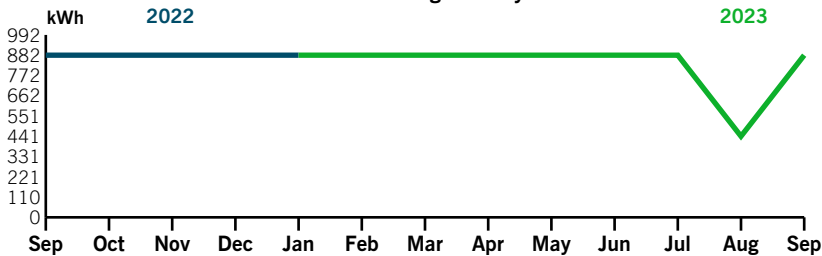
**Account number** 9100 8824 1890

## Billing summary

Previous Amount Due	\$213.70
<i>Payment Received Aug 29</i>	-213.70
Current Lighting Charges	419.08
Taxes	8.42
<b>Total Amount Due Sep 28</b>	<b>\$427.50</b>

## Your usage snapshot

Electric usage history



Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit call811.com.

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

80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 84° 80°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	882	882	10,143	845
Avg. Daily (kWh)	27	29	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

**\$427.50**  
by Sep 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

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## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### 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

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### 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

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### 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

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### 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: Oct 5

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.

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## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Aug 05 - Sep 06</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
HPS UG RDWAY 9500L	21	882 kWh
<b>Total</b>	<b>21</b>	<b>882 kWh</b>

## Billing details - Lighting

<b>Billing Period - Aug 05 23 to Sep 06 23</b>	
Customer Charge	\$1.65
Energy Charge	
882.000 kWh @ 4.784c	42.18
Fuel Charge	
882.000 kWh @ 5.270c	46.48
Asset Securitization Charge	
882.000 kWh @ 0.061c	0.54
Fixture Charge	
HPS UG RDWAY 9500L	119.28
Maintenance Charge	
HPS UG RDWAY 9500L	38.64
Pole Charge	
CONCRETE, 30/35	
21 Pole(s) @ \$8.110	170.31
<b>Total Current Charges</b>	<b>\$419.08</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.31
Gross Receipts Tax	2.33
Municipal Franchise Fee	5.78
<b>Total Taxes</b>	<b>\$8.42</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**RECEIVED**  
**SEP 12 2023**

**Service address**  
HIGHLAND MEADOWS II CDD  
1000 DUNLIN ST  
SIGN

**Bill date** Sep 8, 2023  
**For service** Aug 5 - Sep 6  
33 days

**Account number** 9100 8824 2106

## Billing summary

Previous Amount Due	\$36.65
Payment Received Aug 29	-36.65
Current Electric Charges	37.15
Taxes	3.42
<b>Total Amount Due Sep 29</b>	<b>\$40.57</b>

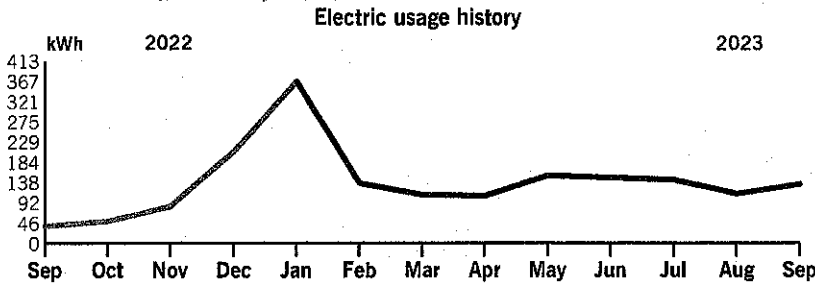


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit call811.com.

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

80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 84° 80°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	134	39	1,752	146
Avg. Daily (kWh)	4	1	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**

**\$40.57**  
by Sep 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**

026339 000001299



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**

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800.228.8485

---

**Convenient ways to pay your bill**

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Speedpay (fee applies) [duke-energy.com/pay-now](http://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](http://duke-energy.com/location)

---

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**General questions or concerns**

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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](http://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: Oct 5**

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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](http://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.



Your usage snapshot - Continued

<b>Current electric usage for meter number 4303845</b>	
Actual reading on Sep 6	6177
Previous reading on Aug 5	- 6043
<hr/>	
Energy Used	134 kWh
Billed kWh	134.000 kWh

Billing details - Electric

<b>Billing Period - Aug 05 23 to Sep 06 23</b>	
<b>Meter - 4303845</b>	
Customer Charge	\$15.55
Energy Charge	
134.000 kWh @ 10.278c	13.78
Fuel Charge	
134.000 kWh @ 5.630c	7.54
Asset Securitization Charge	
134.000 kWh @ 0.210c	0.28
<hr/>	
<b>Total Current Charges</b>	<b>\$37.15</b>

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.95
Municipal Franchise Fee	2.44
<hr/>	
<b>Total Taxes</b>	<b>\$3.42</b>

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duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
HIGHLAND MEADOWS II CDD  
00 PATTERSON RD  
LITE

**Bill date** Sep 6, 2023  
**For service** Aug 4 - Sep 5  
33 days

**Account number** 9100 8824 2354

## Billing summary

Previous Amount Due	\$268.32
<i>Payment Received Aug 29</i>	-268.32
Current Lighting Charges	265.31
Taxes	3.04
<b>Total Amount Due Sep 27</b>	<b>\$268.35</b>



Thank you for your payment.

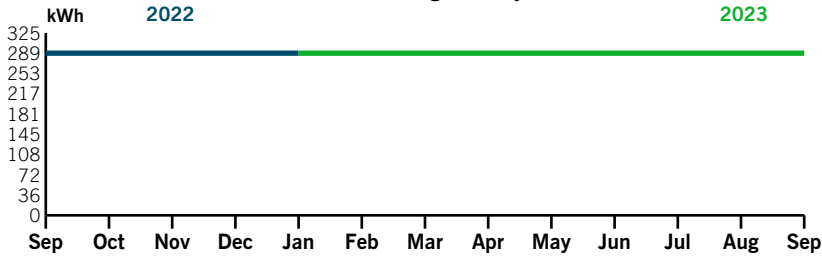
Your account has past due amount of \$268.32 and electric service may be disconnected. Please pay immediately.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit call811.com.

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

80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 84° 80°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	289	289	3,468	289
Avg. Daily (kWh)	9	9	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

### Amount due

**\$268.35**  
by Sep 27

*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

889100882423540006600000000000000002683500000268352



## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### 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

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### 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

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### 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

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### 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: Oct 4

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](http://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.



## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Aug 04 - Sep 05</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
48W LED ROADWAY UG	17	289 kWh
<b>Total</b>	<b>17</b>	<b>289 kWh</b>

## Billing details - Lighting

<b>Billing Period - Aug 04 23 to Sep 05 23</b>	
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 @ 0.061c	0.18
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
<b>Total Current Charges</b>	<b>\$265.31</b>

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
<b>Total Taxes</b>	<b>\$3.04</b>







## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### 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

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### 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

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### 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

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### 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: Oct 6

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](http://duke-energy.com/home/billing/special-assistance/medically-essential).

### Special Needs Customers

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### 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.



## Your usage snapshot - Continued

<b>Current electric usage for meter number 3870704</b>	
Actual reading on Sep 7	1015
Previous reading on Aug 8	- 998
<hr/>	
Energy Used	17 kWh
Billed kWh	17.000 kWh

## Billing details - Electric

<b>Billing Period - Aug 08 23 to Sep 07 23</b>	
<b>Meter - 3870704</b>	
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 @ 0.210c	0.04
Minimum Bill Adjustment	11.71
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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/>	
<b>Total Taxes</b>	<b>\$2.76</b>





## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### 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

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### 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

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### 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

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### 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: Oct 5

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

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### Medical Essential Program

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### Special Needs Customers

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### Para nuestros clientes que hablan Español

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## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Aug 05 - Sep 06</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
48W LED ROADWAY OVHD	1	17 kWh
50W LED RW GRY MICRO III 3K OH	1	17 kWh
HPS UG RDWAY 9500L	18	756 kWh
<b>Total</b>	<b>20</b>	<b>790 kWh</b>

## Billing details - Lighting

<b>Billing Period - Aug 05 23 to Sep 06 23</b>	
Customer Charge	\$1.65
Energy Charge	
790.000 kWh @ 4.784c	37.80
Fuel Charge	
790.000 kWh @ 5.270c	41.63
Asset Securitization Charge	
790.000 kWh @ 0.061c	0.48
Fixture Charge	
HPS UG RDWAY 9500L	102.24
48W LED ROADWAY OVHD	4.29
50W LED RW GRY MICRO III 3K OH	3.69
Maintenance Charge	
HPS UG RDWAY 9500L	33.12
48W LED ROADWAY OVHD	1.39
50W LED RW GRY MICRO III 3K OH	1.39
Pole Charge	
CONCRETE, 30/35	
20 Pole(s) @ \$8.110	162.20
<b>Total Current Charges</b>	<b>\$389.88</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.29
Gross Receipts Tax	2.09
Municipal Franchise Fee	5.19
<b>Total Taxes</b>	<b>\$7.57</b>



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 Sep 12, 2023  
For service Aug 9 - Sep 8  
31 days

Account number **9100 8826 7105**

## Billing summary

Previous Amount Due	\$32.77
<i>Payment Received Aug 29</i>	-32.77
Current Electric Charges	30.00
Taxes	2.77
<b>Total Amount Due Oct 03</b>	<b>\$32.77</b>

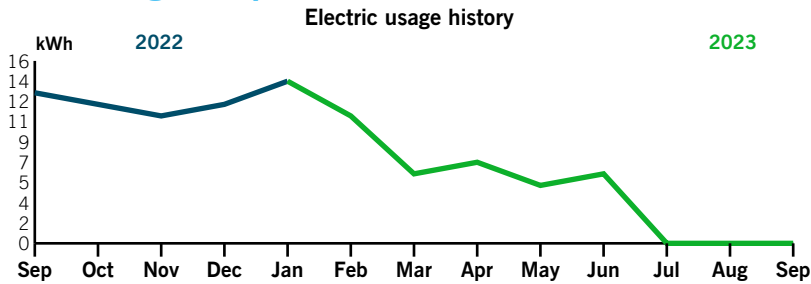


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit call811.com.

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

80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 84° 81°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	13	84	7
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**

### Amount due

**\$32.77**  
by Oct 3

*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

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## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### 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

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### 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

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### 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

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### 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: Oct 9

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](http://duke-energy.com/home/billing/special-assistance/medically-essential).

### Special Needs Customers

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### 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.



## Your usage snapshot - Continued

Current electric usage for meter number 3615634	
Actual reading on Sep 8	567
Previous reading on Aug 9	- 567
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh

## Billing details - Electric

Billing Period - Aug 09 23 to Sep 08 23	
<b>Meter - 3615634</b>	
Customer Charge	\$15.55
Minimum Bill Adjustment	14.45
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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/>	
<b>Total Taxes</b>	<b>\$2.77</b>







## We're here for you

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### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

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### Convenient ways to pay your bill

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
Speedpay (fee applies) [duke-energy.com/pay-now](http://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](http://duke-energy.com/location)

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### Help managing your account (not applicable for all customers)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

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### General questions or concerns

Online [duke-energy.com](http://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

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### Call before you dig

Call 800.432.4770 or 811

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### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

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### 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: Oct 6

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.

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 177934</b>	
Actual reading on Sep 7	36014
Previous reading on Aug 8	- 35281
<hr/>	
Energy Used	733 kWh
Billed kWh	733.000 kWh

## Billing details - Electric

<b>Billing Period - Aug 08 23 to Sep 07 23</b>	
<b>Meter - 177934</b>	
Customer Charge	\$15.55
Energy Charge	
733.000 kWh @ 10.278c	75.33
Fuel Charge	
733.000 kWh @ 5.630c	41.27
Asset Securitization Charge	
733.000 kWh @ 0.210c	1.54
<hr/>	
<b>Total Current Charges</b>	<b>\$133.69</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.10
Gross Receipts Tax	3.43
Municipal Franchise Fee	8.80
<hr/>	
<b>Total Taxes</b>	<b>\$12.33</b>





## We're here for you

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### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

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### Convenient ways to pay your bill

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
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For hearing impaired TDD/TTY 711  
International 1.407.629.1010

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### Call before you dig

Call 800.432.4770 or 811

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### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

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### Your usage snapshot - Continued

<b>Current electric usage for meter number 4506646</b>	
Estimated reading on Aug 22	82
Previous reading on Aug 9	- 82
<hr/>	
Energy Used	0 kWh
<b>Current electric usage for meter number 8354890 *</b>	
Actual reading on Sep 8	216
Previous reading on Aug 22	- 216
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh

\* New Meter

### Billing details - Electric

<b>Billing Period - Aug 09 23 to Sep 08 23</b>	
<b>Meter - 4506646</b>	
<b>Meter - 8354890</b>	
Customer Charge	\$15.55
Minimum Bill Adjustment	14.45
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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/>	
<b>Total Taxes</b>	<b>\$2.69</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

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

**Bill date** Aug 29, 2023  
**For service** Jul 26 - Aug 25  
31 days

Account number **9100 8826 8031**

## Billing summary

Previous Amount Due	\$1,521.74
Payment Received Jul 27	-363.84
Current Electric Charges	1,221.44
Taxes	112.60
<b>Total Amount Due Sep 19</b>	<b>\$2,491.94</b>

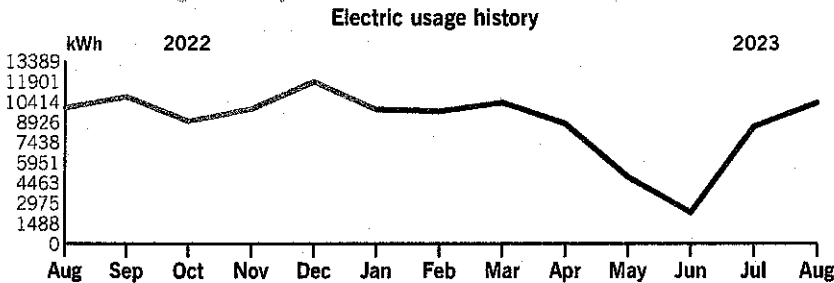


Thank you for your payment.

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](http://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° 84°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10,376	9,973	106,599	8,883
Avg. Daily (kWh)	335	332	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](http://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**

**\$2,491.94**  
by Sep 19

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**

012689 000001226  
HIGHLAND MEADOWS II CDD  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

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

88910088268031000660000115790000013340400002491943



We're here for you

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**Report an emergency**

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

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**Convenient ways to pay your bill**

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By mail payable to Duke Energy P.O. Box 1094  
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**General questions or concerns**

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For hearing impaired TDD/TTY 711  
International 1.407.629.1010

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**Call before you dig**

Call 800.432.4770 or 811

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**Check utility rates**

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

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**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: Sep 25**

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.

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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.

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Your usage snapshot - Continued

<b>Current Electric Usage</b>		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
178442	Actual	Jul 26 - Aug 25
<u>Usage Values</u>		
Billed kWh		10,376.059 kWh
Billed Demand kW		16.494 kW
Load Factor		84.55 %

Billing details - Electric

<b>Billing Period - Jul 26 23 to Aug 25 23</b>	
<b>Meter - 178442</b>	
Customer Charge	\$16.03
Energy Charge	
10,376.059 kWh @ 3.932c	407.99
Fuel Charge	
10,376.059 kWh @ 5.630c	584.17
Demand Charge	
16.494 kW @ \$11.96	197.27
Asset Securitization Charge	
10,376.059 kWh @ 0.154c	15.98
<b>Total Current Charges</b>	<b>\$1,221.44</b>

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.90
Gross Receipts Tax	31.34
Municipal Franchise Fee	80.36
<b>Total Taxes</b>	<b>\$112.60</b>

fb.def.duke.bills.20230828201318.99.atp-25379-000001226







## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### Convenient ways to pay your bill

Online	duke-energy.com/billing
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For hearing impaired TDD/TTY	711
International	1.407.629.1010

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### Call before you dig

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### Check utility rates

Check rates and charges	duke-energy.com/rates
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## Your usage snapshot - Continued

<b>Current electric usage for meter number 3549115</b>	
Actual reading on Sep 8	962
Previous reading on Aug 9	- 949
<hr/>	
Energy Used	13 kWh
Billed kWh	13.000 kWh

## Billing details - Electric

<b>Billing Period - Aug 09 23 to Sep 08 23</b>	
<b>Meter - 3549115</b>	
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 @ 0.210c	0.03
Minimum Bill Adjustment	12.35
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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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/>	
<b>Total Taxes</b>	<b>\$2.69</b>





## We're here for you

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---

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## Important to know

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## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Aug 05 - Sep 06</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50 MICRO II 3K UG	1	17 kWh
50W LED RW GRY MICRO III 3K OH	1	17 kWh
HPS UG RDWAY 9500L	28	1,176 kWh
<b>Total</b>	<b>30</b>	<b>1,210 kWh</b>

## Billing details - Lighting

<b>Billing Period - Aug 05 23 to Sep 06 23</b>	
Customer Charge	\$1.65
Energy Charge	
1,210.000 kWh @ 4.784c	57.88
Fuel Charge	
1,210.000 kWh @ 5.270c	63.77
Asset Securitization Charge	
1,210.000 kWh @ 0.061c	0.74
Fixture Charge	
HPS UG RDWAY 9500L	159.04
50 MICRO II 3K UG	3.69
50W LED RW GRY MICRO III 3K OH	3.69
Maintenance Charge	
HPS UG RDWAY 9500L	51.52
50 MICRO II 3K UG	1.39
50W LED RW GRY MICRO III 3K OH	1.39
Pole Charge	
CONCRETE, 30/35	
30 Pole(s) @ \$8.110	243.30
<b>Total Current Charges</b>	<b>\$588.06</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.43
Gross Receipts Tax	3.18
Municipal Franchise Fee	8.19
<b>Total Taxes</b>	<b>\$11.80</b>







## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### Call before you dig

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### Check utility rates

Check rates and charges	duke-energy.com/rates
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St Petersburg, FL 33733

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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](http://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.

## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Aug 05 - Sep 06</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
48W LED ROADWAY UG	10	170 kWh
<b>Total</b>	<b>10</b>	<b>170 kWh</b>

## Billing details - Lighting

<b>Billing Period - Aug 05 23 to Sep 06 23</b>	
Customer Charge	\$1.65
Energy Charge	
170.000 kWh @ 4.784c	8.13
Fuel Charge	
170.000 kWh @ 5.270c	8.96
Asset Securitization Charge	
170.000 kWh @ 0.061c	0.10
Fixture Charge	
48W LED ROADWAY UG	42.90
Maintenance Charge	
48W LED ROADWAY UG	13.90
Pole Charge	
CONCRETE, 30/35	
10 Pole(s) @ \$8.110	81.10
<b>Total Current Charges</b>	<b>\$156.74</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.12
Gross Receipts Tax	0.48
Municipal Franchise Fee	1.24
<b>Total Taxes</b>	<b>\$1.84</b>



duke-energy.com  
877.372.8477

# Your Energy Bill

**Service address**  
HIGHLAND MEADOWS II CDD  
541 PHEASANT DR  
ENTRY LIGHTING

**Bill date** Aug 29, 2023  
**For service** Jul 26 - Aug 25  
31 days

**Account number** 9100 8826 9230

## Billing summary

Previous Amount Due	\$78.54
Payment Received Jul 27	-45.77
Current Electric Charges	30.00
Taxes	2.77
<b>Total Amount Due Sep 19</b>	<b>\$65.54</b>

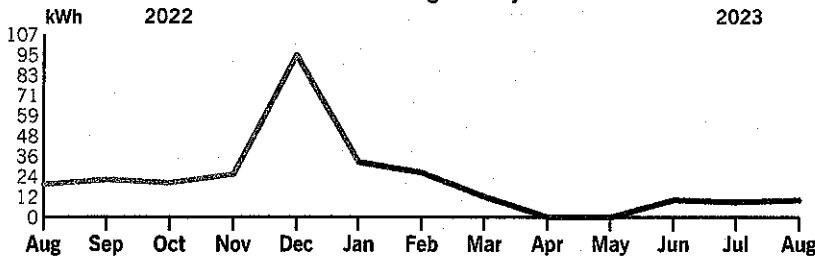


Thank you for your payment.

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

Electric usage history



To help us repair malfunctioning streetlights, quickly: 1. Visit [duke-energy.com/lightrepair](http://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° 84°

	Current Month	Aug 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	10	19	261	22
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](http://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**

**\$65.54**  
by Sep 19

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**

012687 000001226



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



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

88910088269230000660000003277000000327700000065541



We're here for you

**Report an emergency**

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

**Convenient ways to pay your bill**

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
Speedpay (fee applies) [duke-energy.com/pay-now](http://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](http://duke-energy.com/location)

**Help managing your account** (not applicable for all customers)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

**General questions or concerns**

Online [duke-energy.com](http://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](http://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: Sep 25**

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](http://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**

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Your usage snapshot - Continued

<b>Current electric usage for meter number 1026849</b>	
Actual reading on Aug 25	970
Previous reading on Jul 26	- 960
<hr/>	
Energy Used	10 kWh
Billed kWh	10.000 kWh

Billing details - Electric

<b>Billing Period - Jul 26 23 to Aug 25 23</b>	
<b>Meter - 1026849</b>	
Customer Charge	\$15.55
Energy Charge	
10.000 kWh @ 10.278c	1.02
Fuel Charge	
10.000 kWh @ 5.630c	0.56
Asset Securitization Charge	
10.000 kWh @ 0.179c	0.02
Minimum Bill Adjustment	12.85
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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/>	
<b>Total Taxes</b>	<b>\$2.77</b>







## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### 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

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### 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

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### 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

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### 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: Oct 9

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.

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 4336733</b>	
Actual reading on Sep 8	8939
Previous reading on Aug 9	- 8887
<hr/>	
Energy Used	52 kWh
Billed kWh	52.000 kWh

## Billing details - Electric

<b>Billing Period - Aug 09 23 to Sep 08 23</b>	
<b>Meter - 4336733</b>	
Customer Charge	\$15.55
Energy Charge	
52.000 kWh @ 10.278c	5.34
Fuel Charge	
52.000 kWh @ 5.630c	2.93
Asset Securitization Charge	
52.000 kWh @ 0.210c	0.11
Minimum Bill Adjustment	6.07
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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	1.91
<hr/>	
<b>Total Taxes</b>	<b>\$2.70</b>





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** Sep 7, 2023  
**For service** Aug 5 - Sep 6  
33 days

**Account number** 9100 8826 9652

## Billing summary

Previous Amount Due	\$452.23
Payment Received Aug 29	-452.23
Current Lighting Charges	578.12
Taxes	11.86
<b>Total Amount Due Sep 28</b>	<b>\$589.98</b>



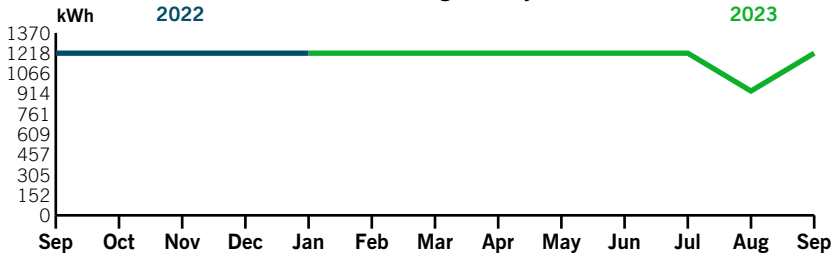
Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full working days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit call811.com.

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

80° 74° 71° 63° 63° 68° 71° 75° 77° 80° 83° 84° 80°

	Current Month	Sep 2022	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,218	1,218	14,332	1,194
Avg. Daily (kWh)	37	37	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

**\$589.98**  
by Sep 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

8891008826965200066000000000000000005899800000589982



## We're here for you

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### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

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### Convenient ways to pay your bill

Online [duke-energy.com/billing](http://duke-energy.com/billing)  
Automatically from your bank account [duke-energy.com/automatic-draft](http://duke-energy.com/automatic-draft)  
Speedpay (fee applies) [duke-energy.com/pay-now](http://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](http://duke-energy.com/location)

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### Help managing your account (not applicable for all customers)

Register for free paperless billing [duke-energy.com/paperless](http://duke-energy.com/paperless)  
Home [duke-energy.com/manage-home](http://duke-energy.com/manage-home)  
Business [duke-energy.com/manage-bus](http://duke-energy.com/manage-bus)

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### General questions or concerns

Online [duke-energy.com](http://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

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### Call before you dig

Call 800.432.4770 or 811

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### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

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### 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: Oct 5

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](http://duke-energy.com/home/billing/special-assistance/medically-essential).

### Special Needs Customers

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### Para nuestros clientes que hablan Español

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## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Aug 05 - Sep 06</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
HPS UG RDWAY 9500L	29	1,218 kWh
<b>Total</b>	<b>29</b>	<b>1,218 kWh</b>

## Billing details - Lighting

<b>Billing Period - Aug 05 23 to Sep 06 23</b>	
Customer Charge	\$1.65
Energy Charge	
1,218.000 kWh @ 4.784c	58.27
Fuel Charge	
1,218.000 kWh @ 5.270c	64.19
Asset Securitization Charge	
1,218.000 kWh @ 0.061c	0.74
Fixture Charge	
HPS UG RDWAY 9500L	164.72
Maintenance Charge	
HPS UG RDWAY 9500L	53.36
Pole Charge	
CONCRETE, 30/35	
29 Pole(s) @ \$8.110	235.19
<b>Total Current Charges</b>	<b>\$578.12</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.43
Gross Receipts Tax	3.20
Municipal Franchise Fee	8.23
<b>Total Taxes</b>	<b>\$11.86</b>





We're here for you

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**Report an emergency**

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

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**Convenient ways to pay your bill**

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Speedpay (fee applies) [duke-energy.com/pay-now](http://duke-energy.com/pay-now)  
800.700.8744  
By mail payable to Duke Energy P.O. Box 1094  
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Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477  
For hearing impaired TDD/TTY 711  
International 1.407.629.1010

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**Call before you dig**

Call 800.432.4770 or 811

---

**Check utility rates**

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

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**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: Sep 28**

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.

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**When you pay by check**

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**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.

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Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Jul 29 - Aug 30</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
HPS UG RDWAY 9500L	42	1,764 kWh
<b>Total</b>	<b>42</b>	<b>1,764 kWh</b>

Billing details - Lighting

<b>Billing Period - Jul 29 23 to Aug 30 23</b>	
Customer Charge	\$1.65
Energy Charge	
1,764.000 kWh @ 4.784c	84.40
Fuel Charge	
1,764.000 kWh @ 5.270c	92.96
Asset Securitization Charge	
1,764.000 kWh @ 0.051c	0.90
Fixture Charge	
HPS UG RDWAY 9500L	238.56
Maintenance Charge	
HPS UG RDWAY 9500L	77.28
Pole Charge	
CONCRETE, 30/35	
42 Pole(s) @ \$8.110	340.62
<b>Total Current Charges</b>	<b>\$836.37</b>

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.62
Gross Receipts Tax	4.62
Municipal Franchise Fee	11.86
<b>Total Taxes</b>	<b>\$17.10</b>

fb.def.duke.bills.20230830205556.97.apf-60817-000000714







## We're here for you

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### Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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### 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

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### 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

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### 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

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### Call before you dig

Call	800.432.4770 or 811
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### Check utility rates

Check rates and charges	duke-energy.com/rates
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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

## Important to know

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## Your usage snapshot - Continued

Current electric usage for meter number 3937291	
Actual reading on Sep 8	1876
Previous reading on Aug 9	- 1822
<hr/>	
Energy Used	54 kWh
Billed kWh	54.000 kWh

## Billing details - Electric

Billing Period - Aug 09 23 to Sep 08 23	
<b>Meter - 3937291</b>	
Customer Charge	\$15.55
Energy Charge	
54.000 kWh @ 10.278c	5.55
Fuel Charge	
54.000 kWh @ 5.630c	3.04
Asset Securitization Charge	
54.000 kWh @ 0.210c	0.11
Minimum Bill Adjustment	5.75
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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/>	
<b>Total Taxes</b>	<b>\$2.76</b>





## We're here for you

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800.228.8485

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For hearing impaired TDD/TTY 711  
International 1.407.629.1010

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### Call before you dig

Call 800.432.4770 or 811

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Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

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### Correspond with Duke Energy (not for payment)

P.O. Box 14042  
St Petersburg, FL 33733

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## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Aug 05 - Sep 06</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
48W LED ROADWAY UG	1	17 kWh
50 MICRO II 3K UG	1	17 kWh
HPS UG RDWAY 9500L	34	1,428 kWh
<b>Total</b>	<b>36</b>	<b>1,462 kWh</b>

## Billing details - Lighting

<b>Billing Period - Aug 05 23 to Sep 06 23</b>	
Customer Charge	\$1.65
Energy Charge	
1,462.000 kWh @ 4.784c	69.94
Fuel Charge	
1,462.000 kWh @ 5.270c	77.05
Asset Securitization Charge	
1,462.000 kWh @ 0.061c	0.89
Fixture Charge	
HPS UG RDWAY 9500L	193.12
48W LED ROADWAY UG	4.29
50 MICRO II 3K UG	3.69
Maintenance Charge	
HPS UG RDWAY 9500L	62.56
48W LED ROADWAY UG	1.39
50 MICRO II 3K UG	1.39
Pole Charge	
CONCRETE, 30/35	
36 Pole(s) @ \$8.110	291.96
<b>Total Current Charges</b>	<b>\$707.93</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.52
Gross Receipts Tax	3.84
<b>Total Taxes</b>	<b>\$4.36</b>



## We're here for you

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### Report an emergency

Electric outage [duke-energy.com/outages](http://duke-energy.com/outages)  
800.228.8485

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### Convenient ways to pay your bill

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Speedpay (fee applies) [duke-energy.com/pay-now](http://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](http://duke-energy.com/location)

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

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### Call before you dig

Call 800.432.4770 or 811

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### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

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### 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: Oct 6

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## Your usage snapshot - Continued

<b>Current electric usage for meter number 4506090</b>	
Actual reading on Sep 7	30840
Previous reading on Aug 8	- 30230
<hr/>	
Energy Used	610 kWh
Billed kWh	610.000 kWh

## Billing details - Electric

<b>Billing Period - Aug 08 23 to Sep 07 23</b>	
<b>Meter - 4506090</b>	
Customer Charge	\$15.55
Energy Charge	
610.000 kWh @ 10.278c	62.70
Fuel Charge	
610.000 kWh @ 5.630c	34.34
Asset Securitization Charge	
610.000 kWh @ 0.210c	1.28
<hr/>	
<b>Total Current Charges</b>	<b>\$113.87</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.08
Gross Receipts Tax	2.92
Municipal Franchise Fee	7.22
<hr/>	
<b>Total Taxes</b>	<b>\$10.22</b>





## We're here for you

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### Report an emergency

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

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### Call before you dig

Call 800.432.4770 or 811

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### Check utility rates

Check rates and charges [duke-energy.com/rates](http://duke-energy.com/rates)

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St Petersburg, FL 33733

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## Your usage snapshot - Continued

<b>Outdoor Lighting</b>		
<b>Billing period Aug 05 - Sep 06</b>		
<b>Description</b>	<b>Quantity</b>	<b>Usage</b>
50W LED RW GRY MICRO III 3K OH	1	17 kWh
HPS UG RDWAY 9500L	57	2,394 kWh
<b>Total</b>	<b>58</b>	<b>2,411 kWh</b>

## Billing details - Lighting

<b>Billing Period - Aug 05 23 to Sep 06 23</b>	
Customer Charge	\$1.65
Energy Charge	
2,411.000 kWh @ 4.784c	115.35
Fuel Charge	
2,411.000 kWh @ 5.270c	127.06
Asset Securitization Charge	
2,411.000 kWh @ 0.061c	1.47
Fixture Charge	
50W LED RW GRY MICRO III 3K OH	3.69
HPS UG RDWAY 9500L	323.76
Maintenance Charge	
50W LED RW GRY MICRO III 3K OH	1.39
HPS UG RDWAY 9500L	104.88
Pole Charge	
CONCRETE, 30/35	
58 Pole(s) @ \$8.110	470.38
<b>Total Current Charges</b>	<b>\$1,149.63</b>

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

## Billing details - Taxes

Regulatory Assessment Fee	\$0.85
Gross Receipts Tax	6.30
Municipal Franchise Fee	15.60
<b>Total Taxes</b>	<b>\$22.75</b>





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## Your usage snapshot - Continued

<b>Current electric usage for meter number 3340746</b>	
Actual reading on Sep 7	16798
Previous reading on Aug 8	- 16773
<hr/>	
Energy Used	25 kWh
Billed kWh	25.000 kWh

## Billing details - Electric

<b>Billing Period - Aug 08 23 to Sep 07 23</b>	
<b>Meter - 3340746</b>	
Customer Charge	\$15.55
Energy Charge	
25.000 kWh @ 10.278c	2.57
Fuel Charge	
25.000 kWh @ 5.630c	1.41
Asset Securitization Charge	
25.000 kWh @ 0.210c	0.05
Minimum Bill Adjustment	10.42
<hr/>	
<b>Total Current Charges</b>	<b>\$30.00</b>

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](http://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/>	
<b>Total Taxes</b>	<b>\$2.76</b>



# INVOICE

<b>Customer</b>	Highland Meadows II Community Development District
<b>Acct #</b>	476
<b>Date</b>	09/15/2023
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Highland Meadows II Community Development District  
 c/o Rizzetta & Company  
 3434 Colwell Ave, Suite 200  
 Tampa, FL 33614

Payment Information	
<b>Invoice Summary</b>	\$ 26,015.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#19702
100123206	

Thank You

Please detach and return with payment



Customer: Highland Meadows II Community Development District

Invoice	Effective	Transaction	Description	Amount
19702	10/01/2023	Renew policy	Policy #100123206 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/15/2023	26,015.00

<b>Total</b>	\$ 26,015.00
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Thank You

FOR PAYMENTS SENT OVERNIGHT:  
 Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	sclimer@egisadvisors.com	09/15/2023

**Honeycomb Systems**  
4502 Parkway Commerce Blvd.  
Orlando, FL 32808  
(407) 900-3440



**Bill To**  
Highland Meadows II CDD  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33647

<https://www.honeycombsys.com>

<b>Invoice No.</b>	<b>12338266</b>	<b>Service Location</b>	Highland Meadows II CDD Amenity Center
<b>Invoice For</b>	<b>Service Call Job #31188436 (09/14/2023)</b>		1010 Condor Drive
<b>Transaction Date</b>	9/14/2023		Haines City, FL 33844
<b>Due Date</b>	9/14/2023 (Due Upon Receipt)		

### Notes

Customer requested service to adjust camera view on far side of Amenity Center to view the dog park and soccer field.

### Services Completed

#### [CCTV] Video Surveillance Device - Network Camera Soccer Field M3116-LVE

Change Playground camera view to adjacent dog park and soccer field.

Completion: 09/01/2023 to 09/30/2023

Code	Item	Svc	Qty
	Labor - Service - Normal	CCTV	3.5
<b>SERVICE TOTAL</b>			<b>\$385.00</b>

**GRAND TOTAL \$385.00**

### Comments

Bradley Dreilling 09/14/2023 03:39 pm EDT

9/14/2023 - Technician adjusted camera view to face the dog park and soccer field per customer request. Tech also relocated the light fixture to accommodate for a clearer visual. System normal upon departure.

Note: No one on site for signature.

### Terms & Conditions

#### HONEYCOMB SYSTEMS, LLC TERMS & CONDITIONS

1. Agreement and Order. The terms and conditions set forth below (the Terms and Conditions) and on Honeycomb Systems, LLC's proposal, quotation or order form attached hereto (collectively referred to as the Proposal and together with these Terms and Conditions, the Agreement) constitute the complete and exclusive statement of the terms of this transaction by and between Honeycomb Systems, LLC (Honeycomb Systems) and the customer identified on the Proposal (the Customer) for the performance of the services specifically set forth on the Proposal (the Services). To the extent that the terms contained on the Proposal differ from the terms contained in these Terms and Conditions, the terms of the Proposal shall govern to the extent of such differences provided that Honeycomb Systems has executed the version of the Proposal containing such terms following the addition or inclusion of such terms. Honeycomb Systems shall have no obligation to perform other services not described on the Proposal, but Honeycomb Systems may provide other Services at the Customer's request, as and when needed pursuant to the Agreement. Any additional Services performed shall be subject to these Terms and Conditions.

2. Parts. Honeycomb Systems shall furnish parts as necessary at Honeycomb Systems' then current scheduled price or on an exchange basis, regardless of when installed, and such parts shall either be new or equivalent to new in performance when used in the Customer's equipment.

3. Modification of Terms. No terms contained on any purchase order, service order, contract or other document prepared by or submitted to Honeycomb Systems by Customer or its agents, including modification of the terms contained on the Proposal and in these Terms and Conditions, shall be effective or bind Honeycomb Systems unless Honeycomb Systems agrees to such terms or requirements by executing and returning to Customer





LATHAM, LUNA,  
EDEN & BEAUDINE,  
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32801

September 5, 2023

Invoice #: 120423  
Federal ID #:59-3366512

**Highland Meadows II Community Development District**  
c/o Rizzetta & Company, Inc. 8529 Southpark Circle Ste 330  
Attention: Brian Mendes  
Orlando, FL 32819  
USA

Matter ID: 10314-001

General

**For Professional Services Rendered:**

Date	Initials	Description	Hours	Amount
8/17/2023	JAC	Research CDD history and post meeting agendas; Travel to and attend BOS meeting	0.00	No Charge
8/18/2023	JEL	Review of notes; Public Facilities Report; review of access easement issue.	0.30	\$0.00
8/18/2023	JAC	Follow up from board of supervisors meeting; prepared task list; email to District Manager	0.30	\$118.50
8/22/2023	JAC	Telephone call from Chairman; emails with District Manager, District Engineer and Chairman on various topics	0.40	\$158.00
8/23/2023	JAC	Conference call with Scott Brizendine and Brian Mendes of Rizzetta to discuss open items and pending issues with District; receive and review multiple emails related to Board meeting opportunities; requested records from 2 prior management companies	1.60	\$632.00
8/23/2023	KET	Review of discussion with Kimley-Horn regarding engineering services and prepared an Agreement for Kimley-Horn's services. Email correspondence to Kimley-Horn regarding same. Research and analysis of legal issues raised to date, including: (1) seat vacancy caused by failure to maintain residency required when elected to seat; (2) authority of Supervisors to direct staff to take actions outside Board meetings.	1.60	\$448.00
8/24/2023	KET	Telephone discussion with the District Manager regarding request to pay A&E. Continued research and analysis of legal issues raised to date, including: (1) authority to compensate A&E per request received after Board meeting; (2) authority for Supervisors to direct staff to take action outside of Board meetings. Requested file from former counsel. Requested and reviewed Resolutions provided by Rizzetta regarding authority of Supervisors to direct staff outside of Board meetings.	4.80	\$1,344.00
8/24/2023	JAC	Multiple emails from District Manager and conference regarding resolution list and other items for September agenda	0.30	\$118.50
8/25/2023	erd	Emails; prepare agreement for HP Home Maintenance Solutions proposal	1.00	\$115.00
8/25/2023	JAC	Multiple emails from supervisor; telephone call with District Manager; review fencing contract; receive and review resolution list [discounted]	0.40	\$158.00
8/25/2023	KET	Discussions with Rizzetta regarding incompleteness of work by A&E and direction received by Rizzetta to compensate A&E. Review of authority for such direction by listening to audio of last Board meeting and reviewing Resolutions regarding to authorization outside Board meetings. Review of initial Agreement with A&E. Telephone and email correspondence with Rizzetta regarding same.	3.20	\$896.00
8/26/2023	JAC	Multiple emails from supervisor	0.00	No Charge
8/28/2023	JAC	Telephone call with Supervisor; multiple emails with District Manager and supervisors [no charge]; email regarding contract issue	0.40	\$158.00



8/28/2023	KET	Email correspondence with the District Manager regarding access cards. Drafted introductory email to Board of Supervisors regarding grace period deadline for Form 1, legislative updates that became effective as of July 1st, and general information on the ethics laws, public records laws and Sunshine laws that apply to CDDs and Board of Supervisors.	2.10	\$588.00
8/29/2023	JAC	Emails from Chairman; direction regarding access agreement for landscaping; emails from District Manager regarding accident and pool issues	0.20	\$79.00
8/29/2023	KET	Review of request to use a resident's property in order to access a District's tract for landscape maintenance. Review of property records regarding same. Prepared Access Agreement for Landscape Maintenance between the resident and the District.	1.10	\$308.00
8/30/2023	JAC	Telephone call with Chairman; worked on memo to board regarding general reminders; multiple emails with Chairman and District Manager	0.60	\$237.00
8/30/2023	KET	Review of Florida law regarding requirements for District Management services as it relates to outsourcing field management services to non-Rizzetta company, per inquiry received. Review of Agreement with Rizzetta regarding same. Telephone conference with Board of Supervisor, per request received. Telephone conference with District Manager regarding Agreement with HP Home Maintenance Solutions LLC and field management proposal. Sent follow-up email correspondence to Board of Supervisor regarding Agreement with HP Home Maintenance Solutions LLC. Finalized Agreement with HP Home Maintenance Solutions LLC and distributed same for execution. Email correspondence to the Board of Supervisors regarding legislative updates, effective as of July 1st.	4.90	\$1,372.00
8/31/2023	KET	Review of Resolutions regarding signing authority on behalf of the District and email correspondence to District Manager regarding execution of Agreement with HP Home Maintenance Solutions LLC.	0.50	\$140.00
<b>Total Professional Services:</b>			<b>23.70</b>	<b>\$6,870.00</b>
			Total	\$6,870.00
			Previous Balance	\$0.00
			<b>Total Due</b>	<b>\$6,870.00</b>

**INVOICE 248580447**

Orkin  
3400 RECKER HWY  
WINTER HAVEN, FL 33880-1957

**Dated 9/8/2023**

Terms: 30 days

Due date: 10/8/2023

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

Acct # 31199388

Purchase order

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
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**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
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Total Payment Amount: \$0.00

<b>PLEASE REMIT</b>	<b>\$78.99</b>
---------------------	----------------

Due date: 10/8/2023

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 248580447 Dated 9/8/2023**  
**PLEASE REMIT \$78.99**

**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 2142  
DATE 09/05/2023  
TERMS Due on receipt  
DUE DATE 09/05/2023

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Contracted Monthly Cleaning	September 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				<b>\$4,500.00</b>

**RECEIVED**  
09/05/23

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



# Invoice

DATE	INVOICE NO.
9/18/2023	10148

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

<b>PLACE OF SERVICE</b>
Highland Meadows II CDD Haines City, Florida 33844 Amenities Clock

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Net 30	10/18/2023			

DESCRIPTION	Quantity	RATE	AMOUNT
Irrigation Labor--Replace broken spray heads, broken rotors, clogged nozzles. Repaired three lateral line breaks.	3	65.00	195.00
6" Hunter Spray Heads	9	12.65	113.85
4" Hunter PGP Rotors	2	27.50	55.00
Hunter Spray Nozzles	12	1.87	22.44
3/4" X 1/2" MIPR X Socket Elbow	2	2.35	4.70
1/2" Couplings	2	0.55	1.10
1/2" Flex Pipe	1	0.54	0.54
1/2" Funny Elbow	2	0.33	0.66

**RECEIVED**  
 09/19/23

Phone #	E-mail Accounts@princeandsonsinc.com	<b>Total</b>	\$393.29
		<b>Payments/Credits</b>	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	<b>Balance Due</b>	\$393.29

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



# Invoice

DATE	INVOICE NO.
9/18/2023	10153

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

<b>PLACE OF SERVICE</b>
Highland Meadows II CDD Haines City, Florida 33844 The Ridge

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Net 30	10/18/2023			

DESCRIPTION	Quantity	RATE	AMOUNT
Irrigation Labor--Replace broken spray heads, broken & clogged nozzles.	3	65.00	195.00
Hunter Adjustable Nozzles	24	1.87	44.88
Hunter 6" Spray Heads	11	12.65	139.15

**RECEIVED**  
 09/19/23

Phone #	E-mail Accounts@princeandsonsinc.com	<b>Total</b>	\$379.03
		<b>Payments/Credits</b>	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	<b>Balance Due</b>	\$379.03

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



# Invoice

DATE	INVOICE NO.
9/18/2023	10157

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

<b>PLACE OF SERVICE</b>
Highland Meadows II CDD Haines City, Florida Ruby Run

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Net 30	10/18/2023			

DESCRIPTION	Quantity	RATE	AMOUNT
Irrigation Labor--Replace clogged nozzles	1	65.00	65.00
Hunter Spray Nozzles	8	1.87	14.96

**RECEIVED**  
 09/19/23

Phone #	E-mail Accounts@princeandsonsinc.com	<b>Total</b>	\$79.96
		<b>Payments/Credits</b>	\$0.00
8634225207	Web Site www.Princeandsonsinc.com	<b>Balance Due</b>	\$79.96

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



# Invoice

DATE	INVOICE NO.
9/1/2023	9942

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

<b>PLACE OF SERVICE</b>
Highland Meadows II CDD 417 Highland Meadows Street Davenport, Florida 33837

TERMS	DUE DATE	P&S WO#	Rep	Vendor PO #
Net 30	10/1/2023			

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

**RECEIVED**  
 09/06/23

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

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

**Invoice**

Date	Invoice #
9/1/2023	INV0000083253

**Bill To:**

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

Services for the month of	Terms	Client Number
September	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
<b>Subtotal</b>			\$3,600.00
<b>Total</b>			\$3,600.00

**RECEIVED**  
 08/31/23



# 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** 1269  
**DATE** 08/30/2023  
**TERMS** Due on receipt  
**DUE DATE** 08/30/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/11/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/12/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/13/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/14/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/15/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/16/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/17/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/18/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/19/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/20/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00

08/21/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/22/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/23/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/24/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
		WEEK 1 AUGUST 11, 2023, -AUGUST 17, 2023			
		WEEK 2 AUGUST 18, 2023, -AUGUST 24, 2023			

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SUBTOTAL	2,492.00
TAX	0.00
TOTAL	2,492.00
BALANCE DUE	<b>\$2,492.00</b>

# 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** 1273  
**DATE** 09/08/2023  
**TERMS** Due on receipt  
**DUE DATE** 09/08/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/25/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/26/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/27/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
08/28/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
09/01/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
09/02/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
09/03/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
09/04/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	28.25	226.00
09/05/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00
09/06/2023	Services	AMENITIES PATROL 1015 Condor Dr Davenport 12 pm -8 pm	8	22.25	178.00

09/07/2023

Services

AMENITIES PATROL  
1015 Condor Dr Davenport  
12 pm -8 pm  
WEEK 1 2023

8

22.25

178.00

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SUBTOTAL	2,006.00
TAX	0.00
TOTAL	2,006.00

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BALANCE DUE	<b>\$2,006.00</b>
-------------	-------------------



August 30, 2023  
 Invoice Number: 0038117083023  
 Account Number: 8337 12 006 0038117  
 Security Code:  
 Service At: 1015 CONDOR DR  
 HAINES CITY FL 33844-7738

Auto Pay Notice

RECEIVED

SEP - 5 2023

NEWS AND INFORMATION

Contact Us

Visit us at SpectrumBusiness.net  
 Or, call us at 855-252-0675

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.



Summary

Service from 08/30/23 through 09/29/23  
 details on following pages

Previous Balance	182.98
Payments Received -Thank You!	-182.98
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	147.98
Spectrum Business™ Voice	39.99
Current Charges	\$187.97
<i>YOUR AUTO PAY WILL BE PROCESSED 09/17/23</i>	
<b>Total Due by Auto Pay</b>	<b>\$187.97</b>

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 08312023 NNNNNNNN 01 000404 0003

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

August 30, 2023

The Highland Meadows 2 CDD

Invoice Number: 0038117083023  
 Account Number: 8337 12 006 0038117  
 Service At: 1015 CONDOR DR  
 HAINES CITY FL 33844-7738

**Total Due by Auto Pay \$187.97**



CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



833712006003811700187971

August 30, 2023



The Highland Meadows 2 CDD  
 Invoice Number: 0038117083023  
 Account Number: 8337 12 006 0038117  
 Security Code:

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0875**

8337 1200 NO RP 30 08312023 NNNNNNNN 01 000404 0003

**Charge Details**

Previous Balance	182.98
AR Adj-details on Memos 08/23	-182.98
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 08/30/23 will appear on your next bill.

Service from 08/30/23 through 09/29/23

**Spectrum Business™ Internet**

Spectrum Business Internet Ultra	199.99
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
	<b>\$147.98</b>
 Spectrum Business™ Internet Total	 \$147.98

**Spectrum Business™ Voice**

Phone number (863) 438-2718	
Spectrum Business Voice	39.99
	<b>\$39.99</b>

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

Spectrum Business™ Voice Total	\$39.99
--------------------------------	---------

<b>Current Charges</b>	<b>\$187.97</b>
<b>Total Due by Auto Pay</b>	<b>\$187.97</b>

**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](http://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](http://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**.



August 30, 2023



Invoice Number: 0038117083023  
Account Number: 8337 12 006 0038117  
Security Code:

**Contact Us**  
Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8337 1200 NO RP 30 08312023 NNNNNNNN 01 000404 0003

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

**Complaint Procedures:** If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

**Spectrum Voice Provider** - Spectrum Advanced Services, LLC



August 30, 2023

Invoice Number:  
Account Number:  
Security Code:

The Highland Meadows 2 Cdd  
0038117083023  
8337 12 006 0038117



**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at **855-252-0675**

8337 1200 NO RP 30 08312023 NNNNNNNN 01 000404 0003





# LOCALIQ

## FLORIDA

RECEIVED  
SEP 15 2023

ACCOUNT NAME

Highland Meadows II CDD

ACCOUNT #

527032

PAGE #

1 of 1

INVOICE #

0005815580

BILLING PERIOD

Aug 1- Aug 31, 2023

PAYMENT DUE DATE

September 20, 2023

PREPAY  
(Memo Info)

\$0.00

UNAPPLIED  
(included in amt due)

\$0.00

TOTAL CASH AMT DUE\*

\$1,577.08

**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
8/1/23	Balance Forward	\$890.94
8/29/23	PAYMENT - THANK YOU	-\$890.94

**Package Advertising:**

Start-End Date	Order Number	Description	PO Number	Package Cost
7/30/23-8/6/23	9097748	PH Budget Meeting	PH Budget Meeting	\$1,577.08

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	\$1,577.08
Service Fee 3.99%	\$62.93
*Cash/Check/ACH Discount	-\$62.93
*Payment Amount by Cash/Check/ACH	\$1,577.08
Payment Amount by Credit Card	\$1,640.01

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Highland Meadows II CDD		527032		0005815580		\$1577.08
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$1,577.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,577.08
REMITTANCE ADDRESS (Include Account# & Invoice# on check)					TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:	
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	
					TOTAL CREDIT CARD AMT DUE	
					\$1,640.01	
					Card Number _____ Exp Date ____/____/____   CVV Code _____ Signature _____   Date _____	

0000527032000000000000000058155800015770867172

RECEIVED

AUG 11 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

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

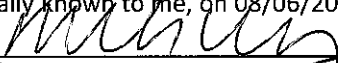
STATE OF WISCONSIN, COUNTY OF BROWN

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 Govt Public Notices, was published on the publicly accessible website of Polk County, Florida, or in a newspaper by print in the issues of, on:

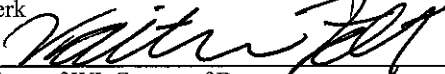
07/30/2023, 08/06/2023

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

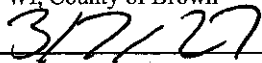
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/06/2023



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost:	\$1577.08	
Order No:	9097748	# of Copies:
Customer No:	527032	1
PO #:	PH Budget Meeting	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

<p>KAITLYN FELTY Notary Public State of Wisconsin</p>
---

HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT  
DISTRICT

NOTICE OF PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2023/2024  
BUDGET; NOTICE OF PUBLIC  
HEARING TO CONSIDER THE  
IMPOSITION OF OPERATIONS  
AND MAINTENANCE SPECIAL  
ASSESSMENTS, ADOPTION OF  
AN ASSESSMENT ROLL, AND  
THE LEVY, COLLECTION, AND  
ENFORCEMENT OF SAME; AND  
NOTICE OF SPECIAL BOARD OF  
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Highland Meadows II Community Development District ("District") will hold two public hearings and a regular meeting on August 17, 2023 at 3:30 p.m. at Tam Fellows Community Center, 207 North Blvd., W., Davenport, FL 33837, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., Attn: Brian Mendes, 3434 Colwell Avenue, Suite 200, Tampa, Florida, 33614, Ph: (904)436-6270 ext. 4631 ("District Manager's Office"), during normal business hours or by visiting the District's website at [www.highlandmeadows2cdd.com](http://www.highlandmeadows2cdd.com).

Description of Assessments  
The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use Single Family  
Total # of Units 1462  
EAU Factor .10  
Proposed O&M Assessment 617.07  
(including collection costs / early payment discounts)

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record of the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

Brian Mendes  
District Manager

9097748 7/30 8/6/23



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: 8/31/2023  
 Order No.:  
 Rep:  
 FOB:

Cust. #	Description	Invoice #	TOTAL
7006340188	Monthly Billing for <b>August 2023</b>		
	Pool & Park Lawn Service	2033	\$ 970.17
	Pool & Park Tree & Shrub Service	6166	\$ 970.17
	Community Lawn Service	6063	\$ 970.18

SubTotal	\$ 2,910.52
Shipping	
<b>TOTAL</b>	<b>\$ 2,910.52</b>

**Payment** Select One...

Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Tax Rate(s)


**TOTAL** \$ 2,910.52

THANK YOU FOR YOUR BUSINESS



## **Tab 3**



## PROPOSAL OF SERVICES

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### *Amenity & Janitorial Services, Motor Pump and Pool Preventive Maintenance*

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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

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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

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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

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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

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damage due to operation of Vendor's equipment in performing the Services.



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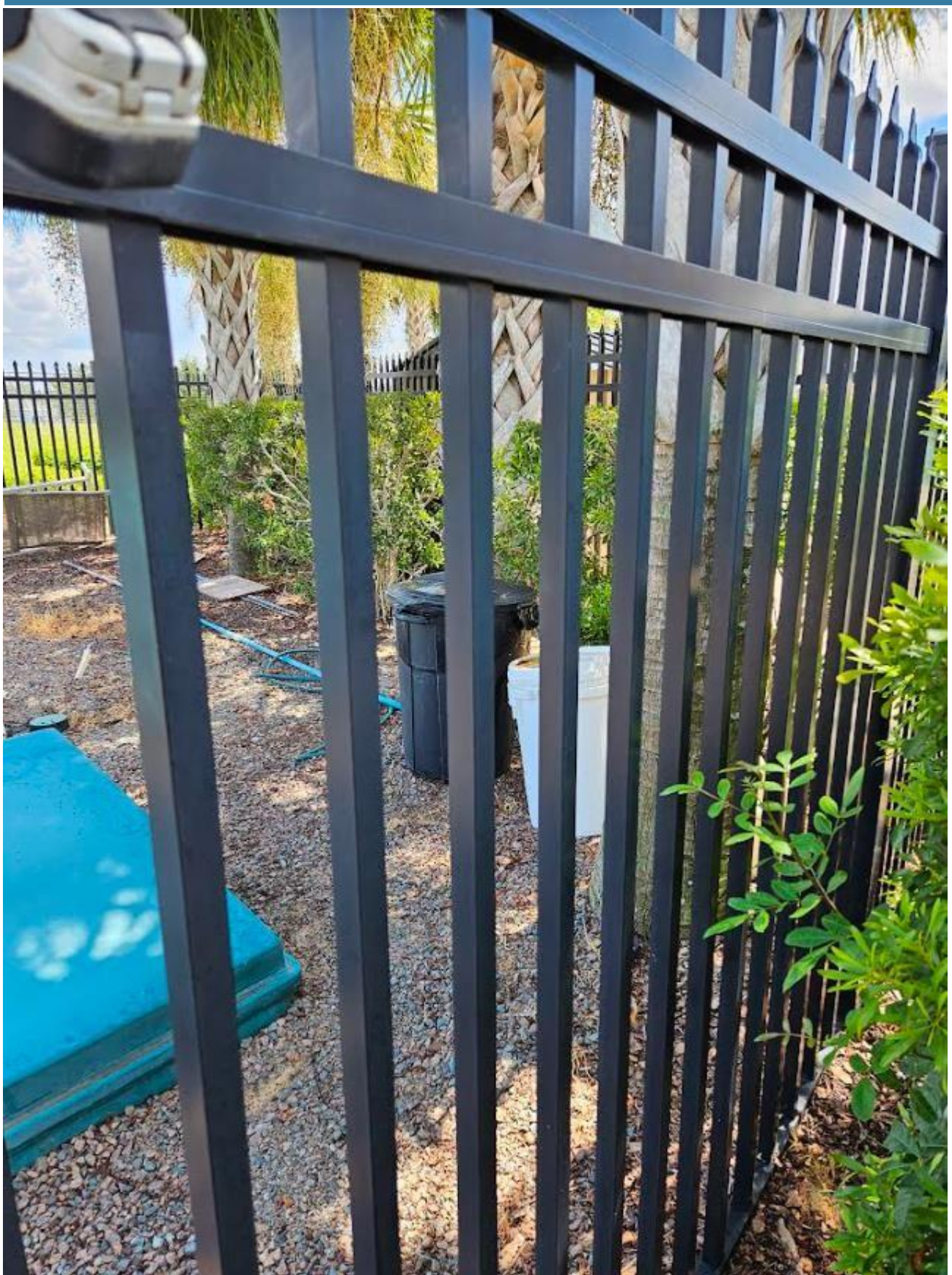




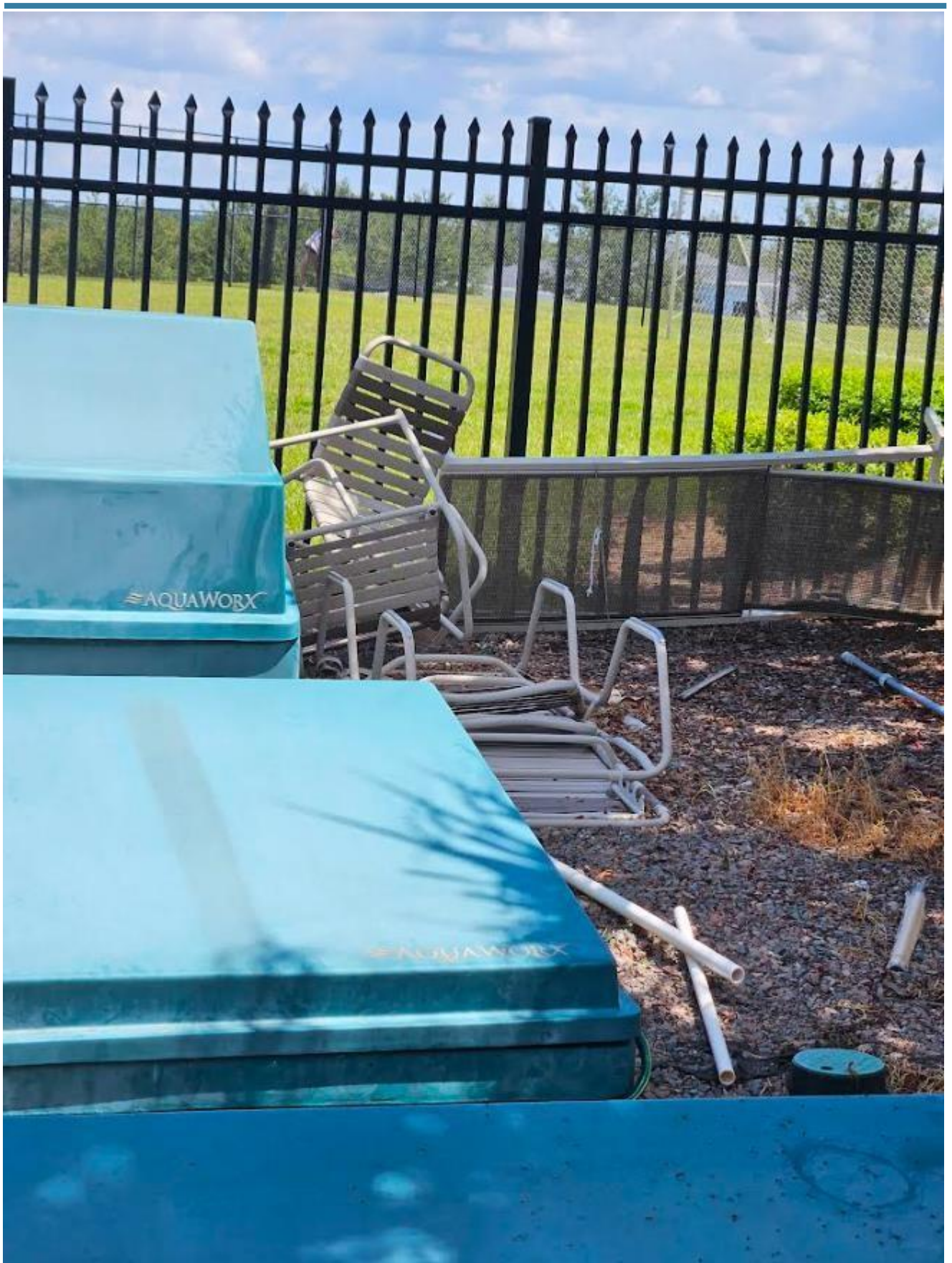
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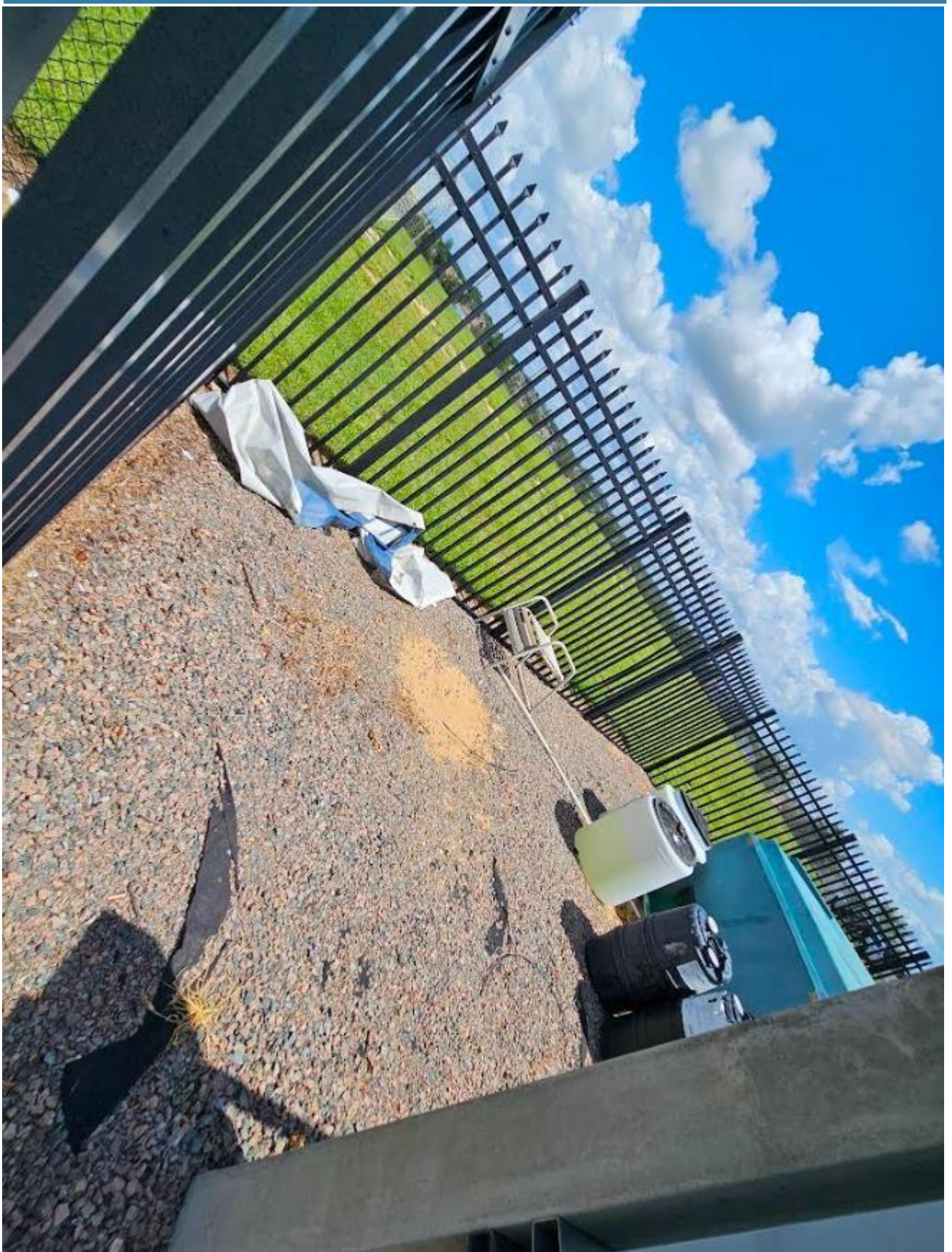












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## Notes

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](mailto: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

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Highland Meadows 2 C.D.D. Chairman

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District Manager

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PREPARED BY: Lopez, Josmar

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# INVOICE



## Bill To

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

## HP Home Maintenance Solutions LLC

2812 Shelburne Way  
Saint Cloud , Florida 34772  
Phone: (407) 412-3731  
Email: hphomemaintenancesolutions@gmail.com  
Web: Www.hphomemaintenancesolutions.com

Payment terms Due upon receipt  
Invoice # 215  
Date 08/16/2023

Description	Total
-------------	-------

Pool and amenities maintenance	\$5,458.00
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This contract will provide.

1. Pool maintenance, including chemical,vacuum, and brush walls, 5 times per week, Monday to Friday
2. Empty garbage can pool area
3. Janitorial services for 2 bathrooms on pool area
4. Pick up garbage on kids' playground and empty garbage cans
5. Pick up garbage on dog park and empty garbage cans
6. Pick up garbage on soccer field and disposal.
7. Pressure wash pool building 1 per year
8. Pool attendant 5 times per week, Monday to Friday from

Monday- Thursday (1-5pm)  
Saturday Sunday (9am-5pm)

<b>Subtotal</b>	\$5,458.00
<b>Total</b>	<b>\$5,458.00</b>

By signing this document, the customer agrees to the services and conditions outlined in this document.

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Highland Meadows II CDD c/o Rizzetta &  
Company

# Tab 4





## PROPOSAL OF SERVICES

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### *Highland Meadows 2 Community District Development Pedestrian/Traffic signs*

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Dear,  
Highland Meadows II Community District Development

### **WORK PROJECT**

- All Consumables required to perform the maintenance are supplied by A&E Dream Homes.
- Reposition pedestrian and traffic signs within the district.
- Conduct pedestrian and traffic signs replacements, if needed.
- Reinforce pedestrian and traffic signs poles within the district.
- Perform possible repairs on pedestrian and traffic signs.
- Relocate pedestrian and traffic signs that are obstruct road view.
- Rotate “No Parking” sign to the correct position.
- Comply with OSHA regulations on chemical management and safety measures in the project area.

### **YOUR INVESTMENT**

The contract proposes a fixed price of \$4,700.00, Requires 60% deposit to initiate, additional 10% upon 50% project completion, remaining 30% upon total project completion. All repairs and replacement perform by A&E Homes will have a life time warranty coverage cause by natural disaster. 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

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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 until 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

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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

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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.

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## Notes

District has requested to align and relocate pedestrian traffic signs throughout all phases. Replacement can be performed if signage is not repairable. “No parking” traffic sign rotation correction. All “No Parking” signs facing sideways and the requested signage service are include:

- Stop sign - Sandestin Dr.
  - MPH sign - Sandestin Dr.
  - Stop sign - Sandestin Dr./10<sup>th</sup> st.
  - Stop sign - Persia Dr./10<sup>th</sup> st.
  - MPH sign - 349 Willet St.
  - MPH sign - 352 Willet St.
  - Caution/Turn sign - 176 Tanager St.
  - Caution/Turn sign - 175 Tanager St.
  - Caution/Turn sign - 209 Tanager St.
  - MPH sign - 260 Tanager St.
  - Caution/Turn sign - 338 Pentas Ln.
  - Caution/Turn sign - 369 Pentas Ln.
  - Caution/Turn sign - 449 Pentas Ln.
  - MPH sign - 494 Pentas Ln.
-

- 
- Caution/Turn sign - 1096 Zion Dr.
  - MPH sign - 4498 Hummingbird Ln.
  - Stop Sign - Ruby Run/Hummingbird Ln.
  - MPH - 472 Meadow Pointe Dr.
  - Caution/Turn sign - 425 Meadow Pointe Dr.
  - MPH sign - 420 Meadow Pointe Dr.
  - Caution/Turn sign - 397 Meadow Pointe Dr.
  - MPH sign - 312 Meadow Pointe Dr.
  - Caution/Turn sign - 713 Meadow Pointe Dr.
  - MPH sign - Citrus Pointe Dr.
  - Caution/Turn sign- 234 Citrus Pointe Dr.
  - MPH sign - 457 Meadow Pointe Dr.
  - Caution/Turn sign - 393 Meadow Pointe Dr.
  - MPH sign - 369 Meadow Pointe Dr.
  - Caution/Turn sign - 368 Meadow Pointe Dr.
  - MPH sign - 386 Eaglecrest Dr.
  - Caution/Turn sign BENT - 448 Eaglecrest Dr.
  - Stop sign - 801 Woodlark Dr.
-

- 
- MPH sign - 891 Woodlark Dr.
  - MPH sign - 1110 Woodlark Dr.
  - Stop sign - Swallowtail
  - MPH sign - 620 Swallowtail
  - MPH sign - 621 Swallowtail
  - Missing St. sign? - 721 Swallowtail
  - MPH sign - 881 Greenshank
  - Stop sign - 890 Greenshank
  - Caution/Turn sign - 760 Greenshank
  - MPH sign - 761 Greenshank
  - Caution/Turn sign - 200 Pheasant St.
  - MPH sign - 170 Pheasant St.
  - MPH sign - 1200 Woodlark Dr.
  - MPH sign - 1331 Woodlark Dr.
  - Street Sign- Merlin, and Tanager

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

A&E DREAM HOMES, LLC.

929-245-1274

[AEDREAMHOMES@OUTLOOK.COM](mailto:AEDREAMHOMES@OUTLOOK.COM)

---

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

---



# INVOICE



## Bill To

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

## HP Home Maintenance Solutions LLC

2812 Shelburne Way  
Saint Cloud , Florida 34772  
Phone: (407) 412-3731  
Email: hphomemaintenancesolutions@gmail.com  
Web: Www.hphomemaintenancesolutions.com

Payment terms Due upon receipt  
Invoice # 236  
Date 10/11/2023

Description	Total
Street signs Replacement of 2 metal pipes with concrete,1 bracket, and repair 62 street signs through community.	\$2,156.23
<b>Subtotal</b>	\$2,156.23
<b>Total</b>	<b>\$2,156.23</b>

By signing this document, the customer agrees to the services and conditions outlined in this document.

---

Highland Meadows II CDD c/o Rizzetta &  
Company

## **Tab 5**



www.fencedirectfl.com

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

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

No. \_\_\_\_\_ ESTIMATE / CONTRACT

Estimate Date: 7/20/23  
 Estimate Valid For 15 Days  
 Prepared By: ABEL BUENO  
 Tel. #: (407) 800-2121

Insured / Bonded **BBB**

**CUSTOMER INFORMATION:**

Name: HIGHLAND MEADOWS II CDD. Contact #: (407) 472-2471 ext. 4404.  
 Address: WOODLARK DR. Alternate #: \_\_\_\_\_  
HAINES CITY FL 33844 Email: bmeudes@RIZZETTA.COM.  
 Subdivision: DAVENPORT PARCEL 2727097295 Gate Code: \_\_\_\_\_  
07-002740

**FENCE #1:**

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

Style/Model: 3-RAIL Close TOP-  
 Total Linear Feet: 245.3 Height: 4 Width: 6  
 Color: BLACK Post Caps: STONE

GATES:  
 4 ft. Walk: \_\_\_\_\_ 5 ft. Walk: 2  
 8 ft. Double: \_\_\_\_\_ 10 ft. Double: \_\_\_\_\_  
 Other: \_\_\_\_\_ Size: \_\_\_\_\_ Qty: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**FENCE #2:**

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

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

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

**SPECIFICATIONS:**

Top Level Fence  Follow Contour of Ground

Pool on Property  YES  NO

Removal & Disposal of Existing Fence \_\_\_\_\_ Ft.  NO  YES

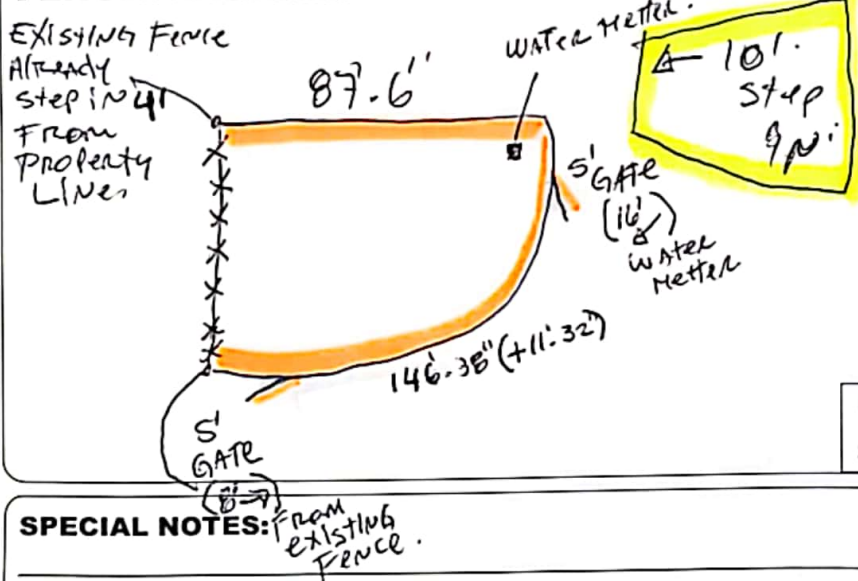
Clearing of Fence Line Needed YES  NO

Clearing to be Done by CLIENT  FD  N/A

HOA Approval Req. YES  NO  Permit Required YES  NO

Who's Applying \_\_\_\_\_ Who's Applying \_\_\_\_\_

**FENCE DIAGRAM:**



Estimate Amount: \$ 6,700.00

**FINANCING:**  YES  NO

Amount: \_\_\_\_\_  
 Terms: \_\_\_\_\_  
 Acct. #: \_\_\_\_\_  
 Auth. #: \_\_\_\_\_

**SPECIAL NOTES:** From existing fence.

**AGREEMENT TO FENCE DIRECT INSTALLATION**

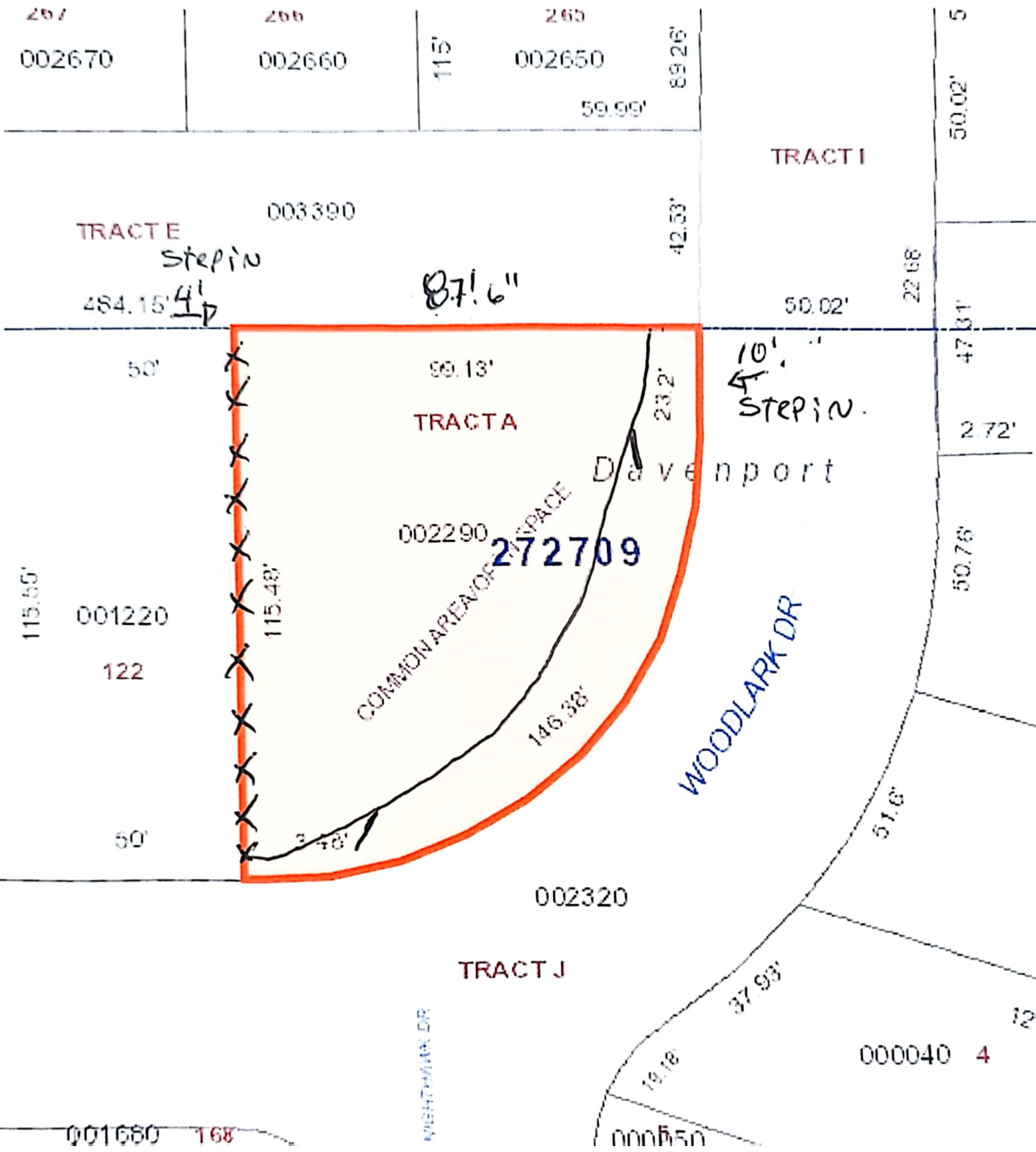
This proposal only becomes a contract when accepted by officer of Fence Direct. Fence Direct hereby sells to the Purchaser the fence product or structure described, subject to all terms and conditions, on this contract and on the terms of service page. Contract price is for the agreed footage. Final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

CONTRACT AMOUNT: \$ 6,700.00  
 DEPOSIT AMOUNT: \$ 2,000.00  
 BALANCE DUE UPON INSTALLATION: \$ 4,700.00

APPROVED & ACCEPTED BY:

CUSTOMER SIGNATURE

CONTRACT DATE:







Escartados con escartador





Escaneado con CamScanner





Escaneado con CamScanner



## **Tab 6**

## Field Management Considerations

- (1) INSURANCE (EQUIVALENT TO THE DISTRICT MANAGER)
- (2) CONFIRMATION OF ANY STATE LICENSES FOR PROFESSIONAL SERVICES
- (3) EXPERIENCE SERVING AS A FIELD MANAGER FOR COMMUNITY DEVELOPMENT DISTRICTS
- (4) PAST EXPERIENCE WITH THE HIGHLAND MEADOWS II CDD (IF YES, DISTRICT MANAGER IS TO PROVIDE DETAIL REGARDING ANY ISSUES WITH PRIOR SERVICE, INCLUDING DEFECTS)
- (5) E-VERIFIED (EMPLOYEES INCLUDED)

### **Scope Considerations for Field Management Services:**

- Field Manager will respond to inquiries from residents and the Board of Supervisors (the "Board") regarding maintenance issues.
  - Field Manager will perform daily daytime and nighttime site visits to ensure the CDD's property and facilities are properly maintained.
  - Field Manager should document all issues after the site visits and report details to the District Manager in order for the District Manager to assist in gathering Proposals for the Board to consider at Board meetings.
  - Field Manager will be present at Board meetings and will prepare a field management report for each Board meeting detailing their work since the last Board meeting.
  - Field Manager will monitor and oversee other CDD contractors' and vendors' work to ensure services are being performed by contractors and vendors pursuant to the terms of their contracts with the CDD.
  - Field Manager will provide other services as required by the Board to ensure satisfactory operation of the District facilities.
  - Field Manager will document any violations of the CDD's rules.
  - Field Manager will oversee annual maintenance programs identified in the adopted budget.
  - Board may elect to authorize up to \$200 to be spent by the Field Manager for minor repairs in between Board meetings (after receiving written approval from the District Manager).
- 
-



Rizzetta & Company  
Professionals in Community Management



# PROPOSAL

HIGHLAND MEADOW II DEVELOPMENT DISTRICT

Prepared for: Board of Supervisors



FIRSTLY

THANK YOU

FOR YOUR TIME!



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# OUR STORY

## ... SO FAR

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With over 37 years in the industry, Rizzetta & Company is staffed with highly experienced managers and support staff. Each of our eight offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

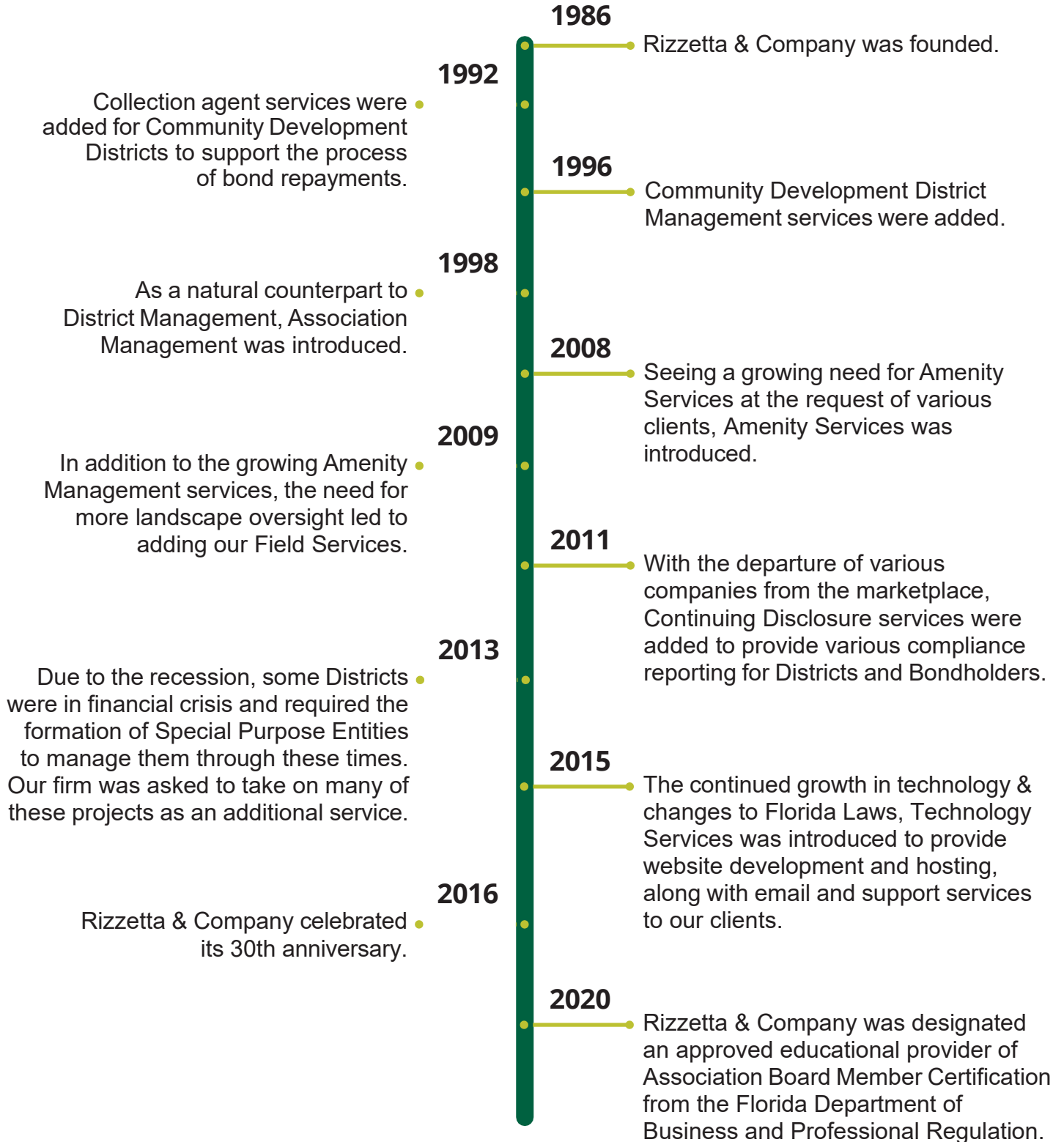
### OFFICE LOCATIONS







# OUR MILESTONES





# BY THE NUMBERS

37 

YEARS OF  
EXPERIENCE  
EST. 1986

150+ 

ASSOCIATION  
SERVICES  
CLIENTS

60 


ASSOCIATION  
SERVICES TEAM  
MEMBERS

20+ 

AMENITY  
SERVICES  
CLIENTS

150 

AMENITY  
SERVICES TEAM  
MEMBERS

120+ 

DISTRICT  
SERVICES  
CLIENTS

50 

DISTRICT  
SERVICES TEAM  
MEMBERS







# COMUNITY SERVICES

LIFE IS

BETTER

WHEN WE CREATE THE LIFESTYLE



## AMENITY SERVICES

Amenity Services focuses on providing all the amenity staffing needs for a community through dedicated onsite staff designed to handle the day-to-day operational needs of any community so it may thrive at the highest level. A summary of these services is shown below:

- **Pre-Opening Services:** Pre-opening services consist of getting an amenity center ready, from concept to reality. Our dedicated group of professionals will handle everything needed to ensure a successful Grand Opening.
- **Onsite & Personnel Management:** Onsite management services include development of operating procedures and general community maintenance to maintain and improve efficiency. Personnel management services included the selection, supervision, evaluation, and ongoing training of staff.
- **Recreation Management:** Recreation management services provide management and oversight of all recreational assets including managing facility rental spaces.
- **Accountability & Communication:** Onsite staff will complete weekly or monthly reports regarding facility operations and accomplishments.
- **Community Newsletters:** Create informative community emails that are designed to promote activities and provide residents with important community updates.
- **Lifestyle & Events:** Plan and promote events to bring the community together to create memories by providing a variety of innovative programs, activities, and events for residents of all ages. Lifestyle activities for social, educational, instructional, wellness, and recreational programs can be customized for each community to maximize participation and enjoyment.
- **Owner Information:** Maintain detailed records to ensure up-to-date resident information for community amenity access purposes.
- **Maintenance Services:** Complete work orders, preventative maintenance procedures, and facility inspections to ensure all is in good working order. Provide client with proposals for various projects.
- **Facility Appearance:** Ensure all buildings, grounds, and amenities are kept in pristine condition to create a safe and welcoming environment for all residents.



## FIELD SERVICE

We offer an extensive menu of professional field services for both Community Development Districts and Community Associations. Our field services management team is Green Industries Best Management Practices (GIBMP) certified in the state of Florida. A summary of these services is shown below:

- **Landscape Maintenance Inspections:** Perform ground inspections, provide the Client with inspection report, notify maintenance contractor about deficiencies in service and obtain proposals for various landscape projects.
- **Landscape Turnover Inspections:** Attend landscape turnover meeting and participate in the inspection on behalf of the Client. Follow up report provided.
- **Landscape and Irrigation Specification Development:** Develop a customized set of standards and specifications based on the Client's needs and budget. Conduct the bidding process, review, and prepare a bid tabulation document for the Client. Assist the Client with reviewing the bid tabulation and other pertinent information.
- **Landscape Design:** Landscape designer on staff available for landscape design, landscape enhancements and landscape design consultation in the communities and amenity facilities.
- **Arboriculturist Services:** Certified Arborist on staff available for consultation services regarding; pruning, diagnosis treatment, tree value appraisal, fertilization, tree risk assessment and removal.
- **Master Task Project Plan for Mature Communities:** Develop a project plan specific to landscape replacement and enhancement for the common grounds and the amenity facility. Emphasis is on maturing landscape in the community and budgeting accordingly.
- **Community Asset Management Plan:** Perform a complete inventory of the Client's assets and provide an inventory report.



---

## WE BUILD MEMORABLE EXPERIENCES

Established in 2008, the Amenity Services division has quickly grown to over 150 full-time and part-time employees and is currently managing over twenty-five amenity facilities throughout Florida.

We provide a wide range of services for facilities in Community Development Districts and Community Associations that are cost-effective and can be customized to meet our client's needs. We are driven by creating experiences that deliver results for your community and exceed what residents expect.

Our Resort-Living Lifestyle concept is about creating memorable experiences by providing innovative programs, and events for residents of all ages. The recreational activities are carefully tailored to each community to maximize engagement and enjoyment.

### MISSION STATEMENT

---

*Others manage contracts, we manage relationships.*

---



# FIRST-CLASS SERVICE

The working partnership with our clients is at the heart of our success. Whether your community is small or large, our first-class service approach ensures every aspect of the day-to-day operational activities offers unparalleled service with outstanding results so it may thrive at the highest level.

## MANAGING RELATIONSHIPS

Rizzetta & Company Amenity Services focuses on relationship management, not just contracts. While working on behalf of our boards to implement and oversee policies, enhancements, and enforcement, we understand resident expectations and work to manage and exceed what residents expect.

## TRAINING AND CERTIFICATION

While we know we have the best trained managers in the business, we can prove it. All managers undergo a thorough two-week training process beginning in a regional office with a division manager. Dedicated training managers oversee the new leader's progression with multiple progress testing throughout advancement in multiple training stages. Once training has completed, a final certification test is administered by division leadership and must be passed before the candidate can be allowed to move into a Clubhouse Managers role.

## METRICS

While other companies may state they know what is happening property level, none can back that up. We can. Whether finances, property conditions, or division leadership presence on site, we measure everything and make it available to our boards.

## ACCOUNTABILITY

Beginning in 2022 we implemented a grueling 160-point based inspection to critique our managers' performance. This inspection sets the standards for our managers against which they are consistently critiqued. All aspects of their responsibilities are measured: conditions of facilities, fiscal management and file retention, human resource policies, procedures, and compliance, and even communication with their respective board members.



## **DIVISIONAL LEADERSHIP SUPPORT**

Our team of division leaders have one responsibility: support our managers. All communities are visited and inspected multiple times each month by one of our upper-level team leaders. This not only ensures we are consistently involved with our communities, but that our leaders have the support they need. These visits are tracked and benchmarked, with inspection documentation retained.

## **ENGAGEMENT**

While we know our managers are available for our board members, so is their leadership team. As a standard for division leadership, we are actively in communication with each board to ensure that we remain available to them. Each month, leadership engages different board members in our communities and invites them to meet for one-on-one discussions about their expectations and how our team is performing. You always have our attention.

## **BACKED BY EXPERIENCE**

Rizzetta & Company Amenity Services division leadership has over 50 years of combined customer service experience, with the majority of that in clubhouse management. Our division leadership team knows what it takes to be successful in a community. The division itself is supported by the Rizzetta name. Bill Rizzetta was part of the team that created Florida's first Community Development District. With over 35 years of experience, Rizzetta is the best in the business. From accounting to vendor management, Amenity Services manages all relationships knowing we have the best experience, knowledge, support, and expertise Rizzetta has to offer.





# SCOPE OF SERVICES

While we believe the below staffing proposal allows for the highest rate of success for the community, all staffing and wages are for proposal purposes only. Each are amenable by board before final contract.

## INTRODUCTION

Rizzetta & Company, Inc. (“Consultant”) is providing a proposal for professional Amenity Management Services for the Highland Meadow II Community Development District (“District”). These services are listed by the following categories:

- **Management**
- **Personnel**
- **Responsibilities**
- **Additional Services**
- **Litigation support services**

A detailed description of these services is provided below:

## GENERAL MANAGEMENT AND OVERSIGHT

The Amenity Management Company will provide staffing as follows:

- The Manager will provide a minimum of one District Property Manager for 40 hours per week (full-time) and any additional staff (which may be either employees or independent contractors of the Amenity Manager, at the sole discretion of the Amenity Manager) as may be necessary to operate and provide oversight of the District. The Amenities Office at the Clubhouse will be staffed according to a schedule of operations to be agreed upon by the Parties however, in no case shall the staffed hours exceed over 40 hours per week.
- 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.



---

**General Duties for All Staff Members:**

- Familiarity with District Rules, Regulations, Policies, Operating Procedures
  - Full knowledge/awareness of all rules, regulations, or policies of the District.
  - Prepare any incident or accident reports and forward to the District Manager.
- Enforce the rules, regulations, and policies of the District.
  - The Contractor's staff have the authority to have Patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
- Community Relations:
  - Meet and greet residents and guests.
  - Handle interactions professionally and forward any questions, concerns, and requests to the District Manager prior to making commitments.
  - Provide the best possible customer service to maintain a safe and comfortable environment.



## AMENITY SERVICES PRICING

# One Year

### AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of October 1, 2023 to September 30, 2024.

### PERSONNEL:

Full Time Personnel (40 hours per week)

- Field Manager

	<b>ANNUAL</b>
Budgeted Personnel Total <sup>(1)</sup>	\$ 59,759.56
General Management and Oversight <sup>(2)</sup>	\$ 12,000.
<b>Total Services Cost:</b>	<b>\$ 71,759.56</b>

One-time Payroll Deposit <sup>(3)</sup>	<b>\$ 4,643.98</b>
---	--------------------



(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta Amenity Services, Inc.'s expertise and time in the implementation of the day-to-day scope of services, management oversight, hiring, and training of staff.

(3). Payroll Deposit: A one-time deposit required for use in paying salaries and related costs for personnel assigned and providing services to the Association. This payroll deposit is defined as one month of maximum total services costs.

The District shall be responsible for any of the following costs associated with the operation of the amenity facilities:

**Pre-employment Testing:** Background and substance abuse reports shall be ordered for candidates identified to fill amenity positions.

**Uniforms:** Personnel shall wear community specific shirts provided by the District if required.

**Cell Phone:** Management personnel shall require a cell phone or a cell phone allowance. This phone will also be used as the contact number for the District for after hour emergencies.

**Office Equipment:** Personnel will require a dedicated computer, printer, and a digital camera as well as convenient access to an onsite copier and fax machine, provided by the District.

**Mileage Reimbursement:** Personnel shall receive mileage reimbursement incurred while performing the District's responsibilities when using a personal vehicle. Mileage shall be reimbursed at the rate approved by the Internal Revenue Service.



## DEDICATED

# TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage with us, you have a combined group with hundreds of years of experience at your service.

### Lucianno Mastrionni | Vice President, Business Strategy & Development



**Lucianno Mastrionni** is Rizzetta & Company's Vice President of Business Strategy and Development. Lucianno oversees and supports the company's strategic planning processes, development, operations leadership, talent expansion and retention, oversight, and growth. Lucianno also oversees the leadership team of the Community Services Division, comprised of the Amenity Services and Landscaping Inspection Services Divisions and Aquatics Services. Additionally, he oversees

Rizzetta's Administrative and Marketing Management teams. In these capacities, Lucianno oversees functions, focusing on planning, development, and delivery of all programs, and services.

Before joining our team, Lucianno served in hotel general management and asset management for hotel ownership companies including Hilton, Marriott, and IHG hotels, and worked in guest service operations management for The Walt Disney Company for over a decade. Most recently Lucianno served in corporate Hotel Management, overseeing new hotel builds, and Task Force General Management oversight, recovering distressed properties for an array of major hotel ownership companies across the United States. Lucianno holds his Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and maintains his Commercial Pilots License with numerous ratings and certifications.

Mr. Mastrionni can be reached at 813.933.5571 Ext. 0856 and [lmastrianni@rizzetta.com](mailto:lmastrianni@rizzetta.com)

### Michael Rodriguez | Manager, Amenity Services



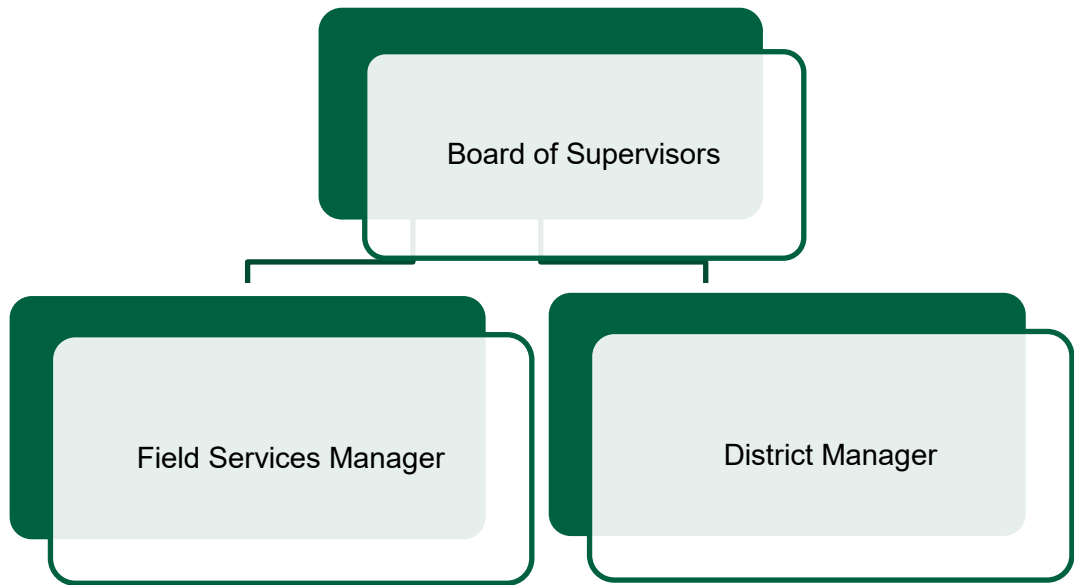
Mike oversees and supports the onsite facility management staff. He was named to the position in May 2022. Prior to his current position, he served as the Field Services Manager at the Venetian CDD, Clubhouse Manager at the Mira Bay CDD, Clubhouse Manager at the Meadow Pointe III CDD and as a District Manager.

Prior to joining the Rizzetta team, Mike served 20 years in the U.S. Navy, 12 years as a DoD contractor with Northrop Grumman, was a Board Recording Secretary for the Clerk of the Circuit Court in Hillsborough County and is a co-owner of an event planning business. Mike has a master's degree in Business Administration from Saint Leo University.

Mr. Rodriguez can be reached at 813.933.5571 and [mrodriguez@rizzetta.com](mailto:mrodriguez@rizzetta.com)



# ORGANIZATIONAL CHART





# OUR REFERENCES



**Carrie Macsuga, Chairman**  
Panther Trails Community Development  
District  
Gibsonton, Florida  
Email: [macsuga.cdd@gmail.com](mailto:macsuga.cdd@gmail.com)  
(813) 644-7095  
Length of service: 11 years.

**Bill Boutin Jr., Chairman**  
The Groves Community Development District  
Land O' Lakes, Florida  
Email: [seat5@thegrovescdd.org](mailto:seat5@thegrovescdd.org)  
(813) 995-2832  
Length of service: 13 years

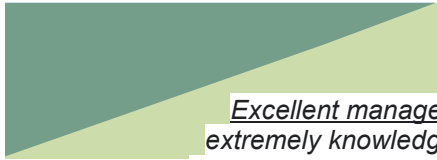


**Doug South, Chairman**  
Bexley Community Development District.  
Land O' Lakes, Florida  
[doug.south@brookfieldpropertiesdevelopment.com](mailto:doug.south@brookfieldpropertiesdevelopment.com)  
(813) 491-4866  
Length of service: 7 years





# WHAT OUR CLIENTS SAY ABOUT US...



*Excellent management-- they are extremely knowledgeable and have reputable contacts with vendors. Our facilities are always well kept and staffed. Thank you Rizzetta!*

• **Brandon Tandy**



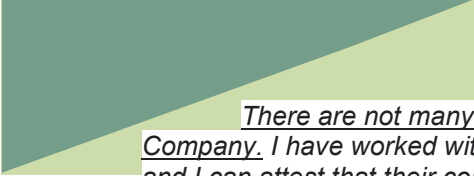
*Excellent, customer service, receive fast and very effective help comes from all the staff of this company*

• **Adhemar Moreta**



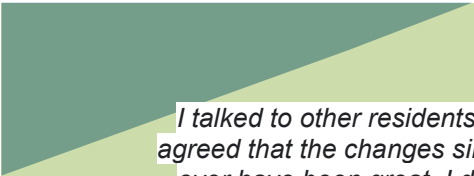
*This place looks amazing. Thanks to all staff members*

• **Lisa Trevino**



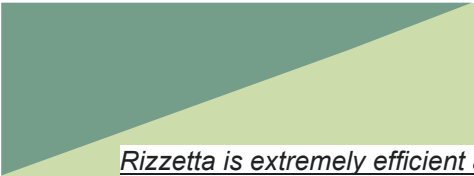
*There are not many like Rizzetta and Company. I have worked with them for years, and I can attest that their commitment to their clients is on outstanding, yet they are also able to maintain an equal balance with their vendors as well to help aid in the upkeep of such communities.*

• **Sam Ogden**



*I talked to other residents, and we all have agreed that the changes since Rizzetta took over have been great. I don't think enough happy residents voice their opinion. So, thank you Rizzetta for going above and beyond.*

• **Timothy Brute**



*Rizzetta is extremely efficient and professional. I have had nothing but good experiences with the staff and our manager. Thank you Rizzetta!*

• **Debbie Jackson**



*Great event. I love living here!*

• **Darlene Merritt**



CUSTOMER

SATISFACTION



A SATISFIED  
CUSTOMER  
IS THE BEST  
BUSINESS  
STRATEGY  
OF ALL

- Michael LeBoeuf

WE EXCEED

EXPECTATIONS

The single most important factor in being successful is customer satisfaction. We understand that **Highland Meadows II** has certain unique characteristics. While all have similarities, our success comes from our ability to understand the nuances of each client and adapt our services, as necessary. This approach generates the basis for long-term partnerships with clients we have represented for nearly twenty years. Our service is client-centric while ensuring the association is compliant with its governing documents and statutes.



# OUR COMMITMENT TO THE INDUSTRY

As a leader in Association Management, we have a responsibility to be aware of industry-related developments and then share that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta & Company holds memberships in the following professional organizations:

- Association of Florida Community Developers
- Community Associations Institute
- International Society of Arboriculture
- The Northeast Florida Builders Association
- The Greater Tampa Chamber of Commerce
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association
- CFO Exchange Group
- Florida Association of Special District
- Leadership Tampa Bay
- Tampa Bay Builders Association
- Urban Land Institute, Tampa Bay
- Visit Tampa Bay

# GIVING BACK TO THE COMMUNITY



Rizzetta & Company believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.

WE BUILD

# PARTNERSHIPS

THAT LAST



Rizzetta & Company

Professionals in Community Management

## CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614

888-208-5008 | [rizzetta.com](http://rizzetta.com)



## 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
-

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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.
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- 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.
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- 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

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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**

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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

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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

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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.

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# 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**



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## 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](mailto: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

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Highland Meadows 2 C.D.D. Chairman

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District Manager

PREPARED BY: Lopez, Josmar

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# **Tab 7**

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF HIGHLAND MEADOWS COMMUNITY DEVELOPMENT DISTRICT II APPOINTING AN ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District now desires to appoint an Assistant Secretary.

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

Section 1. Melissa Dobbins is appointed as an Assistant Secretary.

Section 2. This Resolution shall not supersede any appointments made by the Board other than specified in Section 1.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 19TH DAY OF OCTOBER, 2023.**

**HIGHLAND MEADOWS COMMUNITY  
DEVELOPMENT DISTRICT II**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

# Tab 8

## RESOLUTION 2024-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS II COMMUNITY DEVELOPMENT DISTRICT DECLARING THE VACANCY IN SEAT NO. 5 OF THE BOARD OF SUPERVISORS; DECLARING DEADLINE TO SUBMIT APPLICATIONS TO FILL VACANCY; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Highland Meadows II Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District;

**WHEREAS**, the District’s Board of Supervisors (the “**Board**”) is comprised of five seats, pursuant to Section 190.006, *Florida Statutes*;

**WHEREAS**, pursuant to Section 190.003(17), *Florida Statutes*, a qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who registers to vote with the Supervisor of Elections for Polk County;

**WHEREAS**, on September 21, 2023, Seat No. 5 of the Board became vacant;

**WHEREAS**, the term for Seat No. 5 expires in November of 2024;

**WHEREAS**, the District desires to declare Seat No. 5 of the Board vacant and appoint a Qualified Elector to fill the vacancy until the expiration of the term;

**WHEREAS**, the District desires to accept applications from interested Qualified Electors until November 9, 2023, pursuant to the term herein; and

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

**SECTION 1. DECLARATION OF VACANCY.** The following Board Seat is hereby declared vacant, effective as of September 21, 2023:

*SEAT NO. 5 (ASSISTANT SECRETARY) – EXPIRING NOVEMBER OF 2024*

**SECTION 2. DECLARATION OF DEADLINE TO SUBMIT APPLICATIONS TO FILL VACANCY.** The Board is accepting applications from interested Qualified Electors to fill Seat No. 5 until November 9, 2023 and intends to review the applications at the District’s Board meeting on

November 16, 2023. The Board desires for interested applicants to fill out the Application Form attached hereto as **Exhibit “A”** and submit it the District’s Manager by mail or email to:

**Brian Mendes, District Manager**  
**Rizzetta & Company**  
[BMendes@rizzetta.com](mailto:BMendes@rizzetta.com)  
**3434 Colwell Ave., Ste. 200**  
**Tampa, Florida 33614**  
**(407) 472-2471, Ext. 4404**

**SECTION 3. ADDRESSING SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF OCTOBER, 2023.**

ATTEST:

**HIGHLAND MEADOWS II  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary

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

Its: \_\_\_\_\_

**Exhibit “A” – Application Form**



**Exhibit “A”**  
**Application Form**

*[See attached.]*

Application for Appointment to Seat No. 5 of the Board of Supervisors for the Highland Meadows II Community Development District

APPLICANT NAME: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
TELEPHONE NO.: \_\_\_\_\_  
HOW LONG HAVE LIVED IN THE HIGHLAND MEADOWS II CDD? \_\_\_\_\_

**PLEASE ADD ADDITIONAL SHEETS IF NECESSARY AND/OR ATTACH A RESUME IF YOU DESIRE.**

(1) PLEASE LIST ANY SPECIAL CONTRIBUTIONS YOU BELIEVE YOU CAN BRING TO THE DISTRICT:

\_\_\_\_\_  
\_\_\_\_\_

(2) PLEASE EXPLAIN WHY YOU WISH TO SERVE ON THE BOARD OF SUPERVISORS FOR THE DISTRICT:

\_\_\_\_\_  
\_\_\_\_\_

(3) HAVE YOU ATTENDED ANY OF THE DISTRICT'S BOARD OF SUPERVISORS MEETINGS? \_\_\_\_\_

(4) PLEASE LIST YOUR INVOLVEMENT WITH ANY HOMEOWNERS ASSOCIATION(S) AND/OR OTHER GOVERNING BOARDS/COUNCILS: \_\_\_\_\_

\_\_\_\_\_

(5) ARE YOU A QUALIFIED ELECTOR IN THIS DISTRICT? \_\_\_\_\_

*(IF YOU ARE NOT LISTED AS AN OWNER OF PROPERTY WITHIN THE DISTRICT ACCORDING TO THE POLK COUNTY PROPERTY APPRAISER'S WEBSITE, PLEASE PROVIDE PROOF OF RESIDENCY WITHIN THE DISTRICT. CONSISTENT WITH THE REQUIREMENTS OF THE TAX COLLECTOR FOR POLK COUNTY, PROOF OF RESIDENCY MAY BE ESTABLISHED BY PROVIDING DOCUMENTATION, INCLUDING TWO OF THE FOLLOWING: DEED; MORTGAGE; RENTAL AGREEMENT/LEASE; UTILITY BILL (HOOKUP OR WORK ORDER NOT MORE THAN 2 MONTHS OLD); FINANCIAL INSTITUTION STATEMENT (NOT MORE THAN 2 MONTHS OLD); MEDICAL OR HEALTH CARD WITH ADDRESS LISTED).*

**PLEASE RETURN THIS FORM (WITH ANY SUPPORTING DOCUMENTATION YOU WISH) NO LATER THAN NOVEMBER 9<sup>TH</sup>, 2023 TO BRIAN MENDES OF RIZZETTA & COMPANY (DISTRICT MANAGER), BY EMAIL TO [BMENDES@RIZZETTA.COM](mailto:BMENDES@RIZZETTA.COM) OR BY MAIL TO RIZZETTA & COMPANY, 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, ATTENTION BRIAN MENDES. PLEASE CONTACT BRIAN MENDES WITH ANY QUESTIONS (BY EMAIL OR TELEPHONE AT 407-472-2471, EXT. 4404).**

**IMPORTANT NOTICE:**

*Board of Supervisors for Community Development Districts are required to comply with all applicable laws governing public officers in Florida including, but not limited to, Florida's "Government in the Sunshine" law under Section 286.011, Fla. Stat.; Florida's Code of Ethics for Public Officers under Chapter 112, Fla. Stat.; and Florida's Public Records law under Chapter 119, Fla. Stat. Training in these areas will be provided by the District.*

SIGN: \_\_\_\_\_ DATED: \_\_\_\_\_

PRINT: \_\_\_\_\_ DATE RECEIVED BY DISTRICT MANAGER: \_\_\_\_\_

## **Tab 9**

**FIRST ADDENDUM TO THE CONTRACT FOR  
PROFESSIONAL DISTRICT SERVICES**

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This First Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> 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:

	<b>MONTHLY</b>	<b>ANNUALLY</b>
Management:	\$3,640.00	\$43,680
Assessment Roll <sup>1</sup>		\$5,200
Continuing Disclosure Services <sup>2</sup>		\$7,000
Technology Services	\$100.00	\$1,200
<b>Total Standard On-Going Services:</b>	<b>\$3,740.00</b>	<b>\$57,080</b>

(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.

<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
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:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
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:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
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