

***Highland Meadows  
Community Development District***

***Agenda***

***February 11, 2025***

# AGENDA

# *Highland Meadows*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

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

February 4, 2025

### **Highland Meadows Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Highland Meadows Community Development District** will be held **Tuesday, February 11, 2025**, at **12:30 PM** at the **Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, FL 33850**.

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

**Zoom Video Link:** <https://us06web.zoom.us/j/87515635389>

**Call-In Information:** 1 305 224 1968      **Meeting ID:** 875 1563 5389

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. Appointment of Individuals to Fill Seats 3, 4 and 5
  - B. Administration of Oaths of Office to Newly Appointed Supervisors
  - C. Consideration of Resolution 2025-03 Electing Officers
4. Consideration of Resolution 2025-04 Ratifying Staff Action to Set Public Hearing for the Purpose of Adopting Amended Parking Rules
5. Public Hearing Regarding Rules Related to Parking and Enforcement
  - A. Consideration of Resolution 2025-05 Adopting Amended Parking Rules
6. Approval of Minutes of the November 12, 2024 Board of Supervisors Meeting
7. Consideration of Non- Ad Valorem Agreement with Polk County Property Appraiser
8. Consideration of Data Sharing and Usage Agreement
9. Staff Reports
  - A. Attorney

- i. Ethics Training Information
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Tree Trimming Along Entrances
    - ii. Consideration of Proposal for "No Curb Parking" Signs
    - iii. Ratification of Proposal to Replace Palm Tree
  - D. District Manager's Report
    - i. Action Items
    - ii. Approval of Check Register
    - iii. Balance Sheet and Income Statement
- 10. Other Business
- 11. Supervisors Requests
- 12. Adjournment

# SECTION III

# SECTION C

**RESOLUTION 2025-03**

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

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

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

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

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

- Chairperson \_\_\_\_\_
- Vice Chairperson \_\_\_\_\_
- Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Treasurer \_\_\_\_\_
- Assistant Treasurer \_\_\_\_\_
- Assistant Treasurer \_\_\_\_\_

**PASSED AND ADOPTED** this 11th day of February 2025.

ATTEST:

**HIGHLAND MEADOWS  
COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

# SECTION IV



**RESOLUTION 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND DISTRICT STAFF IN NOTICING A PUBLIC HEARING FOR THE PURPOSE OF ADOPTING AMENDED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT.**

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes; and

**WHEREAS**, the Board is holding a public hearing relating to the adoption of *Amended Rules Relating to Overnight Parking and Parking Enforcement*, and District Manager and District staff caused notice thereof to be provided pursuant to Florida law; and

**WHEREAS**, the Board desires to ratify all the actions taken by the District Manager and District staff in noticing the public hearing for February 11, 2025.

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

**SECTION 1.** The actions of the District Manager and District staff in noticing the District’s public hearing for the adoption of *Amended Rules Relating to Overnight Parking and Parking Enforcement* (the “**Policy**”) held on the 11<sup>th</sup> day of February 2025 at 12:30 p.m., at the Lake Alfred Public Library, 245 North Seminole Avenue, Lake Alfred, Florida 33850, are hereby ratified and approved.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of February 2025.

ATTEST:

**HIGHLAND MEADOWS COMMUNITY DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Proposed Amended Rules Relating to Overnight Parking and Parking Enforcement

**Exhibit A**

Proposed Amended Rules Relating to Overnight Parking and Parking Enforcement

*[Begins on following page.]*

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

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**In accordance with Chapter 190, Florida Statutes, and on February 11, 2025, at a duly noticed public meeting, the Board of Supervisors of the Highland Meadows Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.**

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

**SECTION 2. DEFINITIONS.**

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

**including but not limited to all grassed and/or landscaped areas and sidewalks which are not designated parking areas, is a Tow Away Zone.**

- G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- H. *Abandoned Vehicle.* Any Vehicle that is not operational or has not been moved for a period of two (2) weeks.
- I. *Trailer.* An unpowered vehicle towed by another.
- J. *No Curb Parking Zone.* District property in which curb parking is prohibited and in which the District is authorized to initiate a towing and/or removal action of any Vehicle. District property deemed a No Curb Parking Zone will be designated as such with necessary signage.

**SECTION 3. ESTABLISHMENT OF TOW AWAY ZONES.** Each area set forth in **Exhibit A** attached hereto is hereby declared a Tow Away Zone and each area set forth in **Exhibit B** attached hereto is hereby declared a No Curb Parking Zone as set forth in Section 4 herein. In addition, any Vehicle which is Parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed. Moreover, any Vehicle which is Parked on District property that is grassed and/or landscaped or on District-owned sidewalks are hereby authorized to be towed.

**SECTION 4. ESTABLISHMENT OF NO CURB PARKING ZONES.** Each area set forth in **Exhibit B** attached hereto is hereby declared a No Curb Parking Zone. Any Vehicle which is Parked in a No Curb Parking Zone is hereby authorized to be towed pursuant to this Policy.

**SECTION 5. EXCEPTIONS.**

- A. ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken down Vehicles are not permitted to be Parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, Trailers, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at Owner's expense.
- B. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company Vehicles on District property or in areas designated as Tow Away Zones in order to facilitate District business. All Vehicles so authorized must be identified by a parking pass issued by the District Manager or his/her designee stating the specific timeframe the company Vehicle is permitted to be Parked in an area otherwise designated as a Tow Away Zone.
- C. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors Vehicles may Park on District property, but not on

District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.

**Any Vehicle Parked on District property, including District roads, must do so in compliance with all laws, ordinances and codes.**

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

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle was not authorized to Park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels, Trailers, and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle Parked in the Tow Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

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

**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES.** The Board, in its sole discretion, may amend this Policy from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones.

**EXHIBIT A – Tow Away Zones**

**EXHIBIT B – *No Curb Parking Zones***

Effective February 11, 2025

**EXHIBIT A – Tow Away Zones**



**EXHIBIT B – *No Curb Parking Zones***



# SECTION V

# SECTION A

**RESOLUTION 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, Florida Statutes; and

**WHEREAS**, the District previously adopted its *Rules Relating to Overnight Parking and Parking Enforcement*, as amended (“**Policy**”) pursuant to the provisions of Sections 190.011(5) and 190.035, *Florida Statutes*, and Chapter 120, Florida Statutes; and

**WHEREAS**, the District has properly noticed for rule development and rulemaking regarding the Policy and a public hearing was held at a meeting of the Board on February 11, 2025; and

**WHEREAS**, the District now desires to adopt amended *Rules Relating to Overnight Parking and Parking Enforcement* (“**Amended Policy**”); and

**WHEREAS**, the Amended Policy repeals and supersedes all prior rules and/or policies governing the same subject matter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Amended Policy for immediate use and application.

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

**SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated herein.

**SECTION 2.** The District hereby adopts the Amended Policy, attached hereto as **Exhibit A**.

**SECTION 3.** If any provision of this Resolution or the Amended Policy is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

*[Continue onto next page]*

**PASSED AND ADOPTED THIS 11<sup>TH</sup> DAY OF FEBRUARY 2025.**

ATTEST:

**HIGHLAND MEADOWS COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:**     *Amended Rules Relating to Overnight Parking and Parking Enforcement*

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

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

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**EXHIBIT A – Tow Away Zones**

**EXHIBIT B – *No Curb Parking Zones***

Effective February 11, 2025



**EXHIBIT A – Tow Away Zones**



**EXHIBIT B – *No Curb Parking Zones***

# MINUTES

**MINUTES OF MEETING  
HIGHLAND MEADOWS  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Highland Meadows Community Development District was held on Tuesday, **November 12, 2024**, at the Lake Alfred Public Library, 245 North Seminole Ave., Lake Alfred, Florida.

Present and constituting a quorum:

Cindy Chenowith	Chairperson
Headley Oliver <i>joined late</i>	Vice Chair
Eric Chenowith	Assistant Secretary
Kevin Serrano	Assistant Secretary
Jason Munoz	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Savannah Hancock	District Counsel, Kilinski Van Wyk
Joel Blanco	Field Manager, GMS

*The following is a summary of the discussions and actions taken at the November 12, 2024 Highland Meadows Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 12:30 p.m. Four Board members were in attendance in person, constituting a quorum, with Supervisor Oliver joining the meeting at approximately 12:36 p.m.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams opened the public comment period for public members to make statements to the Board. There were no public comments at this time.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Supervisor Munoz**

Ms. Adams stated the oath of office was administered to Jason Munoz prior to the start of the Board meeting.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the August 23, 2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the August 23, 2024, Board of Supervisors meeting. These minutes have been reviewed by District Counsel and the District Engineer. She asked for a motion to approve as presented.

On MOTION by Ms. Chenowith, seconded by Mr. Chenowith, with all in favor, the Minutes of the August 23, 2024 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01 Amending the Fiscal Year 2024 Adopted Budget**

Ms. Adams stated Florida Statutes requires budget amendments to be completed within 60 days of the end of the fiscal year. Resolution 2025-01 amends the general fund budget for FY24.

*\*Headley Oliver joined the meeting at this time.*

On MOTION by Ms. Chenowith, seconded by Mr. Chenowith, with all in favor, Resolution 2025-01 Amending the Fiscal Year 2024 Adopted Budget, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-02 Authorizing Publication of Legal Notices on Public Website**

Ms. Adams noted a change in Florida Statutes allowing electronic publication if the county government facilitates a website. Polk County has started a website. Resolution 2025-02 authorizes some of the District's legal notices to be published on the county website.

On MOTION by Mr. Chenowith, seconded by Mr. Munoz, with all in favor, Resolution 2025-02 Authorizing Publication of Legal Notices on Public Website, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Fiscal Year 2024 Audit Engagement Letter**

Ms. Adams noted the District is required to undergo an annual independent audit each year. Grau & Associates has been selected for audit services. The fee for the FY24 audit is \$3,200.

On MOTION by Ms. Chenowith, seconded by Mr. Chenowith, with all in favor, the Fiscal Year 2024 Audit Engagement Letter, was approved.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock reviewed the Sunshine Law, Public Records Law, and Ethics Law for Supervisor Munoz.

**B. Engineer**

**i. Consideration of Work Authorization 2025-1**

Ms. Adams noted this work authorization was prepared by Dewberry with Rey Malave as the primary engineer. It memorializes that they are the District Engineer and anticipate they can complete all of the efforts required for the budgeted amount for FY25 which is \$10K.

On MOTION by Ms. Chenowith, seconded by Mr. Chenowith, with all in favor, Work Authorization 2025-1, was approved.

**C. Field Manager's Report**

Mr. Blanco reviewed the Field Managers Report on page 44 of the agenda package. A Board member spoke about requesting an extension of the apron of his driveway. Ms. Hammock noted staff can work with the Board member as an individual homeowner with Rey to make sure design is not impacting the functionality of the system as it is permitted and then draft a cost share agreement. If the Board is amenable, the Chair or Vice Chair can execute this between meetings.

A Board member recommended signs on the curbs making them no parking zones, with 24-hour towing. Ms. Hammock noted if there were existing parking rules, they would have to modify those rules and hold a public hearing. Staff will research the current parking rules and bring back a proposed change to no parking zones at the next Board meeting.

On MOTION by Ms. Chenowith, seconded by Mr. Munoz, with all in favor, Setting a Public Hearing to Amend and Restate Parking Rules for February 11, 2025 at 12:30 p.m. at Lake Alfred Public Library, was approved.

Ms. Adams noted staff can provide galvanized U channel, fluted aluminum, and round black powder coated options for sign posts.

#### **D. District Manager's Report**

##### **i. Action Items**

Ms. Adams stated the Action Items list backup was dropped off the agenda. Updated items included records repository in Polk County that the District Management team is working on, the review of tract B in the vicinity of 127 Highland Meadows regarding erosion, the construction plan for the boundary property in the vicinity of Highland Meadows Place cul-de-sac, ethics training scheduled sessions as part of FY25 meeting schedule, sidewalk maintenance, CDD meeting notice, rough cost estimate for milling and resurfacing the roadway in Spring 2025, cost to send expense report for litigation to the Board, tracking tree trimming proposals, erosion at 232 Highland Meadows Place and small dip in the roadway near Highland Meadows Court, debris removal.

##### **ii. Approval of Check Register**

Ms. Adams presented the check register from August 1<sup>st</sup> through September 30<sup>th</sup> totaling \$76,594.61. A detailed run summary immediately follows.

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

**iii. Balance Sheet and Income Statement**

Ms. Adams noted on page 59 of the agenda package is the combined balance sheet through the end of September. No Board action is required.

**NINTH ORDER OF BUSINESS**

**Other Business**

Ms. Adams noted the Chairman requested a change in the annual meeting schedule. The scheduled meeting on August 6, 2025, will be changed to August 12, 2025, at 12:30 p.m.

On MOTION by Mr. Chenowith, seconded by Ms. Chenowith, with all in favor, to Amend the FY2025 Meeting Schedule with August Date Falling on August 12<sup>th</sup>, Same Time & Place, was approved.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

There being no comments, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Adams asked for a motion to adjourn.

On MOTION by Mr. Chenowith, seconded by Mr. Munoz, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



# SECTION VII

# CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Highland Meadows Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Highland Meadows Community Development District.
3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

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

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

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Neil Combee  
Polk County Property Appraiser  
By:

\_\_\_\_\_  


\_\_\_\_\_  
Neil Combee, Property Appraiser

# SECTION VIII



## POLK COUNTY PROPERTY APPRAISER 2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Highland Meadows Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

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

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

1. The agency will not release confidential data that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The agency will not present the confidential data in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The agency shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The agency shall ensure any employee granted access to confidential data is subject to the terms and conditions of this Agreement.
5. The agency shall ensure any third party granted access to confidential data is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the agency by the third party before personal identifying information is released.
6. The agency agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The agency, when defined as "local government" by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025**, and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

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

**POLK COUNTY PROPERTY APPRAISER**

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: Highland Meadows CDD

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

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

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

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

# SECTION IX

# SECTION A



# Sunshine Amendment and Code of Ethics for CDD Supervisors

Part 1



KILINSKI | VAN WYK

# Basics

- ▶ Florida is committed to ethical government
- ▶ The Sunshine Amendment requires a code of ethics for public officials (Article II, Section 8, of the Florida Constitution)
- ▶ The Code of Ethics for Public Officials and Employees is found in Chapter 112, Part III, Florida Statutes
- ▶ The Commission on Ethics is the “guardian of the standards of conduct”
- ▶ Note: for purposes of these laws, “agency” means, among other things, a special district



*Note: This presentation covers Florida's ethics laws as they apply to special district supervisors. Other provisions relating to other types of public officials have been omitted.*



# To whom does it apply?

To all public officers, state and local,  
including members of advisory bodies



## Types of Ethics Laws

Prohibited Actions/Conduct

Procedures for Voting  
Conflicts

Required Disclosures



**Prohibitions**

# Solicitation or Acceptance of Gifts

- ▶ “Gift” = something accepted by a donee, or by another on the donee’s behalf, or that which is paid or given to another for or on behalf of a donee, directly, indirectly, or in trust for the donee’s benefit or by any other means, for which equal or greater consideration is not given within 90 days
- ▶ CDD Supervisors are prohibited from:
  - ▶ soliciting or accepting anything of value, such as a gift, loan, reward, promise of future employment, favor, or service, that is based on an understanding that their vote, official action, or judgment would be influenced by such gift; and
  - ▶ soliciting any gift from a political committee, lobbyist who has lobbied the official or his or her agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist or from a vendor doing business with the official’s agency; and
  - ▶ directly or indirectly accepting a gift worth more than \$100 from such a lobbyist, from a partner, firm, employer, or principal of the lobbyist, or from a political committee or vendor doing business with their agency; and
  - ▶ accepting any gift from a political committee.
- ▶ Note: Even when permitted, certain gifts must be disclosed on proper forms.

# What is a gift?

## A gift is:

1. Real property.
2. The use of real property.
3. Tangible or intangible personal property.
4. The use of tangible or intangible personal property.
5. A preferential rate or terms on a debt, loan, goods, or services, which rate is below the customary rate and is not either a government rate available to all other similarly situated government employees or officials or a rate which is available to similarly situated members of the public by virtue of occupation, affiliation, age, religion, sex, or national origin.
6. Forgiveness of an indebtedness.
7. Transportation, other than that provided to a public officer or employee by an agency in relation to officially approved governmental business, lodging, or parking.
8. Food or beverage.
9. Membership dues.
10. Entrance fees, admission fees, or tickets to events, performances, or facilities.
11. Plants, flowers, or floral arrangements.
12. Services provided by persons pursuant to a professional license or certificate.
13. Other personal services for which a fee is normally charged by the person providing the services.
14. Any other similar service or thing having an attributable value not already provided for in this section.

# What isn't a gift?

## A gift is not:

1. Salary, benefits, services, fees, commissions, gifts, or expenses associated primarily with the donee's employment, business, or service as an officer or director of a corporation or organization.
2. Except as provided in s. 112.31485, F.S., contributions or expenditures reported pursuant to Chapter 106, F.S., contributions or expenditures reported pursuant to federal election law, campaign-related personal services provided without compensation by individuals volunteering their time, or any other contribution or expenditure by a political party or affiliated party committee.
3. An honorarium or expense related to an honorarium event paid to a person or the person's spouse.
4. An award, plaque, certificate, or similar personalized item given in recognition of the donee's public, civic, charitable, or professional service.
5. An honorary membership in a service or fraternal organization presented merely as a courtesy by such organization.
6. The use of a public facility or public property, made available by a governmental agency, for a public purpose.
7. Transportation provided to a public officer or employee by an agency in relation to officially approved governmental business.
8. Gifts provided directly or indirectly by a state, regional, or national organization which promotes the exchange of ideas between, or the professional development of, governmental officials or employees, and whose membership is primarily composed of elected or appointed public officials or staff, to members of that organization or officials or staff of a governmental agency that is a member of that organization.

## Pop Quiz! Which of these is a gift? (Choose all that apply, click for answers)



▶ Supervisor A receives Taylor Swift tickets from an old friend.



▶ Supervisor B receives a plaque for 10 years of service on a CDD board.



▶ Supervisor C receives a new watch from a friend who owns a jewelry shop and pays for it within 90 days.



▶ Supervisor D goes out to dinner at Bern's steakhouse with the District's landscape vendor and the landscape vendor pays for everyone's dinner.

# Unauthorized Compensation



*"We're quite comfortable living in the attic. How much look the other way and not mention us on your repo  
Everyone has a price."*

- ▶ CDD supervisors are prohibited from:
  - ▶ Accepting any compensation, payment, or thing of value when they know, or with the exercise of reasonable care should know, that it is given to influence a vote or other official action.
  - ▶ "Compensation" means a payment, distribution, loan, an advance, reimbursement, deposit, salary, fee, retainer, or anything of value provided or owed to a recipient, directly or indirectly, from any source for lobbying activity.



# Misuse and Abuse of Public Position

- ▶ CDD supervisors are prohibited from:
  - ▶ Corruptly using or attempting to use their official positions or the resources thereof to obtain a special privilege or benefit for themselves or others; and
    - ▶ “Corruptly” means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties.
  - ▶ Abusing their public positions in order to obtain a disproportionate benefit for themselves or certain others.
- ▶ **However**, a CDD supervisor or employee does **not** abuse his or her public position if the board member or public employee commits an act or omission that is authorized under s. 190.007, F.S., or certain enumerated sections of the Code of Ethics, and an abuse of a board member’s public position does not include any act or omission in connection with a vote when the board member has followed the procedures required by the voting conflict of interest statute.

# Disclosure or Use of Certain Information

- ▶ CDD supervisors are prohibited from disclosing or using information not available to the public and obtained by reason of their public position, for the personal benefit of themselves or others.



"Psst! If you have any stock tips to pass on, I can probably lighten your sentence for insider trading."

# Solicitation/Acceptance of Honoraria

## honorarium noun

hon-o-rar-i-um ˌɑ-nə-ˈrer-ē-əm

plural honoraria ˌɑ-nə-ˈrer-ē-ə also honorariums

: a payment for a service (such as making a speech) on which custom or [propriety](#) forbids a price to be set

He donated the *honoraria* from his speaking engagements

- ▶ CDD supervisors are prohibited from:
  - ▶ Soliciting honoraria related to their public offices or duties; and
  - ▶ Knowingly accepting an honorarium from a political committee, lobbyist who has lobbied the person's agency within the past 12 months, or the partner, firm, employer, or principal of such a lobbyist, or from a vendor doing business with the official's agency.
  - ▶ However, they may accept the payment of expenses related to an honorarium event from such individuals or entities, provided that the expenses are disclosed.

## Pop Quiz! Which of these are prohibited? (Choose all that apply, click for answers)

- Supervisor A receives tickets to the Super Bowl from vendor representative knowing the vendor expects the Supervisor to vote in favor of the vendor on an upcoming District contract award.
- Supervisor B travels to Tallahassee to speak during legislative session about a CDD-related bill and is reimbursed for travel-related expenses in accordance with the District's adopted reimbursement policy.
- Supervisor C does not disclose that one of the proposing entities on a District RFP is owned by his son and encourages other Supervisors to award the contract to his son's company.
- Supervisor D sends a copy of a sealed bid, which includes proprietary confidential business information of the bidder, to a friend who works in the same industry as the bidder.

# Doing Business with One's Agency

In their official capacity, Public Officers are prohibited from purchasing, renting, or leasing any realty, goods, or services for his or her agency from a business entity in which the public officer (or his or her spouse or child) owns more than a 5% interest.

In their personal capacity, Public Officers are prohibited from renting, leasing, or selling any realty, goods, or services to his or her own agency.

# Conflicting Employment/ Contractual Relationship

- ▶ Public Officers are prohibited from:
  - ▶ Holding any employment or contract with any business entity or agency regulated by or doing business with his or her public agency; and
  - ▶ Holding any employment or having a contractual relationship which will pose a frequently recurring conflict between the official's private interests and public duties, or which will impede the full and faithful discharge of the official's public duties.
- ▶ **NOTE:** Limited exemptions apply to certain CDD supervisors.

# Exemption from Conflicting Employment/Contractual Relationship

Note that for CDDs, a supervisor's employment with, or entering into a contractual relationship with, such business entity is not prohibited or deemed a conflict per se.

However, conduct by a supervisor who is prohibited by, or otherwise frustrates the intent of, the prohibition against conflicting employment/contractual relationships, including conduct that violates subsections (6) (misuse of public position) and (8) (disclosure or use of certain information), is deemed a conflict of interest in violation of the standards of conduct set forth by s. 112.313, F.S.

Clear as mud?

Bottom line:  
Use caution when entering into an employment or business relationship with the CDD for which you serve as supervisor.

## Other Exemptions

- ▶ Prohibition against doing business with one's agency and having conflicting employment *may* not apply if:
  - ▶ Business is rotated among all qualified suppliers in a city/county.
  - ▶ When the business is awarded by sealed, competitive bidding and neither the official nor his or her spouse or child have attempted to persuade agency personnel to enter the contract. (**Note:** Supervisor still must file a disclosure form.)
  - ▶ When the purchase or sale is for legal advertising, utilities service, or for passage on a common carrier.
  - ▶ When an emergency purchase must be made to protect the public health, safety, or welfare.
  - ▶ When the business entity is the only source of supply within the political subdivision and proper disclosure forms are filed.
  - ▶ When the aggregate of any such transactions does not exceed \$500 in a calendar year.





## Other Exemptions (continued)

- ▶ Prohibition against doing business with one's agency and having conflicting employment *may* not apply:
  - ▶ When the business transacted is the deposit of agency funds in a bank of which a county, city, or District official is an officer, director, or stockholder, so long as the agency's records show that the governing body has determined that the member did not favor his or her bank over other qualified banks.
  - ▶ When, after proper disclosures, the prohibitions are waived for advisory board members by the appoint person or by a two-thirds vote of the appointing body.
  - ▶ When, in a private capacity, a Supervisor purchases goods or services from a business entity which is doing business with the Supervisor's agency at a price and upon terms available to similarly situated members of the general public.
  - ▶ When, in a private capacity, a Supervisor purchases goods or services from a business entity which is subject to the regulation of the Supervisor's agency if the price and terms of the transaction are available to similarly situated members of the general public and the Supervisor makes full disclosure of the relationship to the agency head or governing body prior to the transaction.
  - ▶ When a Supervisor is employed by a tax-exempt organization contracting with the Supervisor's agency so long as the Supervisor is not directly or indirectly compensated as a result of the contract, does not participate in any way in the decision to enter into the contract, abstains from voting on any matter involving the employer, and makes certain disclosures.



EXEMPT

# Lobbying Restrictions

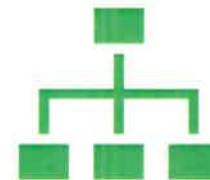


- ▶ For a period of **six years** after leaving a public position, a CDD Supervisor shall not lobby for compensation on issues of policy, appropriations, or procurement before his or her former agency or governing body.
  - ▶ **Note:** Exception to this rule applies to individuals leaving landowner-elected seats.
- ▶ A person elected to county, municipal, school district, or special district office is prohibited from representing another person or entity for compensation before the government body or agency of which he or she was an officer for **two years** after leaving office.

# Employees Holding Office



**A public employee is prohibited from being a member of the governing body which serves as his or her employer.**



**Except**, it shall not be a conflict of interest under Chapter 112, F.S., for a board member or the district manager or another employee of the district to be a stockholder, officer, or employee of a landowner or of an entity affiliated with a landowner.

**However**, over the course of a Supervisor's term, situations may arise which could be construed as a conflict requiring filing of Form 8B. Therefore, in an abundance of caution, we recommend that Supervisors who are affiliated with a landowner and/or developer entity, or affiliated with a parent, subsidiary, or sibling organization of that entity, complete Form 8B disclosing their affiliation, which will remain on file with the District.

# Dual Public Employment

Candidates and elected officers are prohibited from accepting public employment if they know, or should know, it is being offered for the purpose of influence.

Public employment may not be accepted unless the position: (i) was already in existence or was created without the anticipation of the official's interest; (ii) was publicly advertised; and (iii) the officer had to meet the same qualifications and go through the same hiring process as other applicants.

For elected public officers already holding public employment, no promotion given for the purpose of influence may be accepted, nor may promotions that are inconsistent with those given other similarly situated employees.

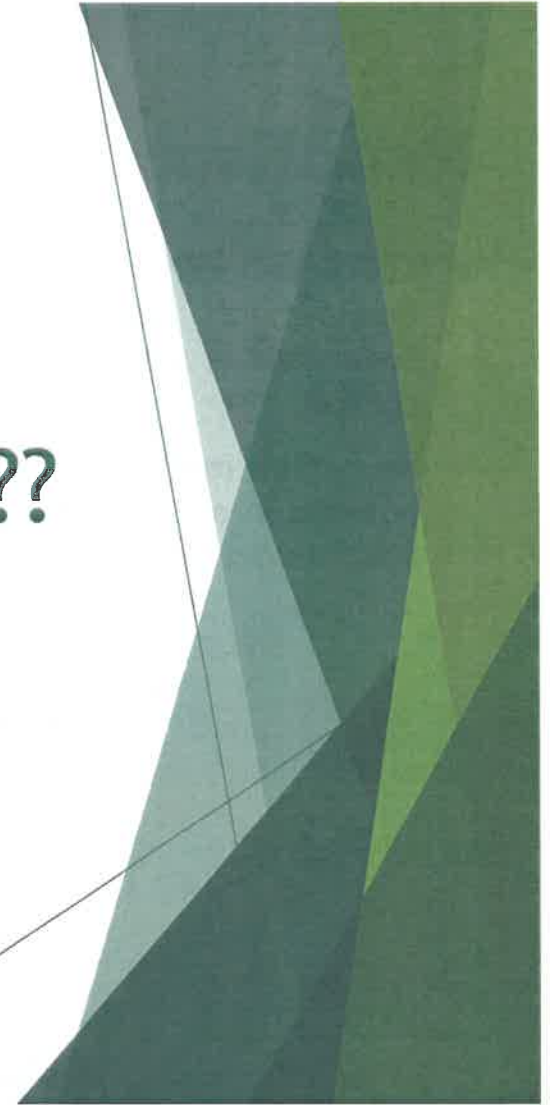
# Nepotism

- ▶ CDD Supervisors are prohibited from seeking for a relative any appointment, employment, promotion, or advancement in the agency in which the Supervisor is serving or over which the Supervisor exercises jurisdiction or control.
- ▶ No person may be appointed, employed, promoted, or advanced in or to a position in an agency if such action has been advocated by a related public official who is serving in or exercising jurisdiction or control over the agency.





Questions???



# Resources



Chapter 190, F.S.



Chapter 112, Part III, Florida Statutes



Article II, Section 8, of the Florida Constitution



Commission on Ethics Website: <https://ethics.state.fl.us/>



Guide to the Sunshine Amendment and Code of Ethics for Public Officers and Employees:  
<https://ethics.state.fl.us/Documents/Publications/GuideBookletInternet.pdf?cp=2024527>

# SECTION C





# Highland Meadows CDD

## Field Management Report



February 11<sup>th</sup>, 2025

Joel Blanco

Field Manager

GMS

# In Progress

## Approved Sidewalk Repairs Throughout the District

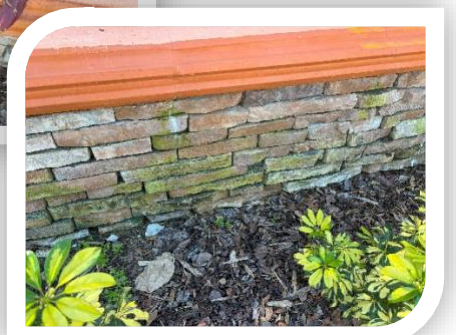
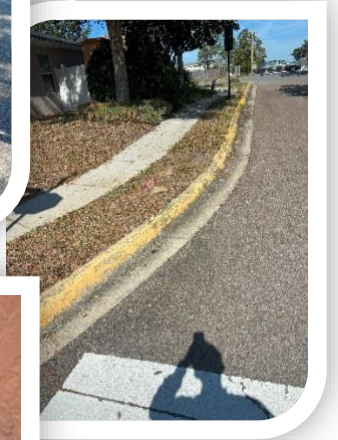
- ✚ As previously stated, Field Staff marked each sidewalk repair with a florescent orange mark along the cracks and sidewalk grinds with a florescent orange dot at the edge to indicate sidewalks for repair.
- ✚ Maintenance staff completed all sidewalk grinds throughout the district.
- ✚ Maintenance staff started and completed sidewalk repairs in several areas with 3 areas left for completion.
- ✚ Field Staff will review repairs upon completion.



# In Progress

## Entrance Review & Maintenance

- ✚ During district reviews, Field Staff reviewed both Davenport Blvd. & Olsen Rd. Entrances.
- ✚ Olsen Rd. Entrance sign lettering was found loose with maintenance staff scheduled to repaired.
- ✚ Monument lettering was found in need of some minor touch up paint with maintenance scheduled to apply paint.
- ✚ Elevated landscaping bed base and bottom stone paver base were found with dirt and mildew stains. Maintenance staff has been scheduled to pressure wash all 4 monuments.
- ✚ Previously mentioned curb painting remains on scheduled for completion.
- ✚ Leaning “No Overnight Parking” sign was noted in the Olsen Rd. entrance and scheduled to be straighten.



# Site Review

## Landscaping Review

- Field Staff has conducted landscaping reviews throughout the district.
- Landscaping throughout the community remains in satisfactory conditions (neat and tidy) during the dry season.
- Branches from the conservation area has been maintained on the fencing common area on Highland Meadows St. with the previously reported tree debris removed from the easement area.
- Queen Palm at the Olsen Rd. entrance was discovered dead during review with palm replacement scheduled for removal and replacement.



## Pond Review

- Field Staff has conducted dry pond reviews throughout the district during the dry season.
- All dry ponds appear neatly mowed with stormwater weir skimmers secured.
- Staff will continue to monitor as we get closer to the rainy season.



# Action Items Review

## Resod Eroded Area Behind 232 Highland Meadows Ct.



- ✚ Per Action Items List, Field Staff directed the landscaping vendor to resod the eroded area behind 232 Highland Meadows Ct.
- ✚ Landscaping vendor recommended scheduling the resod in March prior to the start of the rainy season for the sod to take root.
- ✚ Scheduling has been communicated to the resident.

# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at [jblanco@gmscfil.com](mailto:jblanco@gmscfil.com). Thank you.

Respectfully,

Joel Blanco

# SECTION 1



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: January 13, 2025

**SUBMITTED TO:**

GMS  
135 West Central Blvd  
Orlando, FL 32801  
Joel Blanco  
Phone: (786) 238-9473  
Email: [jblanco@gmscf.com](mailto:jblanco@gmscf.com)

**Job Name / Location:**

Highland Meadows CDD II  
Haines City, FL

Proposal to trim 9 Oak trees clear of the powerlines. Prince & Sons is NOT responsible for any damage to sod or underground utilities.

	<b>Qty</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total</b>
Trim Oak tree	9	Ea	\$185.00	<b>\$1,665.00</b>
Clean and haul off all debris	1	Ea	\$900.00	<b>\$900.00</b>
			<b>Total:</b>	<b>\$2,565.00</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Cory Courchesne

Date Submitted: January 13, 2025

Accepted by: \_\_\_\_\_

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



# SECTION 2

Proposal # :

Proposal Date: 02/11/2025

392



Governmental  
Management Services - CF

Maintenance Services  
Phone: 407-201-1514  
Email:  
Csmith@gmscfl.com

Bill To/District Highland Meadows CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
Job Name: Installation of (10) “No Curb Parking” Sign throughout the district Description: Installation of (10) 6ft. U channel posts with (10) “No Curb Parking Allowed” signs in 10 curbed areas throughout the district. Signs will be reinforced with concrete.	

Qty	Description	Unit Price	Line Total
32	Labor	\$50.00	\$1,600
2	Mobilization	\$65.00	\$130
	Equipment		\$300
	Materials		\$1,100
		Total Due:	\$3,387.00

This Proposal is Valid for 30 days.

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

Proposal # :

Proposal Date: 02/11/2025

391



Governmental  
Management Services - CF

Maintenance Services  
Phone: 407-201-1514  
Email:  
Csmith@gmscfl.com

Bill To/District Highland Meadows CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
<b>Job name and Description</b>	
Job Name: Installation of (10) “No Curb Parking” Sign throughout the district Description: Installation of (10) 6ft. 2 in. round posts with (10) “No Curb Parking Allowed” signs, including bracket installation in 10 curbed areas throughout the district. Signs will be reinforced with concrete.	

Qty	Description	Unit Price	Line Total
32	Labor	\$50.00	\$1,600
2	Mobilization	\$65.00	\$130
	Equipment		\$300
	Materials		\$1,725
		Total Due:	\$3,755.00

This Proposal is Valid for 30 days.

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

## Option #1

---



### Green Enamel and Galvanized U-Channel Posts

Item #: Y3486

[Edit Item](#) | [Remove](#)

✓ [Full Product Details](#)

---



### Custom Blank Square Traffic Sign

Item #: Y2740B-B7C

[Edit Item](#) | [Remove](#)

Design will be printed as shown after minor touch-ups.  
[Change](#)

✓ [Full Product Details](#)

---

## Option #2

---



### 2-3/8" Galvanized Round Post

Item #: Y3440

[Edit Item](#) | [Remove](#)

✓ [Full Product Details](#)

---



### Custom Blank Square Traffic Sign

Item #: Y2740B-B7C

[Edit Item](#) | [Remove](#)

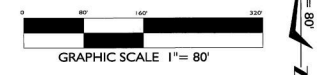
Design will be printed as shown after minor touch-ups.  
[Change](#)

✓ [Full Product Details](#)

(Note: Recommend painting posts black to match community street signs.)

# HIGHLAND MEADOWS PHASE ONE

A REPLAT OF TRACTS 3 THRU 5, 12 THRU 16 AND A PORTION OF TRACT 17,  
FLORIDA DEVELOPMENT COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 60 OF  
THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IN SECTION 09, TOWNSHIP 27  
SOUTH, RANGE 27 EAST, CITY OF DAVENPORT, POLK COUNTY, STATE OF FLORIDA



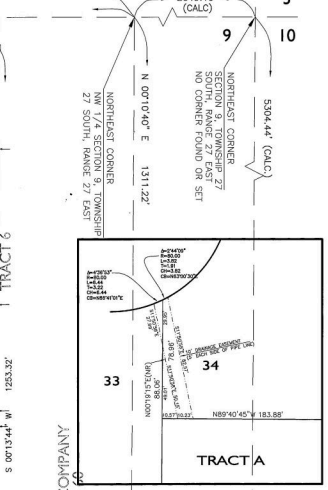
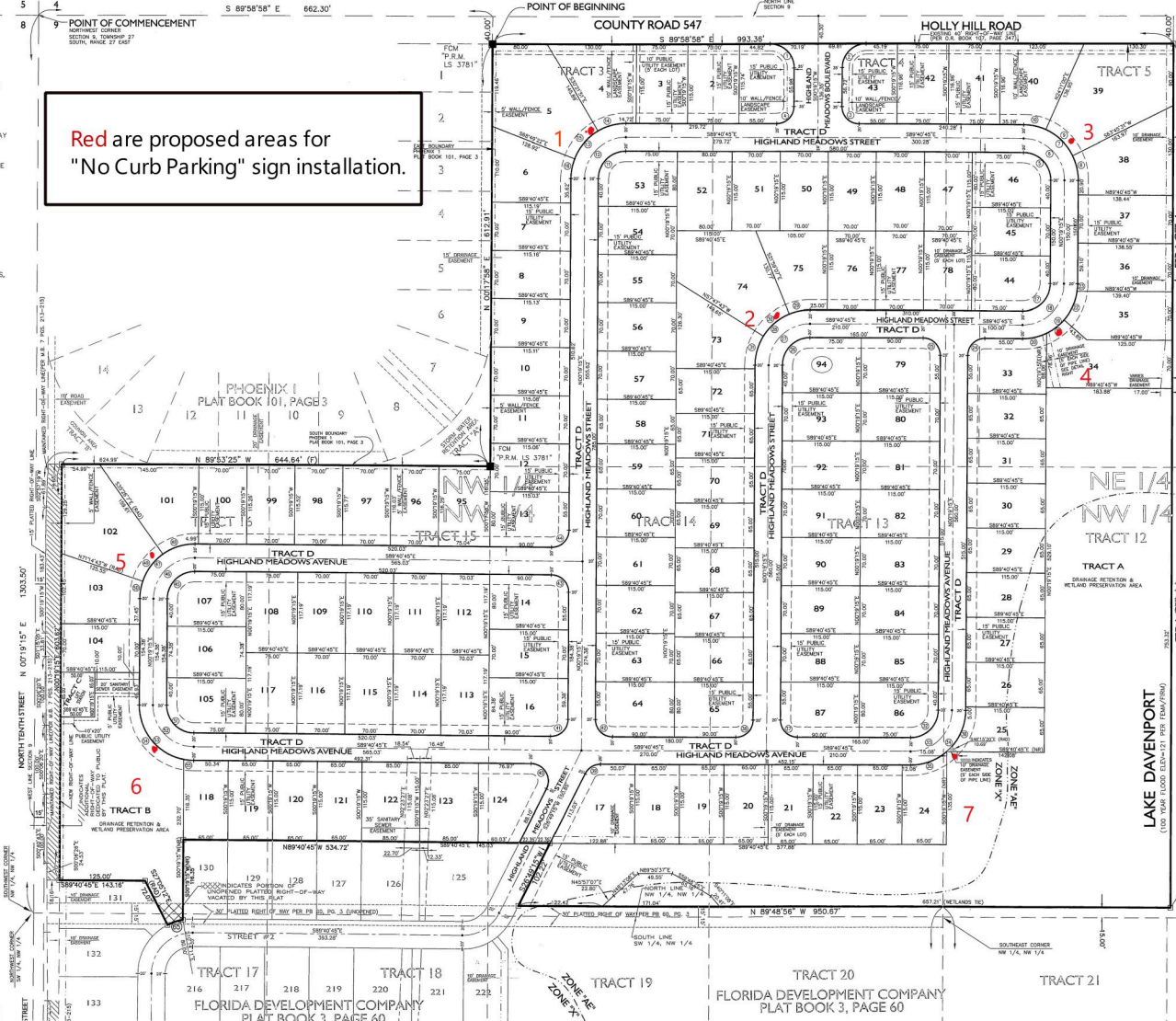
- NOTES AND LEGEND**
- PCP - PERMANENT CONTROL POINT - SET
  - NAIL AND DISC TOP 1/8" - UNLESS OTHERWISE NOTED
  - PRM - PERMANENT REFERENCE MONUMENT - SET
  - 4" x 4" CONCRETE MONUMENT AND CAP 1/8" PM LB-7001
  - FCM - FOUND CONCRETE MONUMENT AS NOTED
  - BEARINGS BASED ON THE NORTH BOUNDARY OF TRACTS 15 AND 16 BEING ASSUMED N-89°53'25"-E BETWEEN FOUND POINT MONUMENTATION.
  - (12) = CURVE - SEE CURVE DATA
  - & = AND
  - & = CENTERLINE
  - (RAD) = RADIAL
  - (NR) = NON-RADIAL
  - PL = PLAT BOOK
  - PG/P23 = PAGE/PAGES
  - FPM = FOUND IRON SPIKE
  - FIR = FOUND IRON ROD

**SURVEYOR'S NOTES:**

- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-7001" MONUMENT SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.K.-NAIL AND DISC "LB-7001" - UNLESS OTHERWISE NOTED.
- LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE. THE RATE OF PREDICTED DRAINAGE IS AS NOTED.
- INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF VEGETATION IN ANY DRAINAGE SWALE LOCATED ON INDIVIDUAL LOTS. MAINTENANCE OF THE VEGETATION IN ANY DRAINAGE SWALE IS THE RESPONSIBILITY OF A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 337.09(1).
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME AS THE TRACT IS CONVEYED TO A COMMUNITY DEVELOPMENT DISTRICT WITH JURISDICTION OVER THE LANDS DESCRIBED IN THIS PLAT AND ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, IF SO ESTABLISHED, OR A HOMEOWNERS ASSOCIATION.

Red are proposed areas for  
"No Curb Parking" sign installation.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	90°18'13"	35.00	55.16	35.19	49.63	N44°49'52"W
2	89°41'47"	35.00	54.79	34.81	49.27	S45°08'08"E
3	90°00'00"	25.00	39.27	25.00	35.96	S44°40'45"E
4	90°00'00"	25.00	39.27	25.00	35.96	N45°19'15"E
5	90°00'00"	60.00	62.83	60.00	66.87	N44°40'45"E
6	90°00'00"	60.00	62.83	60.00	66.87	N44°40'45"E
7	90°00'00"	80.00	126.66	80.00	113.14	N44°40'45"E
8	26°33'44"	80.00	37.09	18.68	36.78	N12°57'37"W
9	32°41'06"	80.00	35.25	28.78	34.77	N49°01'45"E
10	23°51'45"	80.00	33.32	18.91	33.08	N77°45'19"W
11	90°00'00"	40.00	62.83	40.00	56.57	S45°19'15"W
12	90°00'00"	60.00	62.83	60.00	66.87	N44°40'45"E
13	90°00'00"	80.00	126.66	80.00	113.14	S45°19'15"W
14	30°41'06"	80.00	42.84	21.95	42.53	S74°58'42"W
15	38°21'11"	80.00	35.39	27.92	35.70	S69°29'45"W
16	20°51'23"	80.00	29.12	14.72	28.98	S10°44'56"W
17	90°00'00"	40.00	62.83	40.00	56.57	N45°19'15"E
18	90°00'00"	60.00	62.83	60.00	66.87	N45°19'15"E
19	90°00'00"	80.00	126.66	80.00	113.14	N45°19'15"E
20	20°56'40"	80.00	35.83	18.41	35.92	N77°20'54"E
21	22°16'08"	80.00	32.49	16.47	32.27	N52°44'32"E
22	32°21'18"	80.00	46.01	23.61	45.38	N62°37'07"E
23	74°28'54"	80.00	10.84	5.48	10.93	N04°14'13"E
24	90°00'00"	25.00	39.27	25.00	35.96	S45°19'15"W
25	90°00'00"	25.00	39.27	25.00	35.96	N45°19'15"W
26	90°00'00"	40.00	62.83	40.00	56.57	S45°19'15"W
27	90°00'00"	60.00	62.83	60.00	66.87	S45°19'15"W
28	90°00'00"	80.00	126.66	80.00	113.14	S45°19'15"W
29	27°18'22"	80.00	31.15	15.77	30.95	S10°24'15"W
30	35°48'36"	80.00	29.00	14.80	28.85	S20°08'36"W
31	31°53'02"	80.00	44.52	22.85	43.95	S18°15'45"W
32	90°00'00"	40.00	62.83	40.00	56.57	N45°19'15"E
33	90°00'00"	60.00	62.83	60.00	66.87	N45°19'15"E
34	90°00'00"	80.00	126.66	80.00	113.14	N45°19'15"E
35	1°24'35"	80.00	51.82	30.44	50.57	N89°58'08"E
36	48°35'28"	80.00	67.84	38.11	65.83	N24°36'58"E
37	90°00'00"	25.00	39.27	25.00	35.96	S44°40'45"E
38	90°00'00"	25.00	39.27	25.00	35.96	N45°19'15"E
39	82°30'00"	25.00	27.71	15.47	26.81	S36°34'15"W
40	11°35'00"	25.00	62.83	40.00	42.92	N31°26'45"W
41	90°00'00"	25.00	39.27	25.00	35.96	N45°19'15"E
42	90°00'00"	25.00	39.27	25.00	35.96	S44°40'45"E
43	90°00'00"	25.00	39.27	25.00	35.96	N44°40'45"E
44	90°00'00"	25.00	39.27	25.00	35.96	N45°19'15"E
45	90°00'00"	60.00	62.83	60.00	66.87	S45°19'15"W
46	90°00'00"	60.00	62.83	60.00	66.87	S45°19'15"W
47	90°00'00"	80.00	126.66	80.00	113.14	S44°40'45"E
48	35°48'36"	80.00	49.83	25.81	49.12	S32°26'34"W
49	35°48'36"	80.00	50.00	25.83	49.12	S32°30'36"W
50	35°48'36"	80.00	50.00	25.83	49.12	S32°30'36"W
51	90°00'00"	40.00	62.83	40.00	56.57	S44°40'45"E
52	90°00'00"	60.00	62.83	60.00	66.87	S44°40'45"E
53	90°00'00"	80.00	126.66	80.00	113.14	S44°40'45"E
54	72°28'54"	80.00	118.97	60.47	109.25	S32°24'12"E
55	18°33'26"	80.00	14.74	7.36	14.72	S84°24'45"E
56	18°51'02"	80.00	23.53	11.85	23.44	S71°20'19"W



**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**McVAY-WOOD & ASSOCIATES, INC.**  
155 W. PALM BLVD., SUITE 200  
DAVENPORT, FLORIDA 33444  
TEL: 888-888-8888  
FAX: 888-888-8888  
www.mvaywood.com

STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB 7001

KENNETH W. THOMPSON  
REGISTRATION NO. 4080

# HIGHLAND MEADOWS PHASE TWO

A REPLAT OF TRACTS 17 THRU 20, 29 THRU 32 AND A PORTION OF TRACTS 14 THRU 16, FLORIDA DEVELOPMENT COMPANY, AS RECORDED IN PLAT BOOK 3, PAGE 60 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IN SECTION 09, TOWNSHIP 27 SOUTH, RANGE 27 EAST, CITY OF DAVENPORT, POLK COUNTY, STATE OF FLORIDA



- NOTES AND LEGEND**
- PCP - PERMANENT CONTROL POINT - SET
  - INCL AND DSK - TOP OF IRON ROD - UNLESS OTHERWISE NOTED
  - PRM - PERMANENT REFERENCE MONUMENT - SET
  - 4" x 4" CONCRETE MONUMENT AND CAP FROM LB-7454\*
  - FCM - FOUND CONCRETE MONUMENT AS NOTED
  - \* BEARINGS BASED ON NORTH BOUNDARY OF SECTION 9 BEING ASSUMED S-89°38'55"W ± BETWEEN FOUND FIELD MONUMENTATION.
  - 12 - CURVE - SEE CURVE DATA
  - AND - CENTERLINE
  - RAO - RADIAL
  - NO - NON-RADIAL
  - PLB - PLAT BOOK
  - PG/PDS - PAGE/PAGES

SEE SHEET 1 OF 2 FOR BOUNDARY PERIMETER DIMENSIONS AND SECTION TIES

- SURVEYS NOTES:**
- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-7454" MONUMENT SET AT ALL LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
  - THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
  - P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A P.K.-NAIL AND DISC "LB-7454" - UNLESS OTHERWISE NOTED.
  - LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
  - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION IN THE RETENTION AREAS AND DRAINAGE SWALES AND THE DESIGN IS TO BE LEFT UNCHANGED.
  - ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (2005).
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME THAT A HOME OWNER ASSOCIATION IS FORMED AND MADE RESPONSIBLE FOR SUCH MAINTENANCE.

**WETLANDS 'A' TABLE**

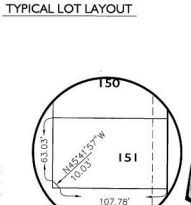
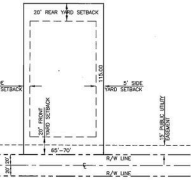
LINE	LENGTH	BEARING
WB-1	43.82	N40°11'08"W
WB-2	63.23	N88°23'35"W
WB-3	60.96	N87°19'14"W
WB-4	78.87	N85°27'27"E
WB-5	47.22	N87°19'44"W
WB-6	35.12	N81°20'44"W
WB-7	23.18	N10°10'05"W
WB-8	134.25	N84°59'00"E
WB-9	61.84	N89°41'32"E
WB-10	88.07	N82°52'27"E
WB-11	50.81	N84°07'09"E
WB-12	97.95	N83°44'16"W
WB-13	55.88	N70°45'47"W
WB-14	35.37	N85°02'47"E
WB-15	49.65	N77°59'19"W
WB-16	31.58	N77°38'50"W
WB-17	44.16	N00°43'32"W

**WETLANDS 'B' TABLE**

LINE	LENGTH	BEARING
WB-1	81.88	N87°46'48"W
WB-2	49.65	N75°54'11"W
WB-3	48.78	N83°28'11"W
WB-4	46.96	N83°43'38"W
WB-5	49.81	N83°17'03"W
WB-6	37.10	N83°37'21"W
WB-7	41.47	N35°12'37"W
WB-8	34.89	N52°59'07"W
WB-9	49.81	N83°17'03"W
WB-10	32.19	N53°40'52"W
WB-11	46.30	N52°12'32"W
WB-12	49.63	N37°41'36"W
WB-13	42.89	N65°32'32"E
WB-14	45.90	N84°20'31"E
WB-15	60.48	N81°19'19"E
WB-16	55.79	N89°19'29"E
WB-17	59.08	N84°20'59"W
WB-18	18.44	N48°17'57"W
WB-19	34.01	N53°15'44"W
WB-20	37.76	N69°35'18"W
WB-21	88.33	N81°26'02"W

**WETLANDS 'C' TABLE**

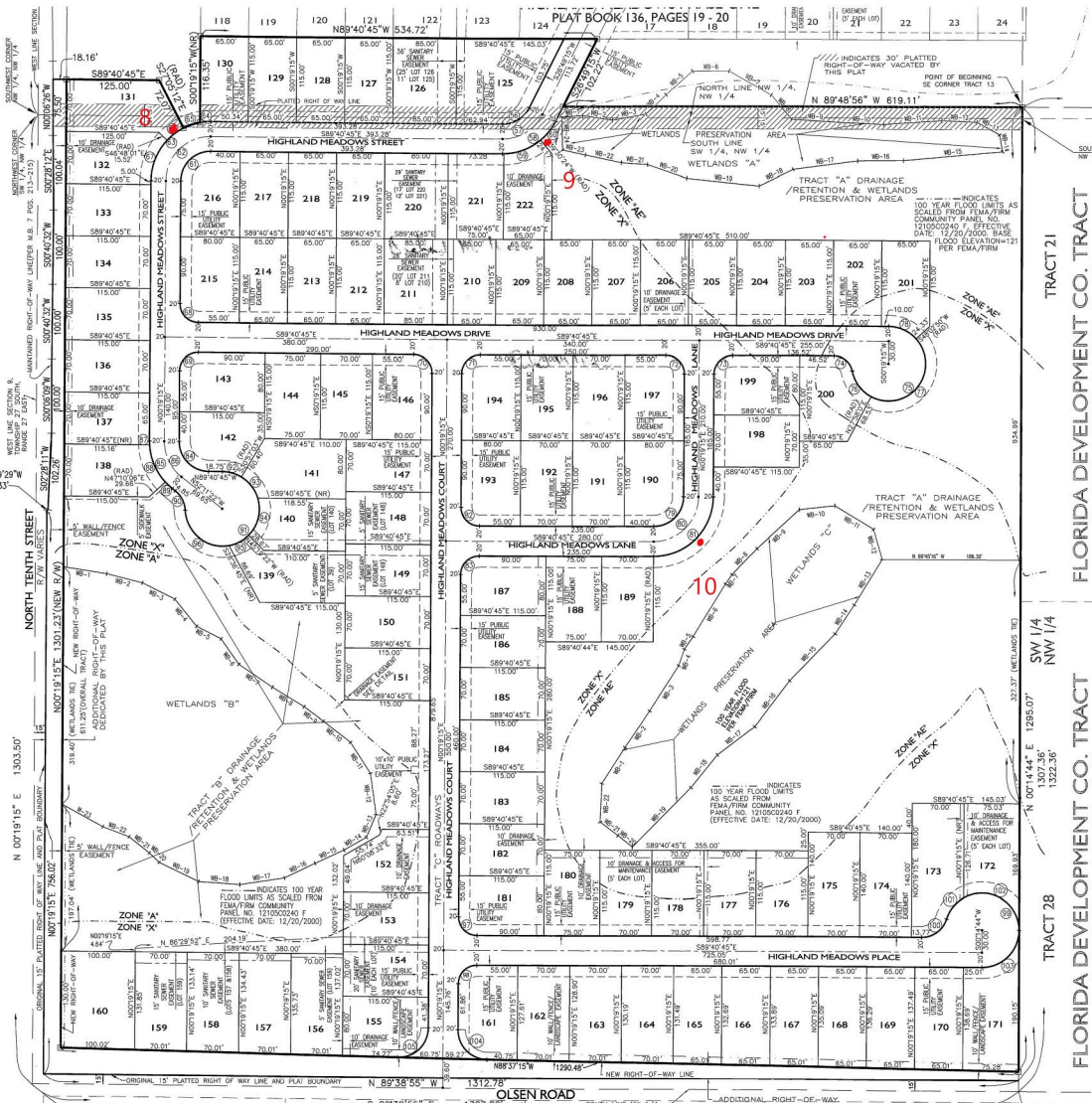
LINE	LENGTH	BEARING
WB-1	17.83	N37°49'45"E
WB-2	58.63	N34°27'46"E
WB-3	72.44	N32°42'51"E
WB-4	23.27	N13°09'45"E
WB-5	67.84	N34°27'35"E
WB-6	83.23	N31°47'55"E
WB-7	15.16	N43°58'37"E
WB-8	48.24	N47°40'40"E
WB-9	78.53	N47°40'40"E
WB-10	48.27	N83°30'08"E
WB-11	60.89	N79°12'55"E
WB-12	42.08	N78°10'07"W
WB-13	71.89	N31°41'06"E
WB-14	48.58	N32°37'03"E
WB-15	87.82	N44°18'45"E
WB-16	72.48	N37°28'10"E
WB-17	62.59	N52°27'24"E
WB-18	68.89	N39°36'23"E
WB-19	112.02	N44°42'38"E
WB-20	25.07	N51°00'27"W
WB-21	30.07	N50°01'20"E
WB-22	51.82	N52°23'01"E



**WETLANDS PRESERVATION AREA NOTE**  
PRESERVATION AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORMWATER DRAINAGE. PRESERVATION AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

**FLOOD HAZARD WARNING:**  
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT THE CITY OF DAVENPORT AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THIS PROPERTY. EVEN MEETING THE CITY OF DAVENPORT'S STANDARDS DOES NOT INSURE THAT ANY IMPROVEMENTS SUCH AS SEWER, DRAINAGE, VENTS, SWAMPY SERVICE SYSTEMS, AND WATER WELLS SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLEMENTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**CURVE TABLE**

CURVE	BEARS	LENGTH	TRACHT	CHORD	BEARING	
56	63°30'00"	65.00	44.33	43.72	62°04'15"E	
57	63°30'00"	66.00	47.15	45.15	62°04'15"E	
58	63°30'00"	66.00	49.94	48.92	62°04'15"E	
59	64°00'00"	55.61	28.38	28.40	N02°24'28"E	
60	24°00'00"	13.05	15.72	15.82	N02°24'28"E	
61	60°00'00"	62.83	40.00	38.52	S45°32'15"W	
62	60°00'00"	64.25	40.00	38.52	S45°32'15"W	
63	60°00'00"	125.66	80.00	113.14	S45°32'15"W	
64	103°20'00"	80.00	14.24	7.39	N12°27'00"E	
65	103°20'00"	80.00	13.83	7.39	N12°27'00"E	
66	182°44'00"	80.00	27.53	13.89	27.28	S03°02'32"W
67	42°00'00"	39.87	25.82	25.82	S45°32'15"W	
68	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
69	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
70	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
71	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
72	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
73	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
74	38°47'00"	50.00	34.84	29.41	31.82	N02°05'24"E
75	288°17'47"	50.00	228.58	61.24	72.46	N33°30'08"E
76	34°00'00"	50.00	44.38	29.76	42.81	S08°27'21"E
77	59°52'11"	50.00	138.58	38.41	88.47	N89°00'25"E
78	60°00'00"	60.00	11.85	13.12	63.65	N65°08'58"W
79	60°00'00"	60.00	62.83	40.00	38.52	N63°13'51"E
80	60°00'00"	60.00	64.25	40.00	38.52	N63°13'51"E
81	60°00'00"	126.66	80.00	113.14	N63°13'51"E	
82	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
83	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
84	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
85	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
86	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
87	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
88	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
89	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
90	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
91	42°00'00"	50.00	33.18	25.84	31.82	N02°05'24"E
92	113°38'36"	50.00	104.67	88.05	88.08	N02°24'28"E
93	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
94	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
95	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
96	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
97	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
98	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
99	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
100	72°53'47"	39.00	44.83	28.85	41.89	N02°24'28"E
101	42°00'00"	50.00	33.18	25.84	31.82	N02°05'24"E
102	113°38'36"	50.00	104.67	88.05	88.08	N02°24'28"E
103	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
104	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
105	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
106	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
107	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
108	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
109	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E
110	60°00'00"	25.00	39.27	25.00	35.36	S44°04'51"E

**McVAY-WOOD ENGINEERING, LLC**  
1800 W. UNIVERSITY AVENUE, SUITE 100  
DAVENPORT, FLORIDA 33606  
TEL: 888-466-2444  
WWW.MCVAYWOOD.COM  
STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB 7454  
KENNETH W. THOMPSON  
REGISTRATION NO. 4909

# SECTION D

# SECTION 1



*to be provided under  
separate cover*

# SECTION 2

**Highland Meadows**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025  
Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
10/1-10/31	100152-100160	\$40,428.14
11/1-11/30	100161-100163	\$11,040.54
12/1-12/31	100164-100167	\$6,875.06
<b>TOTAL</b>		<b>\$ 58,343.74</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/22/24	00014	8/30/24	25057	202410	310-51300-45000		INSURANCE	*	6,391.00		
		8/30/24	25057	202410	320-53800-45000		INSURANCE	*	2,364.00		
										8,755.00	100152
10/22/24	00025	9/30/24	6702293	202409	310-51300-48000		NOTICE OF REGULAR MEETING	*	303.77		
										303.77	100153
10/22/24	00001	9/15/24	30	202410	310-51300-31400		ASSESSMENT ROLL CERT FY25	*	5,000.00		
		10/01/24	32	202410	310-51300-34000		OCT 24 - MGMT FEES	*	2,916.67		
		10/01/24	32	202410	310-51300-49500		OCT 24 - WEBSITE ADMIN	*	100.00		
		10/01/24	32	202410	310-51300-35100		OCT 24 - IT	*	150.00		
		10/01/24	32	202410	310-51300-31300		OCT 24 - DISSEMINATION	*	200.00		
		10/01/24	33	202410	320-53800-34000		OCT 24 - FIELD MANAGEMENT	*	625.00		
										8,991.67	100154
10/22/24	00003	9/11/24	10266	202408	310-51300-31500		AUG 24 - GENERAL COUNSEL	*	2,806.00		
										2,806.00	100155
10/22/24	00028	9/03/24	14299	202409	320-53800-46500		REPLC BRKN HEADS/NOZZLE	*	95.91		
		10/01/24	14641	202410	320-53800-46200		OCT 24 - LANDSCAPE MAINT	*	2,660.00		
										2,755.91	100156
10/22/24	00016	9/25/24	7484993	202409	310-51300-32300		TRUSTEE FEES SER 2006A	*	4,040.63		
										4,040.63	100157
10/31/24	00015	10/01/24	90926	202410	310-51300-54000		FY25 SPECIAL DISTRICT FEE	*	175.00		
										175.00	100158
10/31/24	00013	10/15/24	4652169	202410	300-20700-10000		1% ADMIN FEE	*	5,762.62		
		10/15/24	4652170	202410	310-51300-31400		1% ADMIN FEE	*	6,327.54		
										12,090.16	100159

HLMD HIGHLAND MEADO PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/31/24	00028	10/14/24 14946	202410 320-53800-49000	CUT BACK TREES/HURRICANE	*	510.00	
				PRINCE & SONS INC.			510.00 100160
11/15/24	00009	9/23/24 22421298	202408 310-51300-31100	AUG 24 - ENGINEERING SVCS	*	867.50	
				DEWBERRY ENGINEERS INC.			867.50 100161
11/15/24	00001	11/01/24 35	202411 310-51300-34000	NOV 24 - MGMT FEES	*	2,916.67	
		11/01/24 35	202411 310-51300-49500	NOV 24 - WEBSITE ADMIN	*	100.00	
		11/01/24 35	202411 310-51300-35100	NOV 24 - IT	*	150.00	
		11/01/24 35	202411 310-51300-31300	NOV 24 - DISSEMINATION	*	200.00	
		11/01/24 36	202411 320-53800-34000	NOV 24 - FIELD MANAGEMENT	*	625.00	
				GMS - CENTRAL FLORIDA, LLC			3,991.67 100162
11/15/24	00028	9/01/24 14129	202409 320-53800-46200	SEP 24 - LANDSCAPE MAINT	*	2,660.00	
		10/22/24 14981	202410 320-53800-46500	REPLC BRKN HEADS	*	94.37	
		10/29/24 15153	202410 320-53800-49000	CUT BACK TREES/HURRICANE	*	680.00	
		11/01/24 15057	202411 320-53800-46200	NOV 24 - LANDSCAPE MAINT	*	2,660.00	
		11/08/24 15225	202411 320-53800-46500	REPLC BRKN HEADS/NOZZLE	*	87.00	
				PRINCE & SONS INC.			6,181.37 100163
12/13/24	00009	11/25/24 22428777	202410 310-51300-31100	OCT 24 - ENGINEERING SVCS	*	61.64	
				DEWBERRY ENGINEERS INC.			61.64 100164
12/13/24	00001	12/01/24 37	202412 310-51300-34000	DEC 24 - MGMT FEES	*	2,916.67	
		12/01/24 37	202412 310-51300-49500	DEC 24 - WEBSITE ADMIN	*	100.00	
		12/01/24 37	202412 310-51300-35100	DEC 24 - IT	*	150.00	
		12/01/24 37	202412 310-51300-31300	DEC 24 - DISSEMINATION	*	200.00	
		12/01/24 37	202412 310-51300-42500	DEC 24 - COPIES	*	12.75	

HLMD HIGHLAND MEADO PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/01/24	38	DEC 24	202412 320-53800-34000 - FIELD MANAGEMENT	GMS - CENTRAL FLORIDA, LLC	*	625.00	4,004.42 100165
12/13/24	00003	11/24/24 OCT 24	10680 - GENERAL COUNSEL	KILINSKI VAN WYK, PLLC	*	149.00	149.00 100166
12/13/24	00028	12/01/24 DEC 24	15486 - LANDSCAPE MAINT	PRINCE & SONS INC.	*	2,660.00	2,660.00 100167
TOTAL FOR BANK A						58,343.74	

HLMD HIGHLAND MEADO PPOWERS

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/31/24	00026	11/01/24	TRANSFER 202411 300-10100-10000 TRANS FROM MMA TO GF		HIGHLAND MEADOWS CDD	*	10,000.00	10,000.00 000001
TOTAL FOR BANK B							10,000.00	
TOTAL FOR REGISTER							68,343.74	

# SECTION 3



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

***Unaudited Financial Reporting***  
***December 31, 2024***



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4	<hr/>	Debt Service Fund Series 2006
5	<hr/>	Month to Month
6	<hr/>	Long Term Debt Report
7	<hr/>	Assessment Receipt Schedule

**Highland Meadows**  
**Community Development District**  
**Combined Balance Sheet**  
**December 31, 2024**

	<i>General Fund</i>	<i>Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 324,010	\$ -	\$ -	\$ 324,010
Money Market Account	40,477	-	-	40,477
<b>Series 2006A</b>				
Reserve	-	-	57,923	57,923
Revenue	-	-	24,274	24,274
Prepayment	-	-	1,200	1,200
General	-	-	30	30
Due from General Fund	-	50,062	79,804	129,865
Prepaid Expenses	\$ -	-	-	-
Deposits	1,810	-	-	1,810
<b>Total Assets</b>	<b>\$ 366,297</b>	<b>\$ 50,062</b>	<b>\$ 163,230</b>	<b>\$ 579,589</b>
<b>Liabilities:</b>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due to Debt Service	79,804	-	-	79,804
Due to Reserve	50,062	-	-	50,062
<b>Total Liabilities</b>	<b>\$ 129,865</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 129,865</b>
<b>Fund Balance:</b>				
Nonspendable:				
Deposits	\$ 1,810	\$ -	\$ -	\$ 1,810
Restricted for:				
Debt Service - Series	-	-	163,230	163,230
Unassigned	234,621	50,062	-	284,683
<b>Total Fund Balances</b>	<b>\$ 236,431</b>	<b>\$ 50,062</b>	<b>\$ 163,230</b>	<b>\$ 449,724</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 366,297</b>	<b>\$ 50,062</b>	<b>\$ 163,230</b>	<b>\$ 579,589</b>

# Highland Meadows

## Community Development District

### General Fund

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

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 262,129	\$ 248,703	\$ 248,703	\$ -
Interest Income	-	-	487	487
Misc. Income	-	-	634	634
<b>Total Revenues</b>	<b>\$ 262,129</b>	<b>\$ 248,703</b>	<b>\$ 249,825</b>	<b>\$ 1,121</b>
<b>Expenditures:</b>				
<i>General &amp; Administrative:</i>				
Supervisor Fees/FICA	\$ 5,000	1,250	\$ 861	\$ 389
Engineering	7,500	1,875	62	1,813
Attorney	15,000	3,750	149	3,601
Legal Contingency	5,000	1,250	-	1,250
Annual Audit	3,200	-	-	-
Assessment Roll Admin	5,000	5,000	5,000	-
Assessment Fee - County	3,090	3,090	6,328	(3,238)
Dissemination Agent	2,400	600	600	-
Trustee Fees	4,100	-	-	-
Management Fees	35,000	8,750	8,750	(0)
Information Technology	1,800	450	450	-
Postage & Delivery	100	25	-	25
Insurance General Liability	6,500	6,500	6,391	109
Legal Advertising	3,000	750	-	750
Other Current Charges	1,000	250	88	162
Website Admin	1,200	300	300	-
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 99,065</b>	<b>\$ 34,015</b>	<b>\$ 29,153</b>	<b>\$ 4,862</b>
<i>Field</i>				
Field Management	\$ 7,500	\$ 1,875	\$ 1,875	\$ -
Electric	858	215	195	20
Streetlighting	12,000	3,000	2,779	221
Water	6,500	1,625	1,016	609
Property Insurance	5,000	1,250	2,364	(1,114)
General Repairs & Maintenance	9,000	2,250	-	2,250
Landscape Maintenance	31,920	7,980	7,980	-
Landscape Contingency	9,000	2,250	-	2,250
Mulch	-	-	-	-
Irrigation Repairs	750	188	181	6
Contingency	10,745	2,686	1,190	1,496
Capital Outlay	-	-	-	-
<b>Total Field</b>	<b>\$ 93,273</b>	<b>\$ 23,318</b>	<b>\$ 17,580</b>	<b>\$ 5,739</b>
<b>Total Expenditure</b>	<b>\$ 192,338</b>	<b>\$ 57,333</b>	<b>\$ 46,733</b>	<b>\$ 10,600</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 69,791</b>	<b>\$ 191,370</b>	<b>\$ 203,092</b>	<b>\$ 11,722</b>
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserve	\$ (69,791)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (69,791)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 191,370</b>	<b>\$ 203,092</b>	<b>\$ 11,722</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 33,339</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 236,431</b>	

**Highland Meadows**  
**Community Development District**  
**Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - Reserve	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	-	-
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ 69,791	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 69,791</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 69,791</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 50,062</b>	
<b>Fund Balance - Ending</b>	<b>\$ 69,791</b>		<b>\$ 50,062</b>	

**Highland Meadows**  
**Community Development District**  
**Debt Service Fund Series 2006A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending December 31, 2024**

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<b>Revenues:</b>				
Special Assessments - On Roll	\$ 87,048	\$ 85,566	\$ 85,566	\$ -
Interest Income	-	-	1,079	1,079
<b>Total Revenues</b>	<b>\$ 87,048</b>	<b>\$ 85,566</b>	<b>\$ 86,645</b>	<b>\$ 1,079</b>
<b>Expenditures:</b>				
Interest Expense - 11/01	\$ 20,350	\$ 20,350	\$ 20,350	\$ -
Interest Expense - 05/01	20,350	-	-	-
Principal Expense - 05/01	45,000	-	-	-
Assessment Roll Admin Fee - County	-	-	5,763	(5,763)
<b>Total Expenditures</b>	<b>\$ 85,700</b>	<b>\$ 20,350</b>	<b>\$ 26,113</b>	<b>\$ (5,763)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,348</b>	<b>\$ 65,216</b>	<b>\$ 60,533</b>	<b>\$ (4,683)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,348</b>	<b>\$ 65,216</b>	<b>\$ 60,533</b>	<b>\$ (4,683)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 43,488</b>		<b>\$ 102,698</b>	
<b>Fund Balance - Ending</b>	<b>\$ 44,836</b>		<b>\$ 163,230</b>	

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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ 13,669	\$ 235,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,703
Interest Income	201	145	141	-	-	-	-	-	-	-	-	-	487
Misc Income	-	634	-	-	-	-	-	-	-	-	-	-	634
<b>Total Revenues</b>	<b>\$ 201</b>	<b>\$ 14,448</b>	<b>\$ 235,175</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 249,825</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees/FICA	\$ -	\$ 861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 861
Engineering	62	-	-	-	-	-	-	-	-	-	-	-	62
Attorney	149	-	-	-	-	-	-	-	-	-	-	-	149
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Roll Admin	11,328	-	-	-	-	-	-	-	-	-	-	-	11,328
Assessment Fee - County	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	200	200	200	-	-	-	-	-	-	-	-	-	600
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees	2,917	2,917	2,917	-	-	-	-	-	-	-	-	-	8,750
Information Technology	150	150	150	-	-	-	-	-	-	-	-	-	450
Postage & Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	6,391	-	-	-	-	-	-	-	-	-	-	-	6,391
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	25	25	38	-	-	-	-	-	-	-	-	-	88
Website Admin	100	100	100	-	-	-	-	-	-	-	-	-	300
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 21,496</b>	<b>\$ 4,253</b>	<b>\$ 3,404</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 29,153</b>
<b>Field</b>													
Field Management	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,875
Electric	65	65	65	-	-	-	-	-	-	-	-	-	195
Streetlighting	926	926	926	-	-	-	-	-	-	-	-	-	2,779
Water	282	393	341	-	-	-	-	-	-	-	-	-	1,016
Property Insurance	2,364	-	-	-	-	-	-	-	-	-	-	-	2,364
Entry & Wall Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	2,660	2,660	2,660	-	-	-	-	-	-	-	-	-	7,980
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	94	87	-	-	-	-	-	-	-	-	-	-	181
Contingency	1,190	-	-	-	-	-	-	-	-	-	-	-	1,190
<b>Total Field</b>	<b>\$ 8,207</b>	<b>\$ 4,756</b>	<b>\$ 4,617</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,580</b>
<b>Total Expenditures</b>	<b>\$ 29,703</b>	<b>\$ 9,009</b>	<b>\$ 8,021</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,733</b>
<b>Excess (Deficiency) of Rev. over Exp.</b>	<b>\$ (29,502)</b>	<b>\$ 5,439</b>	<b>\$ 227,154</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 203,092</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (29,502)</b>	<b>\$ 5,439</b>	<b>\$ 227,154</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 203,092</b>

**Highland Meadows**  
**Community Development District**  
**Long Term Debt Report**

<b>Series 2006A, Special Assessment Bonds</b>		
Original Issue Amount:		\$2,945,000.00
Interest Rate:	5.50%	
Maturity Date:	May 1, 2036	
Reserve Fund Definition	6.8977% of Bonds Outstanding	
Reserve Fund Requirement	\$51,043	
Reserve Fund Balance	57,923	
Bonds Outstanding - 9/30/2022		\$835,000
Less: Principal Payment - 05/01/2023		(\$45,000)
Less: Principal Payment - 11/01/23		(\$5,000)
Less: Principal Payment - 05/01/2024		(\$45,000)
<b>Current Bonds Outstanding</b>		<b>\$740,000</b>



**Highland Meadows**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2025**

<b>ON ROLL ASSESSMENTS</b>	Gross Assessments	\$	281,860.08	\$	93,600.00	\$	375,460.08
	Net Assessments	\$	262,129.87	\$	87,048.00	\$	349,177.87
			75.07%		24.93%		100.00%

Date	Gross Amount	Discount/(Penalty)	Commission	Interest	Net Receipts	2006		
						O&M Portion	Debt Service	Total
11/12/24	\$ 570.62	\$ 29.95	\$ 10.81		\$ 529.86	529.86	-	\$ 529.86
11/15/24	1269.64	50.79	24.38		1,194.47	1,194.47	-	1194.47
11/19/24	10542.84	421.74	202.42		9,918.68	7,166.84	2,751.84	9,918.68
11/26/24	7028.56	281.13	134.95		6,612.48	4,777.91	1,834.57	6,612.48
12/06/24	34167.80	1366.79	656.02		32144.99	23,889.45	8,255.54	32144.99
12/20/24	296581.64	11,863.58	5,694.36		279,023.70	210,227.63	68,796.07	279,023.70
12/27/24	5133.42	189.15	98.89		4,845.38	917.28	3,928.10	4,845.38
					-	-	-	-
					-	-	-	-
<b>TOTAL</b>	<b>\$ 355,294.52</b>	<b>\$ 14,203.13</b>	<b>\$ 6,821.83</b>	<b>\$ -</b>	<b>\$ 334,269.56</b>	<b>\$ 248,703.44</b>	<b>\$ 85,566.12</b>	<b>\$ 334,269.56</b>