

*Highland Meadows West
Community Development District*

Meeting Agenda

May 18, 2022

AGENDA

Highland Meadows West

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

May 11, 2022

**Board of Supervisors
Highland Meadows West
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Highland Meadows West Community Development District** will be held **Wednesday, May 18, 2022 at 2:45 PM at 346 E. Central Ave., Winter Haven, FL 33880**

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

Zoom Video Link: <https://us06web.zoom.us/j/82716545053>

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

Meeting ID: 827 1654 5053

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Acceptance of Resignations from Christine Aviles and Keaton Alexander
 - B. Appointments to Fill the Vacant Board Seats
 - C. Administration of Oaths to Newly Appointed Supervisors
 - D. Consideration of Resolution 2022-04 Appointing Assistant Secretaries
 - E. Consideration of Resolution 2022-05 Electing Officers
4. Approval of Minutes of the January 20, 2022 Board of Supervisors Meetings
5. Consideration of Resolution 2022-06 Approving the Proposed Fiscal Year 2022/2023 Budget (Suggested Date: August 18, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments

¹ Comments will be limited to three (3) minutes

6. Consideration of Arbitrage Rebate Reports:
 - A. Series 2020A Assessment Area 2 Project
 - B. Series 2020A Assessment Area 3 Project
7. Consideration of Resolution 2022-07 Authorizing the Use of Electronic Documents and Signatures
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Ratification of Stormwater Management Analysis Proposal
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters—331
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

SECTION III

SECTION A

Good Afternoon,

I, Christine Aviles, wish to resign from the Highland Meadows West CDD board.

Please let me know if you have any questions.

Thank you,

Christine Aviles

Jill,

I would like to resign from the Highland Meadows West CDD Board, effective immediately.

Thank you,

Keaton Alexander

SECTION D

RESOLUTION 2022-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT
DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing Assistant Secretaries, and such other officers as the Board may deem necessary.

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

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

Assistant Secretary _____

Assistant Secretary _____

SECTION 2. CONFLICTS. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED 18th day of May 2022

ATTEST:

**HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION E

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, PROVIDING FOR CONFLICT AND AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chairperson and by electing a Secretary, and such other officers as the Board may deem necessary.

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

- 1. DISTRICT OFFICERS.** The District officers are as follows:

_____	is appointed Chairperson
_____	is appointed Vice-Chairperson
_____	is appointed Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary

- 2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

- 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of May 2022

ATTEST:

**HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The regular meeting of the Board of Supervisors of the Highland Meadows West Community Development District was held on Thursday, **January 20, 2022** at 10:30 a.m. at The Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Patrick Marone
Bobbie Henley
Christine Aviles
Keaton Alexander *by Zoom*

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary

Also, present were:

Jill Burns
Roy Van Wyk
Marshall Tindall
Clayton Smith
Rey Malave
Margie Lloyd

District Manager, GMS
KE Law Group
GMS
GMS
Dewberry
Dewberry

The following is a summary of the discussions and actions taken at the January 20, 2022 Highland Meadows West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and stated that three Supervisors attended the meeting, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no public comments at this time, and the next item followed.

THIRD ORDER OF BUSINESS

Swearing in of Keaton Alexander

This item was not addressed, the swearing in of Keaton Alexander will be added to the next agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 19, 2021 and November 18, 2021 Board of Supervisors Meetings

Ms. Burns asked for any questions, comments, or corrections on the August 19, 2021 and November 18, 2021 minutes. There being none, she asked for a motion of approval.

On MOTION by Mr. Marone, seconded by Ms. Aviles, with all in favor, Minutes of the August 19, 2021, and November 18, 2021 Board of Supervisors Meetings, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Parking Policies and Rules for the District

Ms. Burns stated that this public hearing was advertised in the paper and asked for a motion to open the hearing.

On MOTION by Mr. Marone, seconded by Ms. Aviles, with all in favor, Opening the Public Hearing, was approved.

Ms. Burns noted that the parking policies were included in the agenda package. There have been some complaints from residents regarding the issue of cars being parked on both sides of the road that was preventing access and clogging up the roads as well as residents who were parking overnight in long term at mailbox spots preventing residents from being able to have those spots available to pick up their mail. Ms. Burns then opened the discussion for public comments. There being none, the next item followed.

i. Consideration of Resolution 2022-03 Adopting the Parking Policies and Rules for the District

Ms. Burns noted that these are the standard sets of rules they have used in the past with other Districts that allows for parking on the odd side of the road only, commercial vehicles are not allowed to park over night from 10:00 p.m. to 6:00 a.m., and violators are subject to towing.

They will remove the portion of the policy allowing a special permit for overnight parking due to the fact that they share an amenity center with another district. They will also add that the mailbox spots are five-minute parking only.

On MOTION by Mr. Marone, seconded by Ms. Henley, with all in favor, Resolution 2022-03 Adopting the Parking Policies and Rules for the District, was approved as amended.

ii. Consideration of Towing Services Agreement with S&S Towing

Ms. Burns stated that this is a vendor they use at other nearby Districts, so they can patrol regularly. Signage will be posted at the entrance of the communities and District manager will send mailed notice about the new parking policies.

On MOTION by Ms. Henley, seconded by Ms. Aviles, with all in favor, the Towing Services Agreement with S&S Towing, was approved.

Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Marone, seconded by Ms. Henley, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

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

Ms. Burns reported that this agreement states that their office will not include exempt parcels during a public records request.

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

SEVENTH ORDER OF BUSINESS

**Consideration of Contract Agreement
with Polk County Property Appraiser**

Ms. Burns noted that Polk County requires an annual renewal of this agreement which allows the District to collect assessments on the November tax bill coming up this year.

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

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further for the Board.

B. Engineer

Mr. Malave had nothing further for the Board.

C. Field Manager's Report

Mr. Tindall reviewed the Field Manager's Report that is included in the agenda for the Board and offered to answer any questions that they had. Hearing none, the next item followed.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns stated the check register was included in the agenda. The total is \$370,866 from November 16th to January 12th.

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

ii. Balance Sheet and Income Statement

Ms. Burns stated the financials are included in the agenda package for the Board's review and no action needed to be taken.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

For the record, Keaton Alexander was in attendance via Zoom.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Ms. Henley, seconded by Ms. Aviles, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Highland Meadows West Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WESTSIDE HAINES CITY COMMUNITY DEVELOPMENT DISTRICT:

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC, 219 East Livingston Street, Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Thursday, August 18, 2022
HOUR: 10:30 AM
LOCATION: Holiday Inn Winter Haven
200 Cypress Gardens Blvd.
Winter Haven, FL 33880

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS. The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Haines City, Florida and Polk County, Florida at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. MAILED NOTICE. Notice of the public hearing on the imposition of special assessments to annually fund the District's operation and maintenance costs shall also be made by First Class U.S. Mail at least 30 days prior to the date of the public hearing.

8. 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.

9. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 18th DAY OF MAY 2022.

ATTEST:

**HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Highland Meadows West
Community Development District

Proposed Budget
FY2023



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Highland Meadows West
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
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Revenues

Assessments - Tax Roll	\$ 366,228	\$ 360,477	\$ 5,752	\$ 366,228	\$ 434,731
Other Revenue	\$ -	\$ 180	\$ -	\$ 180	\$ -

Total Revenues	\$ 366,228	\$ 360,657	\$ 5,752	\$ 366,408	\$ 434,731
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Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 1,800	\$ 6,000	\$ 7,800	\$ 12,000
Engineering	\$ 20,000	\$ 935	\$ 10,000	\$ 10,935	\$ 15,000
District Counsel	\$ 20,000	\$ 2,616	\$ 10,000	\$ 12,616	\$ 20,000
Annual Audit	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,100
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 10,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 6,000
Trustee Fees	\$ 7,147	\$ 8,889	\$ -	\$ 8,889	\$ 8,889
Management Fees	\$ 36,050	\$ 18,025	\$ 18,025	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 500	\$ 669	\$ 250	\$ 919	\$ 950
Office Supplies	\$ 1,000	\$ 5	\$ 500	\$ 505	\$ 1,000
Telephone	\$ 250	\$ -	\$ -	\$ -	\$ -
Copies	\$ 1,000	\$ 24	\$ 500	\$ 524	\$ 500
Insurance	\$ 5,700	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Legal Advertising	\$ 10,000	\$ -	\$ 5,000	\$ 5,000	\$ 2,500
Other Current Charges	\$ 2,500	\$ 232	\$ 1,250	\$ 1,482	\$ 1,482
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<u>Subtotal Administrative</u>	\$ 141,222	\$ 50,890	\$ 64,475	\$ 115,365	\$ 128,033
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Highland Meadows West
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
<u>Operations & Maintenance</u>					
Property Insurance	\$ 6,000	\$ 1,838	\$ -	\$ 1,838	\$ 2,206
Field Management	\$ 7,500	\$ 3,750	\$ 3,750	\$ 7,500	\$ 7,875
Interlocal Amenity Agreement	\$ 77,147	\$ -	\$ 77,147	\$ 77,147	\$ 92,626
Playground Lease	\$ 30,000	\$ 14,867	\$ 14,867	\$ 29,733	\$ 30,000
Landscape Maintenance	\$ 51,334	\$ 25,672	\$ 25,672	\$ 51,344	\$ 53,911
Landscape Replacement	\$ 7,500	\$ -	\$ 7,500	\$ 7,500	\$ 18,000
Streetlights	\$ 18,000	\$ 7,258	\$ 9,000	\$ 16,258	\$ 19,800
Electric	\$ 3,600	\$ 1,976	\$ 2,400	\$ 4,376	\$ 5,280
Water & Sewer	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Irrigation Repairs	\$ 3,500	\$ 339	\$ 1,750	\$ 2,089	\$ 6,000
General Repairs & Maintenance	\$ 9,000	\$ 3,986	\$ 4,500	\$ 8,486	\$ 10,000
Contingency	\$ 5,425	\$ 160	\$ 2,713	\$ 2,873	\$ 7,500
<u>Subtotal Operations & Maintenance</u>	\$ 220,006	\$ 59,845	\$ 150,298	\$ 210,143	\$ 256,698
<u>Other Expenses</u>					
Capital Reserves	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 50,000
<u>Total Other Expenses</u>	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 50,000
Total Expenditures	\$ 366,228	\$ 110,734	\$ 219,773	\$ 330,508	\$ 434,731
Excess Revenues/(Expenditures)	\$ -	\$ 249,922	\$ (214,022)	\$ 35,901	\$ -

Net Assessments	\$434,731
Add: Discounts & Collections 7%	<u>\$32,722</u>
Gross Assessments	<u><u>\$467,453</u></u>
Assessable Units	442
Per Unit Gross Assessment	<u><u>\$1,057.59</u></u>

Highland Meadows West

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer, Dewberry Engineering, will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

District Counsel

The District's legal counsel, KE law Group, will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Carr, Riggs & Ingram, LLC for these services.

Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019, Series 2020 A2 & Series 2020 A3 bonds.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019, Series 2020 A2 and Series 2020 A3 bonds. Governmental Management Services-Central Florida, LLC, provides these services.

Highland Meadows West

Community Development District

General Fund Budget

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Highland Meadows West

Community Development District

General Fund Budget

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Field Management

Represents the costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. These services are provided by Governmental Management Services-Central Florida, LLC. Services provided include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Interlocal Amenity Agreement

The District has entered into an Interlocal Agreement with Davenport Road South Community Development District (CDD) for the use of their amenity facilities. This cost is based on 52% of the overall amenity budget of Davenport Road South CDD.

Playground Lease

The District has entered into a leasing agreement for playgrounds installed in the community with Navitas.

Landscape Maintenance

Represents the maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Description	Monthly	Annually
Maintenance	\$4,278.67	\$51,344
Total		\$51,344

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Highland Meadows West
Community Development District
General Fund Budget

Streetlights

Represents the cost to maintain streetlights currently in place within the District Boundaries.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Highland Meadows West
Community Development District
Proposed Budget
Series 2019 Debt Service Fund

Description	Adopted Budget FY2022	Actual Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Assessments	\$ 322,524	\$ 317,458	\$ 5,066	\$ 322,524	\$ 322,524
Interest Income	\$ -	\$ 9	\$ -	\$ 9	\$ -
Carry Forward Surplus	\$ 216,005	\$ 216,010	\$ -	\$ 216,010	\$ 222,206
Total Revenues	\$ 538,529	\$ 533,477	\$ 5,066	\$ 538,544	\$ 544,730
Expenses					
Interest - 11/1	\$ 116,519	\$ 116,519	\$ -	\$ 116,519	\$ 114,819
Principal - 11/1	\$ 85,000	\$ 85,000	\$ -	\$ 85,000	\$ 90,000
Interest - 5/1	\$ 114,819	\$ -	\$ 114,819	\$ 114,819	\$ 113,019
Total Expenditures	\$ 316,338	\$ 201,519	\$ 114,819	\$ 316,338	\$ 317,838
Excess Revenues/(Expenditures)	\$ 222,191	\$ 331,958	\$ (109,753)	\$ 222,206	\$ 226,892

Interest Expense 11/1/23	\$ 113,019
Principal Expense 11/1/23	\$ 90,000
Total	\$ 203,019

Highland Meadows West
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal		Interest		Total
11/01/22	\$	4,780,000.00	\$	90,000.00	\$	114,818.75	\$ 319,637.50
05/01/23	\$	4,690,000.00	\$	-	\$	113,018.75	
11/01/23	\$	4,690,000.00	\$	90,000.00	\$	113,018.75	\$ 316,037.50
05/01/24	\$	4,600,000.00	\$	-	\$	111,218.75	
11/01/24	\$	4,600,000.00	\$	95,000.00	\$	111,218.75	\$ 317,437.50
05/01/25	\$	4,505,000.00	\$	-	\$	109,318.75	
11/01/25	\$	4,505,000.00	\$	100,000.00	\$	109,318.75	\$ 318,637.50
05/01/26	\$	4,405,000.00	\$	-	\$	107,256.25	
11/01/26	\$	4,405,000.00	\$	105,000.00	\$	107,256.25	\$ 319,512.50
05/01/27	\$	4,300,000.00	\$	-	\$	105,090.63	
11/01/27	\$	4,300,000.00	\$	110,000.00	\$	105,090.63	\$ 320,181.25
05/01/28	\$	4,190,000.00	\$	-	\$	102,821.88	
11/01/28	\$	4,190,000.00	\$	110,000.00	\$	102,821.88	\$ 315,643.75
05/01/29	\$	4,080,000.00	\$	-	\$	100,553.13	
11/01/29	\$	4,080,000.00	\$	115,000.00	\$	100,553.13	\$ 316,106.25
05/01/30	\$	3,965,000.00	\$	-	\$	98,181.25	
11/01/30	\$	3,965,000.00	\$	120,000.00	\$	98,181.25	\$ 316,362.50
05/01/31	\$	3,845,000.00	\$	-	\$	95,256.25	
11/01/31	\$	3,845,000.00	\$	125,000.00	\$	95,256.25	\$ 315,512.50
05/01/32	\$	3,720,000.00	\$	-	\$	92,209.38	
11/01/32	\$	3,720,000.00	\$	135,000.00	\$	92,209.38	\$ 319,418.75
05/01/33	\$	3,585,000.00	\$	-	\$	88,918.75	
11/01/33	\$	3,585,000.00	\$	140,000.00	\$	88,918.75	\$ 317,837.50
05/01/34	\$	3,445,000.00	\$	-	\$	85,506.25	
11/01/34	\$	3,445,000.00	\$	145,000.00	\$	85,506.25	\$ 316,012.50
05/01/35	\$	3,300,000.00	\$	-	\$	81,971.88	
11/01/35	\$	3,300,000.00	\$	155,000.00	\$	81,971.88	\$ 318,943.75
05/01/36	\$	3,145,000.00	\$	-	\$	78,193.75	
11/01/36	\$	3,145,000.00	\$	160,000.00	\$	78,193.75	\$ 316,387.50
05/01/37	\$	2,985,000.00	\$	-	\$	74,293.75	
11/01/37	\$	2,985,000.00	\$	170,000.00	\$	74,293.75	\$ 318,587.50
05/01/38	\$	2,815,000.00	\$	-	\$	70,150.00	
11/01/38	\$	2,815,000.00	\$	175,000.00	\$	70,150.00	\$ 315,300.00
05/01/39	\$	2,640,000.00	\$	-	\$	65,884.38	
11/01/39	\$	2,640,000.00	\$	185,000.00	\$	65,884.38	\$ 316,768.75
05/01/40	\$	2,455,000.00	\$	-	\$	61,375.00	
11/01/40	\$	2,455,000.00	\$	195,000.00	\$	61,375.00	\$ 317,750.00
05/01/41	\$	2,260,000.00	\$	-	\$	56,500.00	
11/01/41	\$	2,260,000.00	\$	205,000.00	\$	56,500.00	\$ 318,000.00
05/01/42	\$	2,055,000.00	\$	-	\$	51,375.00	
11/01/42	\$	2,055,000.00	\$	215,000.00	\$	51,375.00	\$ 317,750.00
05/01/43	\$	1,840,000.00	\$	-	\$	46,000.00	
11/01/43	\$	1,840,000.00	\$	225,000.00	\$	46,000.00	\$ 317,000.00
05/01/44	\$	1,615,000.00	\$	-	\$	40,375.00	
11/01/44	\$	1,615,000.00	\$	235,000.00	\$	40,375.00	\$ 315,750.00
05/01/45	\$	1,380,000.00	\$	-	\$	34,500.00	
11/01/45	\$	1,380,000.00	\$	250,000.00	\$	34,500.00	\$ 319,000.00
05/01/46	\$	1,130,000.00	\$	-	\$	28,250.00	
11/01/46	\$	1,130,000.00	\$	260,000.00	\$	28,250.00	\$ 316,500.00
05/01/47	\$	870,000.00	\$	-	\$	21,750.00	
11/01/47	\$	870,000.00	\$	275,000.00	\$	21,750.00	\$ 318,500.00

Highland Meadows West
Community Development District
Series 2019 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal		Interest		Total
05/01/48	\$	595,000.00	\$	-	\$	14,875.00	
11/01/48	\$	595,000.00	\$	290,000.00	\$	14,875.00	\$ 319,750.00
05/01/49	\$	305,000.00	\$	-	\$	7,625.00	
11/01/49	\$	305,000.00	\$	305,000.00	\$	7,625.00	\$ 320,250.00
				\$	4,780,000.00	\$	3,999,756.25
						\$	8,894,575.00

Highland Meadows West
Community Development District
Proposed Budget
Series 2020 A2 Debt Service Fund

Description	Adopted Budget FY2022	Actual Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<u>Revenues</u>					
Assessments	\$ 157,625	\$ 155,149	\$ 2,476	\$ 157,625	\$ 157,625
Interest Income	\$ -	\$ 6	\$ -	\$ 6	\$ -
Carry Forward Surplus	\$ 57,730	\$ 136,461	\$ -	\$ 136,461	\$ 60,463
Total Revenues	\$ 215,355	\$ 291,615	\$ 2,476	\$ 294,091	\$ 218,088
<u>Expenses</u>					
Interest - 11/1	\$ 49,950	\$ 49,950	\$ -	\$ 49,950	\$ 49,159
Principal - 5/1	\$ 55,000	\$ -	\$ 55,000	\$ 55,000	\$ 60,000
Interest - 5/1	\$ 49,950	\$ -	\$ 49,950	\$ 49,950	\$ 49,159
Total Expenditures	\$ 154,900	\$ 49,950	\$ 104,950	\$ 154,900	\$ 158,319
<u>Other Financing Sources</u>					
Transfer In/(Out)	\$ -	\$ (78,728)	\$ -	\$ (78,728)	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ (78,728)	\$ -	\$ (78,728)	\$ -
Excess Revenues/(Expenditures)	\$ 60,455	\$ 162,937	\$ (102,474)	\$ 60,463	\$ 59,769

Interest Expense 11/1/23	\$ 48,297
Total	\$ 48,297

Highland Meadows West
Community Development District
Series 2020 A2 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/22	\$ 2,660,000.00	\$ -	\$ 49,159.38	\$ 154,109.38
05/01/23	\$ 2,660,000.00	\$ 60,000.00	\$ 49,159.38	
11/01/23	\$ 2,600,000.00	\$ -	\$ 48,296.88	\$ 157,456.25
05/01/24	\$ 2,600,000.00	\$ 60,000.00	\$ 48,296.88	
11/01/24	\$ 2,540,000.00	\$ -	\$ 47,434.38	\$ 155,731.25
05/01/25	\$ 2,540,000.00	\$ 60,000.00	\$ 47,434.38	
11/01/25	\$ 2,480,000.00	\$ -	\$ 46,571.88	\$ 154,006.25
05/01/26	\$ 2,480,000.00	\$ 65,000.00	\$ 46,571.88	
11/01/26	\$ 2,415,000.00	\$ -	\$ 45,515.63	\$ 157,087.50
05/01/27	\$ 2,415,000.00	\$ 65,000.00	\$ 45,515.63	
11/01/27	\$ 2,350,000.00	\$ -	\$ 44,459.38	\$ 154,975.00
05/01/28	\$ 2,350,000.00	\$ 65,000.00	\$ 44,459.38	
11/01/28	\$ 2,285,000.00	\$ -	\$ 43,403.13	\$ 152,862.50
05/01/29	\$ 2,285,000.00	\$ 70,000.00	\$ 43,403.13	
11/01/29	\$ 2,215,000.00	\$ -	\$ 42,265.63	\$ 155,668.75
05/01/30	\$ 2,215,000.00	\$ 70,000.00	\$ 42,265.63	
11/01/30	\$ 2,145,000.00	\$ -	\$ 41,128.13	\$ 153,393.75
05/01/31	\$ 2,145,000.00	\$ 75,000.00	\$ 41,128.13	
11/01/31	\$ 2,070,000.00	\$ -	\$ 39,909.38	\$ 156,037.50
05/01/32	\$ 2,070,000.00	\$ 75,000.00	\$ 39,909.38	
11/01/32	\$ 1,995,000.00	\$ -	\$ 38,550.00	\$ 153,459.38
05/01/33	\$ 1,995,000.00	\$ 80,000.00	\$ 38,550.00	
11/01/33	\$ 1,915,000.00	\$ -	\$ 37,100.00	\$ 155,650.00
05/01/34	\$ 1,915,000.00	\$ 80,000.00	\$ 37,100.00	
11/01/34	\$ 1,835,000.00	\$ -	\$ 35,650.00	\$ 152,750.00
05/01/35	\$ 1,835,000.00	\$ 85,000.00	\$ 35,650.00	
11/01/35	\$ 1,750,000.00	\$ -	\$ 34,109.38	\$ 154,759.38
05/01/36	\$ 1,750,000.00	\$ 90,000.00	\$ 34,109.38	
11/01/36	\$ 1,660,000.00	\$ -	\$ 32,478.13	\$ 156,587.50
05/01/37	\$ 1,660,000.00	\$ 90,000.00	\$ 32,478.13	
11/01/37	\$ 1,570,000.00	\$ -	\$ 30,846.88	\$ 153,325.00
05/01/38	\$ 1,570,000.00	\$ 95,000.00	\$ 30,846.88	
11/01/38	\$ 1,475,000.00	\$ -	\$ 29,125.00	\$ 154,971.88
05/01/39	\$ 1,475,000.00	\$ 100,000.00	\$ 29,125.00	
11/01/39	\$ 1,375,000.00	\$ -	\$ 27,312.50	\$ 156,437.50
05/01/40	\$ 1,375,000.00	\$ 100,000.00	\$ 27,312.50	
11/01/40	\$ 1,275,000.00	\$ -	\$ 25,500.00	\$ 152,812.50
05/01/41	\$ 1,275,000.00	\$ 105,000.00	\$ 25,500.00	
11/01/41	\$ 1,170,000.00	\$ -	\$ 23,400.00	\$ 153,900.00
05/01/42	\$ 1,170,000.00	\$ 110,000.00	\$ 23,400.00	
11/01/42	\$ 1,060,000.00	\$ -	\$ 21,200.00	\$ 154,600.00
05/01/43	\$ 1,060,000.00	\$ 115,000.00	\$ 21,200.00	
11/01/43	\$ 945,000.00	\$ -	\$ 18,900.00	\$ 155,100.00
05/01/44	\$ 945,000.00	\$ 120,000.00	\$ 18,900.00	
11/01/44	\$ 825,000.00	\$ -	\$ 16,500.00	\$ 155,400.00
05/01/45	\$ 825,000.00	\$ 125,000.00	\$ 16,500.00	
11/01/45	\$ 700,000.00	\$ -	\$ 14,000.00	\$ 155,500.00
05/01/46	\$ 700,000.00	\$ 130,000.00	\$ 14,000.00	
11/01/46	\$ 570,000.00	\$ -	\$ 11,400.00	\$ 155,400.00

Highland Meadows West
Community Development District
Series 2020 A2 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal		Interest		Total
05/01/47	\$	570,000.00	\$	135,000.00	\$	11,400.00	
11/01/47	\$	435,000.00	\$	-	\$	8,700.00	\$ 155,100.00
05/01/48	\$	435,000.00	\$	140,000.00	\$	8,700.00	
11/01/48	\$	295,000.00	\$	-	\$	5,900.00	\$ 154,600.00
05/01/49	\$	295,000.00	\$	145,000.00	\$	5,900.00	
11/01/49	\$	150,000.00	\$	-	\$	3,000.00	\$ 153,900.00
05/01/50	\$	150,000.00	\$	150,000.00	\$	3,000.00	\$ 153,000.00
			\$	2,660,000.00	\$	1,723,631.25	\$ 4,488,581.25

Highland Meadows West
Community Development District
Proposed Budget
Series 2020 A3 Debt Service Fund

Description	Adopted Budget FY2022	Actual Thru 3/31/22	Projected Next 6 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<u>Revenues</u>					
Assessments	\$ 55,775	\$ 54,899	\$ 876	\$ 55,775	\$ 55,775
Interest Income	\$ -	\$ 2	\$ -	\$ 2	\$ -
Carry Forward Surplus	\$ 20,308	\$ 48,195	\$ -	\$ 48,195	\$ 21,668
Total Revenues	\$ 76,083	\$ 103,096	\$ 876	\$ 103,972	\$ 77,443
<u>Expenses</u>					
Interest - 11/1	\$ 17,209	\$ 17,209	\$ -	\$ 17,209	\$ 16,922
Principal - 5/1	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000
Interest - 5/1	\$ 17,209	\$ -	\$ 17,209	\$ 17,209	\$ 16,922
Total Expenditures	\$ 54,419	\$ 17,209	\$ 37,209	\$ 54,418	\$ 53,844
<u>Other Financing Sources</u>					
Transfer In/(Out)	\$ -	\$ (27,886)	\$ -	\$ (27,886)	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ (27,886)	\$ -	\$ (27,886)	\$ -
Excess Revenues/(Expenditures)	\$ 21,664	\$ 58,001	\$ (36,333)	\$ 21,668	\$ 23,599

Interest Expense 11/1/23	<u>\$ 16,634</u>
Total	<u><u>\$ 16,634</u></u>

Highland Meadows West
Community Development District
Series 2020 A3 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal		Interest		Total
11/01/22	\$	915,000.00	\$	-	\$	16,921.88	\$ 54,131.25
05/01/23	\$	915,000.00	\$	20,000.00	\$	16,921.88	
11/01/23	\$	895,000.00	\$	-	\$	16,634.38	\$ 53,556.25
05/01/24	\$	895,000.00	\$	20,000.00	\$	16,634.38	
11/01/24	\$	875,000.00	\$	-	\$	16,346.88	\$ 52,981.25
05/01/25	\$	875,000.00	\$	20,000.00	\$	16,346.88	
11/01/25	\$	855,000.00	\$	-	\$	16,059.38	\$ 52,406.25
05/01/26	\$	855,000.00	\$	20,000.00	\$	16,059.38	
11/01/26	\$	835,000.00	\$	-	\$	15,734.38	\$ 51,793.75
05/01/27	\$	835,000.00	\$	20,000.00	\$	15,734.38	
11/01/27	\$	815,000.00	\$	-	\$	15,409.38	\$ 51,143.75
05/01/28	\$	815,000.00	\$	25,000.00	\$	15,409.38	
11/01/28	\$	790,000.00	\$	-	\$	15,003.13	\$ 55,412.50
05/01/29	\$	790,000.00	\$	25,000.00	\$	15,003.13	
11/01/29	\$	765,000.00	\$	-	\$	14,596.88	\$ 54,600.00
05/01/30	\$	765,000.00	\$	25,000.00	\$	14,596.88	
11/01/30	\$	740,000.00	\$	-	\$	14,190.63	\$ 53,787.50
05/01/31	\$	740,000.00	\$	25,000.00	\$	14,190.63	
11/01/31	\$	715,000.00	\$	-	\$	13,784.38	\$ 52,975.00
05/01/32	\$	715,000.00	\$	25,000.00	\$	13,784.38	
11/01/32	\$	690,000.00	\$	-	\$	13,331.25	\$ 52,115.63
05/01/33	\$	690,000.00	\$	25,000.00	\$	13,331.25	
11/01/33	\$	665,000.00	\$	-	\$	12,878.13	\$ 51,209.38
05/01/34	\$	665,000.00	\$	30,000.00	\$	12,878.13	
11/01/34	\$	635,000.00	\$	-	\$	12,334.38	\$ 55,212.50
05/01/35	\$	635,000.00	\$	30,000.00	\$	12,334.38	
11/01/35	\$	605,000.00	\$	-	\$	11,790.63	\$ 54,125.00
05/01/36	\$	605,000.00	\$	30,000.00	\$	11,790.63	
11/01/36	\$	575,000.00	\$	-	\$	11,246.88	\$ 53,037.50
05/01/37	\$	575,000.00	\$	30,000.00	\$	11,246.88	
11/01/37	\$	545,000.00	\$	-	\$	10,703.13	\$ 51,950.00
05/01/38	\$	545,000.00	\$	35,000.00	\$	10,703.13	
11/01/38	\$	510,000.00	\$	-	\$	10,068.75	\$ 55,771.88
05/01/39	\$	510,000.00	\$	35,000.00	\$	10,068.75	
11/01/39	\$	475,000.00	\$	-	\$	9,434.38	\$ 54,503.13
05/01/40	\$	475,000.00	\$	35,000.00	\$	9,434.38	
11/01/40	\$	440,000.00	\$	-	\$	8,800.00	\$ 53,234.38
05/01/41	\$	440,000.00	\$	35,000.00	\$	8,800.00	
11/01/41	\$	405,000.00	\$	-	\$	8,100.00	\$ 51,900.00
05/01/42	\$	405,000.00	\$	40,000.00	\$	8,100.00	
11/01/42	\$	365,000.00	\$	-	\$	7,300.00	\$ 55,400.00
05/01/43	\$	365,000.00	\$	40,000.00	\$	7,300.00	
11/01/43	\$	325,000.00	\$	-	\$	6,500.00	\$ 53,800.00
05/01/44	\$	325,000.00	\$	40,000.00	\$	6,500.00	
11/01/44	\$	285,000.00	\$	-	\$	5,700.00	\$ 52,200.00
05/01/45	\$	285,000.00	\$	45,000.00	\$	5,700.00	
11/01/45	\$	240,000.00	\$	-	\$	4,800.00	\$ 55,500.00
05/01/46	\$	240,000.00	\$	45,000.00	\$	4,800.00	
11/01/46	\$	195,000.00	\$	-	\$	3,900.00	\$ 53,700.00

Highland Meadows West
Community Development District
Series 2020 A3 Special Assessment Bonds
Amortization Schedule

Date		Balance		Prinicipal		Interest		Total
05/01/47	\$	195,000.00	\$	45,000.00	\$	3,900.00		
11/01/47	\$	150,000.00	\$	-	\$	3,000.00	\$	51,900.00
05/01/48	\$	150,000.00	\$	50,000.00	\$	3,000.00		
11/01/48	\$	100,000.00	\$	-	\$	2,000.00	\$	55,000.00
05/01/49	\$	100,000.00	\$	50,000.00	\$	2,000.00		
11/01/49	\$	50,000.00	\$	-	\$	1,000.00	\$	53,000.00
05/01/50	\$	50,000.00	\$	50,000.00	\$	1,000.00	\$	51,000.00
			\$	915,000.00	\$	595,137.50	\$	1,547,346.88

Highland Meadows West
Community Development District
Proposed Budget
Capital Reserve Fund

	Proposed Budget FY2022	Actuals Thru 3/31/22	Projected Next 6 Months	Total Thru 9/30/22	Proposed Budget FY2023
<u>Revenues</u>					
Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Bollard Lights	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 50,000
Total Other Financing Sources/(Uses)	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 50,000
Excess Revenues/(Expenditures)	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 45,000

SECTION VI

SECTION A

REBATE REPORT

\$2,770,000

Highland Meadows West Community Development District

(Haines City, Florida)

**Special Assessment Bonds, Series 2020A
(Assessment Area 2 Project)**

Dated: February 18, 2020

Delivered: February 18, 2020

Rebate Report to the Computation Date

February 18, 2025

Reflecting Activity To

January 31, 2022



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

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

www.amteccorp.com

February 28, 2022

Highland Meadows West Community Development District
c/o Ms. Katie Costa
Government Management Services – CF, LLC
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Re: \$2,770,000 Highland Meadows West Community Development District (Haines City, Florida),
Special Assessment Bonds, Series 2020A, (Assessment Area 2 Project)

Dear Ms. Costa:

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

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

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

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

Very truly yours,

Michael J. Scarfo
Senior Vice President

Caitlyn C. McGovern
Analyst

SUMMARY OF REBATE COMPUTATIONS

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

For the February 18, 2025 Computation Date
Reflecting Activity from February 18, 2020 through January 31, 2022

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.303194%	1,859.86	(25,511.42)
Debt Service Reserve Fund	0.048020%	143.38	(12,956.28)
Capitalized Interest Fund	0.138601%	59.27	(1,852.45)
Cost of Issuance Fund	0.562122%	24.43	(167.84)
Totals	0.217675%	\$2,086.94	\$(40,487.99)
Bond Yield	3.809420%		
Rebate Computation Credit			(2,070.02)
Net Rebatable Arbitrage			\$(42,558.01)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from February 18, 2020, the date of the closing, to January 31, 2022, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 18, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 18, 2020 and January 31, 2022, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

February 18, 2025.

7. Computation Period

The period beginning on February 18, 2020, the date of the closing, and ending on January 31, 2022.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

Name	Number
Acquisition & Construction Fund	259444005
Debt Service Reserve Fund	259444003
Capitalized Interest Fund	259444001
Cost of Issuance Fund	259444006
Prepayment Subaccount	259444004
Revenue Fund	259444000
Sinking Fund	259444002

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of January 31, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 18, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 18, 2025, is the Rebatable Arbitrage.

\$2,770,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 2 Project)
Delivered: February 18, 2020

Sources of Funds

Par Amount	\$2,770,000.00
Net Original Issue Discount	-2,862.00
Total	\$2,767,138.00

Uses of Funds

Acquisition & Construction	\$2,342,083.37
Debt Service Reserve Fund	157,456.26
Capitalized Interest Fund	71,318.77
Cost of Issuance Fund	140,879.60
Underwriter's Discount	55,400.00
Total	\$2,767,138.00

PROOF OF ARBITRAGE YIELD

\$2,770,000
 Highland Meadows West Community Development District
 (Haines City, Florida)
 Special Assessment Bonds, Series 2020A,
 (Assessment Area 2 Project)

Date	Debt Service	Present Value to 02/18/2020 @ 3.8094198776%
05/01/2020	20,578.14	20,421.28
11/01/2020	50,740.63	49,412.68
05/01/2021	105,740.63	101,048.57
11/01/2021	49,950.00	46,841.36
05/01/2022	104,950.00	96,578.89
11/01/2022	49,159.38	44,392.73
05/01/2023	109,159.38	96,732.47
11/01/2023	48,296.88	41,998.72
05/01/2024	108,296.88	92,414.19
11/01/2024	47,434.38	39,721.14
05/01/2025	107,434.38	88,283.08
11/01/2025	46,571.88	37,554.65
05/01/2026	111,571.88	88,287.75
11/01/2026	45,515.63	35,343.70
05/01/2027	110,515.63	84,213.34
11/01/2027	44,459.38	33,245.00
05/01/2028	109,459.38	80,319.62
11/01/2028	43,403.13	31,253.27
05/01/2029	113,403.13	80,131.85
11/01/2029	42,265.63	29,307.13
05/01/2030	112,265.63	76,390.34
11/01/2030	41,128.13	27,462.26
05/01/2031	116,128.13	76,092.27
11/01/2031	39,909.38	25,661.61
05/01/2032	114,909.38	72,505.36
11/01/2032	38,550.00	23,869.58
05/01/2033	118,550.00	72,032.36
11/01/2033	37,100.00	22,121.05
05/01/2034	117,100.00	68,516.39
11/01/2034	35,650.00	20,469.29
05/01/2035	120,650.00	67,979.25
11/01/2035	34,109.38	18,859.43
05/01/2036	124,109.38	67,338.77
11/01/2036	32,478.13	17,292.48
05/01/2037	122,478.13	63,992.72
11/01/2037	30,846.88	15,815.72
05/01/2038	125,846.88	63,317.82
11/01/2038	29,125.00	14,379.88
05/01/2039	129,125.00	62,561.24
11/01/2039	27,312.50	12,985.61
05/01/2040	127,312.50	59,398.78
11/01/2040	25,500.00	11,674.88
05/01/2041	130,500.00	58,631.16
11/01/2041	23,400.00	10,316.67
05/01/2042	133,400.00	57,714.55
11/01/2042	21,200.00	9,000.59
05/01/2043	136,200.00	56,743.75
11/01/2043	18,900.00	7,726.96
05/01/2044	138,900.00	55,725.59
11/01/2044	16,500.00	6,495.94
05/01/2045	141,500.00	54,666.39
11/01/2045	14,000.00	5,307.59
05/01/2046	144,000.00	53,572.00
11/01/2046	11,400.00	4,161.85
05/01/2047	146,400.00	52,447.88
11/01/2047	8,700.00	3,058.52
05/01/2048	148,700.00	51,299.05

PROOF OF ARBITRAGE YIELD

\$2,770,000
 Highland Meadows West Community Development District
 (Haines City, Florida)
 Special Assessment Bonds, Series 2020A,
 (Assessment Area 2 Project)

Date	Debt Service	Present Value to 02/18/2020 @ 3.8094198776%
11/01/2048	5,900.00	1,997.36
05/01/2049	150,900.00	50,130.16
11/01/2049	3,000.00	978.00
05/01/2050	153,000.00	48,945.50
	4,715,590.78	2,767,138.00

Proceeds Summary

Delivery date	02/18/2020
Par Value	2,770,000.00
Premium (Discount)	-2,862.00
Target for yield calculation	2,767,138.00

BOND DEBT SERVICE

\$2,770,000

Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/18/2020					
05/01/2020			20,578.14	20,578.14	20,578.14
11/01/2020			50,740.63	50,740.63	
05/01/2021	55,000	2.875%	50,740.63	105,740.63	156,481.26
11/01/2021			49,950.00	49,950.00	
05/01/2022	55,000	2.875%	49,950.00	104,950.00	154,900.00
11/01/2022			49,159.38	49,159.38	
05/01/2023	60,000	2.875%	49,159.38	109,159.38	158,318.76
11/01/2023			48,296.88	48,296.88	
05/01/2024	60,000	2.875%	48,296.88	108,296.88	156,593.76
11/01/2024			47,434.38	47,434.38	
05/01/2025	60,000	2.875%	47,434.38	107,434.38	154,868.76
11/01/2025			46,571.88	46,571.88	
05/01/2026	65,000	3.250%	46,571.88	111,571.88	158,143.76
11/01/2026			45,515.63	45,515.63	
05/01/2027	65,000	3.250%	45,515.63	110,515.63	156,031.26
11/01/2027			44,459.38	44,459.38	
05/01/2028	65,000	3.250%	44,459.38	109,459.38	153,918.76
11/01/2028			43,403.13	43,403.13	
05/01/2029	70,000	3.250%	43,403.13	113,403.13	156,806.26
11/01/2029			42,265.63	42,265.63	
05/01/2030	70,000	3.250%	42,265.63	112,265.63	154,531.26
11/01/2030			41,128.13	41,128.13	
05/01/2031	75,000	3.250%	41,128.13	116,128.13	157,256.26
11/01/2031			39,909.38	39,909.38	
05/01/2032	75,000	3.625%	39,909.38	114,909.38	154,818.76
11/01/2032			38,550.00	38,550.00	
05/01/2033	80,000	3.625%	38,550.00	118,550.00	157,100.00
11/01/2033			37,100.00	37,100.00	
05/01/2034	80,000	3.625%	37,100.00	117,100.00	154,200.00
11/01/2034			35,650.00	35,650.00	
05/01/2035	85,000	3.625%	35,650.00	120,650.00	156,300.00
11/01/2035			34,109.38	34,109.38	
05/01/2036	90,000	3.625%	34,109.38	124,109.38	158,218.76
11/01/2036			32,478.13	32,478.13	
05/01/2037	90,000	3.625%	32,478.13	122,478.13	154,956.26
11/01/2037			30,846.88	30,846.88	
05/01/2038	95,000	3.625%	30,846.88	125,846.88	156,693.76
11/01/2038			29,125.00	29,125.00	
05/01/2039	100,000	3.625%	29,125.00	129,125.00	158,250.00
11/01/2039			27,312.50	27,312.50	
05/01/2040	100,000	3.625%	27,312.50	127,312.50	154,625.00
11/01/2040			25,500.00	25,500.00	
05/01/2041	105,000	4.000%	25,500.00	130,500.00	156,000.00
11/01/2041			23,400.00	23,400.00	
05/01/2042	110,000	4.000%	23,400.00	133,400.00	156,800.00
11/01/2042			21,200.00	21,200.00	
05/01/2043	115,000	4.000%	21,200.00	136,200.00	157,400.00
11/01/2043			18,900.00	18,900.00	
05/01/2044	120,000	4.000%	18,900.00	138,900.00	157,800.00
11/01/2044			16,500.00	16,500.00	
05/01/2045	125,000	4.000%	16,500.00	141,500.00	158,000.00
11/01/2045			14,000.00	14,000.00	
05/01/2046	130,000	4.000%	14,000.00	144,000.00	158,000.00
11/01/2046			11,400.00	11,400.00	
05/01/2047	135,000	4.000%	11,400.00	146,400.00	157,800.00
11/01/2047			8,700.00	8,700.00	
05/01/2048	140,000	4.000%	8,700.00	148,700.00	157,400.00

BOND DEBT SERVICE

\$2,770,000

Highland Meadows West Community Development District
 (Haines City, Florida)
 Special Assessment Bonds, Series 2020A,
 (Assessment Area 2 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2048			5,900.00	5,900.00	
05/01/2049	145,000	4.000%	5,900.00	150,900.00	156,800.00
11/01/2049			3,000.00	3,000.00	
05/01/2050	150,000	4.000%	3,000.00	153,000.00	156,000.00
	2,770,000		1,945,590.78	4,715,590.78	4,715,590.78

\$2,770,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 2 Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.809420%)
02/18/20	Beg Bal	-2,342,083.37	-2,828,426.66
03/06/20		7,700.00	9,281.41
03/06/20		19,146.25	23,078.46
03/06/20		14,358.84	17,307.83
03/06/20		3,426.81	4,130.60
03/06/20		9,595.00	11,565.60
03/06/20		6,647.76	8,013.06
03/06/20		60,253.00	72,627.62
03/06/20		9,500.00	11,451.09
03/06/20		11,095.75	13,374.57
03/06/20		2,688.75	3,240.96
03/13/20		1,550.00	1,866.97
03/13/20		2,215.92	2,669.06
03/17/20		866.50	1,043.26
03/20/20		43,455.51	52,303.49
03/20/20		2,215.92	2,667.10
03/26/20		9,835.00	11,830.06
03/26/20		30,827.85	37,081.38
03/26/20		1,196.50	1,439.21
04/01/20		429,533.16	516,394.67
04/01/20		190,345.00	228,837.15
04/14/20		70,040.38	84,089.49
04/14/20		7,757.37	9,313.39
04/14/20		42,733.89	51,305.71
04/14/20		124,189.97	149,100.73
04/14/20		65,495.27	78,632.70
04/14/20		22,374.11	26,862.04
04/14/20		2,215.92	2,660.40
04/14/20		252,068.80	302,630.25
04/27/20		-65.75	-78.83
06/01/20		140.00	167.26
06/01/20		4,363.48	5,212.99
06/01/20		74.06	88.48
06/01/20		983.15	1,174.56
06/01/20		4,431.84	5,294.66
06/01/20		49,993.98	59,727.09
06/01/20		23,825.00	28,463.38
06/09/20		18,462.21	22,038.05
06/09/20		19,713.00	23,531.10
06/09/20		5,390.00	6,433.96
06/09/20		160.13	191.14
06/09/20		21,492.00	25,654.66
06/09/20		4,431.84	5,290.22
07/22/20		-500.00	-594.16
07/23/20		42,661.42	50,689.93
07/23/20		97,479.37	115,824.15
07/23/20		4,207.78	4,999.65

\$2,770,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 2 Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.809420%)
07/23/20		38,036.67	45,194.84
07/23/20		2,215.92	2,632.94
07/23/20		7,060.00	8,388.63
07/23/20		4,431.84	5,265.87
07/23/20		250.00	297.05
08/03/20		104,655.85	124,220.90
08/05/20		3,750.00	4,450.12
08/05/20		437.50	519.18
08/05/20		600.00	712.02
08/05/20		75.00	89.00
08/17/20		106,552.00	126,286.07
09/01/20		50,273.45	59,497.02
09/01/20		6,053.03	7,163.57
09/01/20		16,894.00	19,993.51
09/01/20		9,551.37	11,303.74
09/01/20		163.02	192.93
09/01/20		4,431.84	5,244.94
09/11/20		144,685.36	171,051.10
09/11/20		3,357.50	3,969.33
09/11/20		13,500.00	15,960.08
09/11/20		63.00	74.48
09/11/20		2,215.92	2,619.72
09/11/20		8,338.58	9,858.10
09/11/20		51,202.55	60,533.09
09/11/20		11,900.00	14,068.51
09/25/20		126.00	148.74
10/06/20		343.75	405.33
10/26/20		29.00	34.12
11/19/20		58.00	68.08
12/21/20		243.75	285.16
01/26/21		11,875.19	13,841.91
12/21/21		-78,728.13	-88,693.20
01/31/22	Bal	78,728.39	88,331.65
01/31/22	Acc	0.14	0.16

02/18/25	TOTALS:	1,859.86	-25,511.42

ISSUE DATE:	02/18/20	REBATABABLE ARBITRAGE:	-25,511.42
COMP DATE:	02/18/25	NET INCOME:	1,859.86
BOND YIELD:	3.809420%	TAX INV YIELD:	0.303194%

\$2,770,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 2 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.809420%)
02/18/20	Beg Bal	-157,456.26	-190,152.70
03/03/20		61.35	73.97
04/02/20		64.94	78.06
05/04/20		0.79	0.95
06/02/20		0.81	0.97
07/02/20		0.77	0.92
08/04/20		0.80	0.95
09/02/20		0.80	0.95
10/02/20		0.77	0.91
11/03/20		0.80	0.94
12/02/20		0.78	0.91
01/05/21		0.80	0.93
02/02/21		0.80	0.93
03/02/21		0.73	0.85
04/02/21		0.80	0.93
05/04/21		0.78	0.90
06/02/21		0.80	0.92
07/02/21		0.77	0.88
08/03/21		0.80	0.91
09/02/21		0.81	0.92
10/04/21		0.77	0.87
11/02/21		0.80	0.91
12/02/21		0.78	0.88
12/21/21		78,728.13	88,693.20
12/31/21		0.01	0.01
01/04/22		0.66	0.74
01/31/22	Bal	78,728.13	88,331.36
01/31/22	Acc	0.66	0.74

02/18/25	TOTALS:	143.38	-12,956.28

ISSUE DATE:	02/18/20	REBATABLE ARBITRAGE:	-12,956.28
COMP DATE:	02/18/25	NET INCOME:	143.38
BOND YIELD:	3.809420%	TAX INV YIELD:	0.048020%

\$2,770,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 2 Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.809420%)
02/18/20	Beg Bal	-71,318.77	-86,128.41
03/03/20		27.79	33.51
04/02/20		29.41	35.35
05/01/20		20,578.14	24,661.84
05/04/20		0.36	0.43
06/02/20		0.26	0.31
07/02/20		0.25	0.30
08/04/20		0.26	0.31
09/02/20		-4,213.01	-4,985.44
09/02/20		0.26	0.31
10/02/20		0.27	0.32
11/02/20		50,740.63	59,667.17
11/03/20		0.28	0.33
12/02/20		0.03	0.04
01/05/21		0.02	0.02
02/02/21		0.02	0.02
03/02/21		0.02	0.02
04/02/21		0.02	0.02
05/03/21		-46,527.62	-53,684.71
05/03/21		50,740.63	58,545.79
05/04/21		0.02	0.02

02/18/25	TOTALS:	59.27	-1,852.45

ISSUE DATE:	02/18/20	REBATABLE ARBITRAGE:	-1,852.45
COMP DATE:	02/18/25	NET INCOME:	59.27
BOND YIELD:	3.809420%	TAX INV YIELD:	0.138601%

\$2,770,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 2 Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.809420%)
02/18/20	Beg Bal	-140,879.60	-170,133.83
02/18/20		46,848.32	56,576.57
02/18/20		4,461.74	5,388.24
02/18/20		31,604.03	38,166.74
02/18/20		1,115.44	1,347.07
02/18/20		22,308.72	26,941.22
03/11/20		3,996.98	4,815.35
03/13/20		26,355.79	31,745.38
09/02/20		4,213.01	4,985.44

02/18/25	TOTALS:	24.43	-167.84

ISSUE DATE:	02/18/20	REBATABLE ARBITRAGE:	-167.84
COMP DATE:	02/18/25	NET INCOME:	24.43
BOND YIELD:	3.809420%	TAX INV YIELD:	0.562122%

\$2,770,000
 Highland Meadows West Community Development District
 (Haines City, Florida)
 Special Assessment Bonds, Series 2020A,
 (Assessment Area 2 Project)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.809420%)
02/18/21		-1,780.00	-2,070.02

02/18/25	TOTALS:	-1,780.00	-2,070.02

ISSUE DATE: 02/18/20 REBATABLE ARBITRAGE: -2,070.02
 COMP DATE: 02/18/25
 BOND YIELD: 3.809420%

SECTION B

REBATE REPORT

\$955,000

**Highland Meadows West
Community Development District**

(Haines City, Florida)

**Special Assessment Bonds, Series 2020A
(Assessment Area 3 Project)**

Dated: February 18, 2020

Delivered: February 18, 2020

Rebate Report to the Computation Date

February 18, 2025

Reflecting Activity To

January 31, 2022



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
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www.amteccorp.com

February 28, 2022

Highland Meadows West Community Development District
c/o Ms. Katie Costa
Government Management Services – CF, LLC
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

Re: \$955,000 Highland Meadows West Community Development District (Haines City, Florida),
Special Assessment Bonds, Series 2020A, (Assessment Area 3 Project)

Dear Ms. Costa:

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

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

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

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

Very truly yours,

Michael J. Scarfo
Senior Vice President

Caitlyn C. McGovern
Analyst

SUMMARY OF REBATE COMPUTATIONS

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

For the February 18, 2025 Computation Date
Reflecting Activity from February 18, 2020 through January 31, 2022

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	0.347422%	621.56	(7,339.70)
Debt Service Reserve Fund	0.047986%	50.75	(4,589.73)
Capitalized Interest Fund	0.138684%	20.45	(638.83)
Cost of Issuance Fund	0.564800%	8.44	(57.67)
Totals	0.233137%	\$701.20	\$(12,625.93)
Bond Yield	3.809782%		
Rebate Computation Credit			(2,070.05)
Net Rebatable Arbitrage			\$(14,695.98)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from February 18, 2020, the date of the closing, to January 31, 2022, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of February 18, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between February 18, 2020 and January 31, 2022, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

February 18, 2025.

7. Computation Period

The period beginning on February 18, 2020, the date of the closing, and ending on January 31, 2022.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

Name	Number
Acquisition & Construction Fund	268457005
Debt Service Reserve Fund	268457003
Capitalized Interest Fund	268457001
Cost of Issuance Fund	268457006
Prepayment Subaccount	268457004
Revenue Fund	268457000
Sinking Fund	268457002

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of January 31, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to February 18, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on February 18, 2025, is the Rebatable Arbitrage.

\$955,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 3 Project)
Delivered: February 18, 2020

Sources of Funds

Par Amount	\$955,000.00
Net Original Issue Discount	-990.00
Total	\$954,010.00

Uses of Funds

Acquisition & Construction	\$805,974.89
Debt Service Reserve Fund	55,771.88
Capitalized Interest Fund	24,592.83
Cost of Issuance Fund	48,570.40
Underwriter's Discount	19,100.00
Total	\$954,010.00

PROOF OF ARBITRAGE YIELD

\$955,000
 Highland Meadows West Community Development District
 (Haines City, Florida)
 Special Assessment Bonds, Series 2020A,
 (Assessment Area 3 Project)

Date	Debt Service	Present Value to 02/18/2020 @ 3.8097819341%
05/01/2020	7,095.95	7,041.85
11/01/2020	17,496.88	17,038.92
05/01/2021	37,496.88	35,832.87
11/01/2021	17,209.38	16,138.26
05/01/2022	37,209.38	34,241.18
11/01/2022	16,921.88	15,280.93
05/01/2023	36,921.88	32,718.25
11/01/2023	16,634.38	14,464.98
05/01/2024	36,634.38	31,261.16
11/01/2024	16,346.88	13,688.51
05/01/2025	36,346.88	29,867.12
11/01/2025	16,059.38	12,949.71
05/01/2026	36,059.38	28,533.46
11/01/2026	15,734.38	12,217.74
05/01/2027	35,734.38	27,229.04
11/01/2027	15,409.38	11,522.22
05/01/2028	40,409.38	29,650.92
11/01/2028	15,003.13	10,802.96
05/01/2029	40,003.13	28,265.71
11/01/2029	14,596.88	10,121.18
05/01/2030	39,596.88	26,942.44
11/01/2030	14,190.63	9,475.07
05/01/2031	39,190.63	25,678.41
11/01/2031	13,784.38	8,862.94
05/01/2032	38,784.38	24,471.05
11/01/2032	13,331.25	8,254.14
05/01/2033	38,331.25	23,289.42
11/01/2033	12,878.13	7,678.27
05/01/2034	42,878.13	25,087.16
11/01/2034	12,334.38	7,081.71
05/01/2035	42,334.38	23,851.67
11/01/2035	11,790.63	6,518.80
05/01/2036	41,790.63	22,673.29
11/01/2036	11,246.88	5,987.87
05/01/2037	41,246.88	21,549.47
11/01/2037	10,703.13	5,487.33
05/01/2038	45,703.13	22,993.30
11/01/2038	10,068.75	4,970.91
05/01/2039	45,068.75	21,834.38
11/01/2039	9,434.38	4,485.22
05/01/2040	44,434.38	20,729.77
11/01/2040	8,800.00	4,028.68
05/01/2041	43,800.00	19,677.02
11/01/2041	8,100.00	3,570.88
05/01/2042	48,100.00	20,808.48
11/01/2042	7,300.00	3,099.01
05/01/2043	47,300.00	19,704.54
11/01/2043	6,500.00	2,657.20
05/01/2044	46,500.00	18,653.83
11/01/2044	5,700.00	2,243.86
05/01/2045	50,700.00	19,585.42
11/01/2045	4,800.00	1,819.58
05/01/2046	49,800.00	18,525.26
11/01/2046	3,900.00	1,423.65
05/01/2047	48,900.00	17,516.76
11/01/2047	3,000.00	1,054.56
05/01/2048	53,000.00	18,282.30

PROOF OF ARBITRAGE YIELD

\$955,000
 Highland Meadows West Community Development District
 (Haines City, Florida)
 Special Assessment Bonds, Series 2020A,
 (Assessment Area 3 Project)

Date	Debt Service	Present Value to 02/18/2020 @ 3.8097819341%
11/01/2048	2,000.00	677.00
05/01/2049	52,000.00	17,273.01
11/01/2049	1,000.00	325.96
05/01/2050	51,000.00	16,313.42
	1,626,646.13	954,010.00

Proceeds Summary

Delivery date	02/18/2020
Par Value	955,000.00
Premium (Discount)	-990.00
Target for yield calculation	954,010.00

BOND DEBT SERVICE

\$955,000

Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 3 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/18/2020					
05/01/2020			7,095.95	7,095.95	7,095.95
11/01/2020			17,496.88	17,496.88	
05/01/2021	20,000	2.875%	17,496.88	37,496.88	54,993.76
11/01/2021			17,209.38	17,209.38	
05/01/2022	20,000	2.875%	17,209.38	37,209.38	54,418.76
11/01/2022			16,921.88	16,921.88	
05/01/2023	20,000	2.875%	16,921.88	36,921.88	53,843.76
11/01/2023			16,634.38	16,634.38	
05/01/2024	20,000	2.875%	16,634.38	36,634.38	53,268.76
11/01/2024			16,346.88	16,346.88	
05/01/2025	20,000	2.875%	16,346.88	36,346.88	52,693.76
11/01/2025			16,059.38	16,059.38	
05/01/2026	20,000	3.250%	16,059.38	36,059.38	52,118.76
11/01/2026			15,734.38	15,734.38	
05/01/2027	20,000	3.250%	15,734.38	35,734.38	51,468.76
11/01/2027			15,409.38	15,409.38	
05/01/2028	25,000	3.250%	15,409.38	40,409.38	55,818.76
11/01/2028			15,003.13	15,003.13	
05/01/2029	25,000	3.250%	15,003.13	40,003.13	55,006.26
11/01/2029			14,596.88	14,596.88	
05/01/2030	25,000	3.250%	14,596.88	39,596.88	54,193.76
11/01/2030			14,190.63	14,190.63	
05/01/2031	25,000	3.250%	14,190.63	39,190.63	53,381.26
11/01/2031			13,784.38	13,784.38	
05/01/2032	25,000	3.625%	13,784.38	38,784.38	52,568.76
11/01/2032			13,331.25	13,331.25	
05/01/2033	25,000	3.625%	13,331.25	38,331.25	51,662.50
11/01/2033			12,878.13	12,878.13	
05/01/2034	30,000	3.625%	12,878.13	42,878.13	55,756.26
11/01/2034			12,334.38	12,334.38	
05/01/2035	30,000	3.625%	12,334.38	42,334.38	54,668.76
11/01/2035			11,790.63	11,790.63	
05/01/2036	30,000	3.625%	11,790.63	41,790.63	53,581.26
11/01/2036			11,246.88	11,246.88	
05/01/2037	30,000	3.625%	11,246.88	41,246.88	52,493.76
11/01/2037			10,703.13	10,703.13	
05/01/2038	35,000	3.625%	10,703.13	45,703.13	56,406.26
11/01/2038			10,068.75	10,068.75	
05/01/2039	35,000	3.625%	10,068.75	45,068.75	55,137.50
11/01/2039			9,434.38	9,434.38	
05/01/2040	35,000	3.625%	9,434.38	44,434.38	53,868.76
11/01/2040			8,800.00	8,800.00	
05/01/2041	35,000	4.000%	8,800.00	43,800.00	52,600.00
11/01/2041			8,100.00	8,100.00	
05/01/2042	40,000	4.000%	8,100.00	48,100.00	56,200.00
11/01/2042			7,300.00	7,300.00	
05/01/2043	40,000	4.000%	7,300.00	47,300.00	54,600.00
11/01/2043			6,500.00	6,500.00	
05/01/2044	40,000	4.000%	6,500.00	46,500.00	53,000.00
11/01/2044			5,700.00	5,700.00	
05/01/2045	45,000	4.000%	5,700.00	50,700.00	56,400.00
11/01/2045			4,800.00	4,800.00	
05/01/2046	45,000	4.000%	4,800.00	49,800.00	54,600.00
11/01/2046			3,900.00	3,900.00	
05/01/2047	45,000	4.000%	3,900.00	48,900.00	52,800.00
11/01/2047			3,000.00	3,000.00	
05/01/2048	50,000	4.000%	3,000.00	53,000.00	56,000.00

BOND DEBT SERVICE

\$955,000

Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 3 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2048			2,000.00	2,000.00	
05/01/2049	50,000	4.000%	2,000.00	52,000.00	54,000.00
11/01/2049			1,000.00	1,000.00	
05/01/2050	50,000	4.000%	1,000.00	51,000.00	52,000.00
	955,000		671,646.13	1,626,646.13	1,626,646.13

\$955,000

Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 3 Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.809782%)
02/18/20	Beg Bal	-805,974.89	-973,356.20
03/06/20		12,000.00	14,464.79
03/06/20		973.75	1,173.76
03/06/20		1,724.00	2,078.11
03/06/20		2,352.24	2,835.39
03/06/20		42,163.00	50,823.23
03/06/20		27,437.96	33,073.69
03/06/20		4,950.00	5,966.72
03/06/20		1,262.50	1,521.82
03/06/20		19,865.75	23,946.15
03/13/20		784.08	944.44
03/16/20		866.50	1,043.38
03/18/20		12,717.24	15,310.07
03/20/20		784.08	943.74
03/24/20		710.00	854.22
03/26/20		6,446.23	7,754.00
04/01/20		87,976.67	105,769.42
04/14/20		14,345.62	17,223.45
04/14/20		4,959.63	5,954.56
04/14/20		8,752.73	10,508.59
04/14/20		25,436.50	30,539.23
04/14/20		41,874.03	50,274.24
04/14/20		14,304.76	17,174.39
04/14/20		784.08	941.37
04/14/20		161,584.84	193,999.82
05/14/20		64,189.00	76,823.75
05/21/20		4,910.16	5,872.35
05/29/20		8,752.73	10,459.13
05/29/20		-8,752.73	-10,459.13
06/01/20		560.00	669.04
06/01/20		17,453.92	20,852.30
06/01/20		296.26	353.94
06/01/20		346.50	413.97
06/01/20		1,568.16	1,873.49
06/01/20		83,896.16	100,231.21
06/01/20		10,818.75	12,925.22
06/03/20		3,932.62	4,697.34
06/09/20		5,925.65	7,073.47
06/09/20		6,571.00	7,843.83
06/09/20		1,500.00	1,790.56
06/09/20		1,568.16	1,871.92
07/07/20		189.00	224.95
07/07/20		4,152.00	4,941.73
07/07/20		784.08	933.22
07/07/20		6,210.00	7,391.18
07/07/20		2,690.22	3,201.91
07/07/20		24,318.53	28,944.04
		\$955,000	

Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 3 Project)
Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.809782%)
08/03/20		66,344.94	78,749.17
08/05/20		1,568.16	1,860.96
08/05/20		218.75	259.59
09/25/20		-57,816.20	-68,252.77
09/29/20		5,104.40	6,023.28
09/29/20		6,106.62	7,205.92
09/29/20		104.22	122.98
09/29/20		250.00	295.00
09/29/20		17,632.50	20,806.67
09/29/20		1,568.16	1,850.46
10/07/20		8,043.01	9,482.94
10/07/20		20,534.23	24,210.45
01/26/21		-11,875.19	-13,842.11
03/26/21		-67,133.87	-77,762.79
04/05/21		45.00	52.08
04/06/21		784.25	907.46
04/08/21		11,642.60	13,468.95
04/29/21		58,600.28	67,643.71
05/05/21		1,467.05	1,692.39
06/08/21		2,100.00	2,414.19
07/09/21		156.25	179.04
12/21/21		-27,885.94	-31,415.98
01/31/22	Bal	32,100.80	36,016.83
01/31/22	Acc	0.07	0.08

02/18/25	TOTALS:	621.56	-7,339.70

ISSUE DATE:	02/18/20	REBATABLE ARBITRAGE:	-7,339.70
COMP DATE:	02/18/25	NET INCOME:	621.56
BOND YIELD:	3.809782%	TAX INV YIELD:	0.347422%

\$955,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 3 Project)
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.809782%)
02/18/20	Beg Bal	-55,771.88	-67,354.34
03/03/20		21.73	26.20
04/02/20		23.00	27.65
05/04/20		0.28	0.34
06/02/20		0.29	0.35
07/02/20		0.27	0.32
08/04/20		0.28	0.33
09/02/20		0.28	0.33
10/02/20		0.27	0.32
11/03/20		0.28	0.33
12/02/20		0.28	0.33
01/05/21		0.28	0.33
02/02/21		0.28	0.33
03/02/21		0.26	0.30
04/02/21		0.28	0.32
05/04/21		0.28	0.32
06/02/21		0.28	0.32
07/02/21		0.27	0.31
08/03/21		0.28	0.32
09/02/21		0.29	0.33
10/04/21		0.27	0.31
11/02/21		0.28	0.32
12/02/21		0.28	0.32
12/21/21		27,885.94	31,415.98
01/04/22		0.23	0.26
01/31/22	Bal	27,885.94	31,287.80
01/31/22	Acc	0.23	0.26

02/18/25	TOTALS:	50.75	-4,589.73

ISSUE DATE:	02/18/20	REBATABLE ARBITRAGE:	-4,589.73
COMP DATE:	02/18/25	NET INCOME:	50.75
BOND YIELD:	3.809782%	TAX INV YIELD:	0.047986%

\$955,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 3 Project)
Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.809782%)
02/18/20	Beg Bal	-24,592.83	-29,700.16
03/03/20		9.58	11.55
04/02/20		10.14	12.19
05/01/20		7,095.96	8,504.29
05/04/20		0.12	0.14
06/02/20		0.09	0.11
07/02/20		0.09	0.11
08/04/20		0.09	0.11
09/02/20		-1,452.51	-1,718.85
09/02/20		0.09	0.11
10/02/20		0.09	0.11
11/02/20		17,496.88	20,575.33
11/03/20		0.10	0.12
12/02/20		0.01	0.01
01/05/21		0.01	0.01
02/02/21		0.01	0.01
03/02/21		0.01	0.01
04/02/21		0.01	0.01
05/03/21		-16,044.38	-18,512.65
05/03/21		17,496.88	20,188.60
05/04/21		0.01	0.01

02/18/25	TOTALS:	20.45	-638.83

ISSUE DATE:	02/18/20	REBATABLE ARBITRAGE:	-638.83
COMP DATE:	02/18/25	NET INCOME:	20.45
BOND YIELD:	3.809782%	TAX INV YIELD:	0.138684%

\$955,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2020A,
(Assessment Area 3 Project)
Cost of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.809782%)
02/18/20	Beg Bal	-48,570.40	-58,657.29
02/18/20		16,151.68	19,505.99
02/18/20		1,538.26	1,857.72
02/18/20		10,895.97	13,158.80
02/18/20		384.56	464.42
02/18/20		7,691.28	9,288.57
03/11/20		1,378.02	1,660.19
03/13/20		9,086.56	10,944.89
09/01/20		1,452.51	1,719.03

02/18/25	TOTALS:	8.44	-57.67

ISSUE DATE:	02/18/20	REBATABLE ARBITRAGE:	-57.67
COMP DATE:	02/18/25	NET INCOME:	8.44
BOND YIELD:	3.809782%	TAX INV YIELD:	0.564800%

\$955,000
 Highland Meadows West Community Development District
 (Haines City, Florida)
 Special Assessment Bonds, Series 2020A,
 (Assessment Area 3 Project)
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (3.809782%)
02/18/21		-1,780.00	-2,070.05

02/18/25	TOTALS:	-1,780.00	-2,070.05

ISSUE DATE: 02/18/20 REBATABLE ARBITRAGE: -2,070.05
 COMP DATE: 02/18/25
 BOND YIELD: 3.809782%

SECTION VII

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of May 2022.

ATTEST:

**HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

SECTION VIII

SECTION B

SECTION 1



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

March 10, 2022

Ms. Jillian Burns
District Manager
Highland Meadows West Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization 2022-1
Highland Meadows West Community Development District
Special Districts Stormwater 20-Year Needs Analysis
Haines City, Florida**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this work order to provide general engineering services for the Highland Meadows West Community Development District (District) for preparation of the Special Districts Stormwater 20-Year Needs Analysis. We will provide these services pursuant to our current agreement ("District Engineer Agreement") as follows:

I. Scope of Work

We will prepare a Stormwater 20-Year Needs Analysis as required by the Florida Statutes, to be submitted to Polk County. Florida Statutes, Sections 403.9301 and 403.9302, (see Chapter 2021-194, Laws of Florida), "direct municipalities, counties, and independent special districts that provide a stormwater management system or program, or wastewater management services, to develop a 20-year needs analysis every five years."

"For the first cycle of reports, local governments must submit their reports to their respective counties by June 30, 2022. The counties must compile the local reports (including their own) and submit them to EDR [Office of Economic & Demographic Research] and the secretary of the Department of Environmental Protection by July 31, 2022. EDR will then publish an analysis of the stormwater and wastewater submissions in the 2023 edition of the Annual Assessments of Florida's Water Resources and Conservation Lands. The next reporting cycle will begin in 2027."

This task includes:

- Completing an inventory of the existing stormwater systems and facilities within the District;
- Providing information as to the condition and note the maintenance and operation status as provided by the District;

- Providing responses on the EDR prepared spreadsheet for reporting information regarding the stormwater systems;
- Providing GIS maps of the facilities within the District boundary and details of the system operations and maintenance expectations for the five (5) year period; and
- Submitting to the county for their reporting.

We will assist the District in providing the report and additional information by June 30, 2022. The District will be responsible for providing costs for maintenance and proposed future expansions, if any are planned, including history. We will coordinate with the district manager and the board in providing said information.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. We estimate a budget of \$15,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this Work Authorization. We estimate a budget of \$1,000.

III. Additional Services

Any Additional Services requested that are not a part of this work authorization will be invoiced either on a time and materials basis, in accordance with the enclosed Schedule of Charges, or on a mutually agreed upon fee. Authorization under this task must be in writing.

This proposed work authorization, together with the referenced Engineering Agreement, represents the entire understanding between the District and the Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign where indicated and return one complete copy to Aimee Powell, Administrative Assistant in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for considering Dewberry Engineers Inc. We look forward to helping you create a quality project.

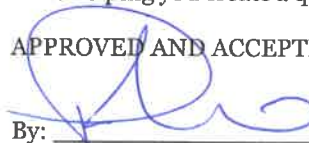
Sincerely,



Reinardo Malavé, P.E.
Dewberry Engineers Inc.
Associate Vice President

Date: March 10, 2022

APPROVED AND ACCEPTED



By: _____
Authorized Representative of
Highland Meadows West
Community Development District

Date: 4/27/2022

SECTION C

Highland Meadows West CDD

Field Management Report



May 18, 2022
Clayton Smith
Field Services Manager
GMS

Complete

Landscape Review and General Maint

- ✚ Playground inspections completed.
- ✚ Review and monitor site with landscaper.
- ✚ Missing drain grate in tract F pond replaced.



Complete

Landscape Review and General Maint

✚ Parking signs installed at mailboxes and policy signs at community entrances.



Site Items

Tract A Access

✚ Access concerns for tract A with fence and housing in place.



Conclusion

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

Respectfully,
Clayton Smith

SECTION D

SECTION 1

Highland Meadows West
Community Development District

Summary of Checks

April 11,2022 to May 10, 2022

Bank	Date	Check No.'s	Amount	
General Fund	4/22/22	323-327	\$	12,693.41
	5/3/22	328	\$	4,148.92
			\$	16,842.33
			\$	16,842.33

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/22/22	00001	4/01/22 122	202204 310-51300-34000	MANAGEMENT FEES APR 22	*	3,004.17	
		4/01/22 122	202204 310-51300-35200	WEBSITE ADMIN APR 22	*	100.00	
		4/01/22 122	202204 310-51300-35100	INFO TECHNOLOGY APR 22	*	150.00	
		4/01/22 122	202204 310-51300-31300	DISSEMINATION APR 22	*	833.33	
		4/01/22 122	202204 310-51300-51000	OFFICE SUPPLIES	*	.60	
		4/01/22 122	202204 310-51300-42000	POSTAGE	*	43.90	
		4/01/22 123	202204 320-53800-12000	FIELD MANAGEMENT APR 22	*	625.00	
				GOVERNMENTAL MANAGEMENT SERVICES			4,757.00 000323
4/22/22	00024	4/22/22 04222022	202204 300-20700-10200	ASSESS TRNSF S2019	*	753.55	
		4/22/22 04222022	202204 300-20700-10200	ASSESS TRNSF S2020 A2	*	368.28	
		4/22/22 04222022	202204 300-20700-10200	ASSESS TRNSF S2020 A3	*	130.31	
				HIGHLAND MEADOWS WEST CDD C/O			1,252.14 000324
4/22/22	00036	4/12/22 1958	202203 310-51300-31500	GENERAL COUNSEL - MAR 22	*	230.00	
				KE LAW GROUP, PLLC			230.00 000325
4/22/22	00026	3/22/22 5646	202203 320-53800-47300	IRRIGATION REPAIRS 3/22	*	43.14	
				PRINCE & SONS INC.			43.14 000326
4/22/22	00027	3/25/22 25944400	202203 310-51300-32300	FY22 TRUSTEE FEES EXP.	*	3,739.83	
		3/25/22 25944400	202203 300-15500-10000	FY23 TRUSTEE FEES P/P	*	2,671.30	
				U.S. BANK			6,411.13 000327
5/03/22	00034	3/23/22 00070756	202204 300-20700-10000	FY22 SER19 FR#1	*	4,148.92	
				DANIELLE FENCE MFG CO., INC			4,148.92 000328
				TOTAL FOR BANK A		16,842.33	
				TOTAL FOR REGISTER		16,842.33	
				HIMW --HIGH WEST-- CWRIGHT			

SECTION 2

Highland Meadows West
Community Development District

Unaudited Financial Reporting
March 31, 2022



Table of Contents

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2-3	General Fund
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5	Debt Service Fund Series 2020 A2
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7	Capital Projects Fund Series 2019
8	Capital Projects Fund Series 2020 A2
9	Capital Projects Fund Series 2020 A3
10-11	Month to Month
12	Long Term Debt Report
13	Assessment Receipt Schedule

Highland Meadows West

Community Development District

Combined Balance Sheet

March 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 385,009	\$ -	\$ -	\$ 385,009
<u>Investments:</u>				
<u>Series 2019</u>				
Reserve	\$ -	\$ 160,125	\$ -	\$ 160,125
Revenue	\$ -	\$ 309,027	\$ -	\$ 309,027
Prepayment	\$ -	\$ 1,033	\$ -	\$ 1,033
Construction	\$ -	\$ -	\$ 1	\$ 1
<u>Series 2020A2</u>				
Reserve	\$ -	\$ 78,728	\$ -	\$ 78,728
Revenue	\$ -	\$ 152,234	\$ -	\$ 152,234
Construction	\$ -	\$ -	\$ 1	\$ 1
<u>Series 2020A3</u>				
Reserve	\$ -	\$ 27,886	\$ -	\$ 27,886
Revenue	\$ -	\$ 54,213	\$ -	\$ 54,213
Construction	\$ -	\$ -	\$ 1	\$ 1
Due from General Fund	\$ -	\$ 36,389	\$ -	\$ 36,389
Prepaid Expenses	\$ 2,671	\$ -	\$ -	\$ 2,671
Total Assets	\$ 387,680	\$ 819,635	\$ 3	\$ 1,207,318
Liabilities:				
Accounts Payable	\$ 6,684	\$ -	\$ -	\$ 6,684
Due to Debt Service	\$ 36,389	\$ -	\$ -	\$ 36,389
Total Liabilities	\$ 43,073	\$ -	\$ -	\$ 43,073
Fund Balance:				
<u>Nonspendable:</u>				
Prepaid Items	\$ 2,671	\$ -	\$ -	\$ 2,671
<u>Restricted for:</u>				
Debt Service - Series 2019	\$ -	\$ 492,084	\$ -	\$ 492,084
Debt Service - Series 2020A2	\$ -	\$ 241,665	\$ -	\$ 241,665
Debt Service - Series 2020A3	\$ -	\$ 85,886	\$ -	\$ 85,886
Capital Projects - Series 2019	\$ -	\$ -	\$ 1	\$ 1
Capital Projects - Series 2020A2	\$ -	\$ -	\$ 1	\$ 1
Capital Projects - Series 2020A3	\$ -	\$ -	\$ 1	\$ 1
<u>Assigned for:</u>				
Unassigned	\$ 341,936	\$ -	\$ -	\$ 341,936
Total Fund Balances	\$ 344,608	\$ 819,635	\$ 3	\$ 1,164,245
Total Liabilities & Fund Balance	\$ 387,680	\$ 819,635	\$ 3	\$ 1,207,318

Highland Meadows West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance

Revenues:

Assessments - Tax Roll	\$ 366,228	\$ 360,477	\$ 360,477	\$ -
Other Revenue	\$ -	\$ -	\$ 180	\$ 180
Total Revenues	\$ 366,228	\$ 360,477	\$ 360,657	\$ 180

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,800	\$ 4,200
Engineering	\$ 20,000	\$ 10,000	\$ 935	\$ 9,065
District Counsel	\$ 20,000	\$ 10,000	\$ 2,616	\$ 7,384
Annual Audit	\$ 6,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 10,000	\$ 5,000	\$ 5,000	\$ 0
Trustee Fees	\$ 7,147	\$ 8,889	\$ 8,889	\$ -
Management Fees	\$ 36,050	\$ 18,025	\$ 18,025	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Telephone	\$ 250	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 500	\$ 250	\$ 669	\$ (419)
Office Supplies	\$ 1,000	\$ 500	\$ 5	\$ 495
Printing & Binding	\$ 1,000	\$ 500	\$ 24	\$ 476
Insurance	\$ 5,700	\$ 5,700	\$ 5,570	\$ 130
Legal Advertising	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
Other Current Charges	\$ 2,500	\$ 1,250	\$ 232	\$ 1,018
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 141,222	\$ 78,364	\$ 50,890	\$ 27,475

Highland Meadows West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 6,000	\$ 6,000	\$ 1,838	\$ 4,162
Field Management	\$ 7,500	\$ 3,750	\$ 3,750	\$ -
Interlocal Amenity Agreement	\$ 77,147	\$ -	\$ -	\$ -
Playground Lease	\$ 30,000	\$ 15,000	\$ 14,867	\$ 133
Landscape Maintenance	\$ 51,334	\$ 25,667	\$ 25,672	\$ (5)
Landscape Replacement	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
Streetlights	\$ 18,000	\$ 9,000	\$ 7,258	\$ 1,742
Electric	\$ 3,600	\$ 1,800	\$ 1,976	\$ (176)
Water & Sewer	\$ 1,000	\$ 500	\$ -	\$ 500
Irrigation Repairs	\$ 3,500	\$ 1,750	\$ 339	\$ 1,412
General Repairs & Maintenance	\$ 9,000	\$ 4,500	\$ 3,986	\$ 514
Contingency	\$ 5,425	\$ 2,713	\$ 160	\$ 2,552
Subtotal Operations & Maintenance	\$ 220,006	\$ 74,430	\$ 59,845	\$ 14,585
Total Expenditures	\$ 361,228	\$ 152,794	\$ 110,734	\$ 42,059
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000	\$ 207,683	\$ 249,922	\$ (41,879)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserves	\$ (5,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (5,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 249,922	
Fund Balance - Beginning	\$ -		\$ 94,685	
Fund Balance - Ending	\$ -		\$ 344,608	

Highland Meadows West

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Revenues:				
Assessments	\$ 322,524	\$ 317,458	\$ 317,458	\$ -
Interest Income	\$ -	\$ -	\$ 9	\$ 9
Total Revenues	\$ 322,524	\$ 317,458	\$ 317,467	\$ 9
Expenditures:				
Interest - 11/1	\$ 116,519	\$ 116,519	\$ 116,519	\$ -
Principal - 11/1	\$ 85,000	\$ 85,000	\$ 85,000	\$ -
Interest - 5/1	\$ 114,819	\$ -	\$ -	\$ -
Total Expenditures	\$ 316,338	\$ 201,519	\$ 201,519	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,187	\$ 115,939	\$ 115,948	\$ 9
Fund Balance - Beginning	\$ 216,005		\$ 376,135	
Fund Balance - Ending	\$ 222,191		\$ 492,084	

Highland Meadows West

Community Development District

Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Assessments	\$ 157,625	\$ 155,149	\$ 155,149	\$ -
Interest Income	\$ -	\$ -	\$ 6	\$ 6
Total Revenues	\$ 157,625	\$ 155,149	\$ 155,154	\$ 6
Expenditures:				
Interest - 11/1	\$ 49,950	\$ 49,950	\$ 49,950	\$ -
Principal - 5/1	\$ 55,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 49,950	\$ -	\$ -	\$ -
Total Expenditures	\$ 154,900	\$ 49,950	\$ 49,950	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,725	\$ 105,199	\$ 105,204	\$ 6
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (78,728)	\$ (78,728)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (78,728)	\$ (78,728)
Net Change in Fund Balance	\$ 2,724.58		\$ 26,476	
Fund Balance - Beginning	\$ 57,730		\$ 215,189	
Fund Balance - Ending	\$ 60,455		\$ 241,665	

Highland Meadows West

Community Development District

Debt Service Fund Series 2020 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted Budget	Prorated Budget Thru 03/31/22	Actual Thru 03/31/22	Variance
Revenues:				
Assessments	\$ 55,775	\$ 54,899	\$ 54,899	\$ -
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ 55,775	\$ 54,899	\$ 54,901	\$ 2
Expenditures:				
Interest - 11/1	\$ 17,209	\$ 17,209	\$ 17,209	\$ -
Principal - 5/1	\$ 20,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 17,209	\$ -	\$ -	\$ -
Total Expenditures	\$ 54,419	\$ 17,209	\$ 17,209	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,356	\$ 37,689	\$ 37,691	\$ 2
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (27,886)	\$ (27,886)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (27,886)	\$ (27,886)
Net Change in Fund Balance	\$ 1,356		\$ 9,805	
Fund Balance - Beginning	\$ 20,308		\$ 76,081	
Fund Balance - Ending	\$ 21,664		\$ 85,886	

Highland Meadows West

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Revenues				
Developer Contribution	\$ -	\$ -	\$ 4,436	\$ 4,436
Total Revenues	\$ -	\$ -	\$ 4,436	\$ 4,436
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 4,436	\$ (4,436)
Total Expenditures	\$ -	\$ -	\$ 4,436	\$ (4,436)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ 8,873
Fund Balance - Beginning	\$ -		\$ 1	
Fund Balance - Ending	\$ -		\$ 1	

Highland Meadows West

Community Development District

Capital Projects Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
<u>Revenues</u>				
Developer Contribution	\$ -	\$ -	\$ 8,279	\$ 8,279
Interest Income	\$ -	\$ -	\$ 1	\$ 1
Total Revenues	\$ -	\$ -	\$ 8,280	\$ 8,280
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 87,007	\$ (87,007)
Total Expenditures	\$ -	\$ -	\$ 87,007	\$ (87,007)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (78,728)	\$ 174,015
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ 78,728	\$ 78,728
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 78,728	\$ 78,728
Fund Balance - Beginning	\$ -		\$ 0	
Fund Balance - Ending	\$ -		\$ 1	

Highland Meadows West

Community Development District

Capital Projects Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/22	Thru 03/31/22	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 0	\$ 0
Total Revenues	\$ -	\$ -	\$ 0	\$ 0
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 32,100	\$ (32,100)
Total Expenditures	\$ -	\$ -	\$ 32,100	\$ (32,100)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (32,100)	\$ 59,986
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 27,886	\$ 27,886
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 27,886	\$ 27,886
Net Change in Fund Balance	\$ -		\$ (4,214)	
Fund Balance - Beginning	\$ -		\$ 4,215	
Fund Balance - Ending	\$ -		\$ 1	

Highland Meadows West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 4,191	\$ 327,202	\$ 4,217	\$ 856	\$ 24,011	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,477
Other Revenue	\$ -	\$ -	\$ 60	\$ -	\$ 30	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180
Total Revenues	\$ -	\$ 4,191	\$ 327,262	\$ 4,217	\$ 886	\$ 24,101	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,657
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,200	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Engineering	\$ -	\$ 255	\$ -	\$ 680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 935
District Counsel	\$ 76	\$ 840	\$ 230	\$ 996	\$ 244	\$ 230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,616
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ 833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 5,150	\$ -	\$ -	\$ -	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,889
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,025
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 12	\$ 7	\$ 4	\$ 2	\$ 633	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 669
Office Supplies	\$ 1	\$ 0	\$ 3	\$ 0	\$ -	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
Printing & Binding	\$ -	\$ -	\$ 9	\$ 8	\$ 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 51	\$ 31	\$ 43	\$ 38	\$ 39	\$ 31	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 232
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,121	\$ 6,421	\$ 4,377	\$ 6,411	\$ 5,461	\$ 8,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,890

Highland Meadows West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 1,838	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,838
Field Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,750
Interlocal Amenity Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,867
Landscape Maintenance	\$ 4,279	\$ 4,279	\$ 4,279	\$ 4,279	\$ 4,279	\$ 4,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,672
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,381	\$ 689	\$ 63	\$ 2,152	\$ 1,449	\$ 1,524	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,258
Electric	\$ 307	\$ 167	\$ 378	\$ 338	\$ 443	\$ 343	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,976
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 295	\$ 43	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	339
General Repairs & Maintenance	\$ -	\$ 2,670	\$ -	\$ 200	\$ -	\$ 1,116	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,986
Contingency	\$ -	\$ 160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	160
Total Operations & Maintenance	\$ 10,907	\$ 11,068	\$ 7,823	\$ 10,071	\$ 9,568	\$ 10,407	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	59,845
Total Expenditures	\$ 31,029	\$ 17,489	\$ 12,200	\$ 16,482	\$ 15,029	\$ 18,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	110,734
Excess (Deficiency) of Revenues over Expenditures	\$ (31,029)	\$ (13,298)	\$ 315,062	\$ (12,265)	\$ (14,144)	\$ 5,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	249,922
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (31,029)	\$ (13,298)	\$ 315,062	\$ (12,265)	\$ (14,144)	\$ 5,595	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	249,922

Highland Meadows West

Community Development District

Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	4.000%, 4.125%, 4.875%, 5.000%	
MATURITY DATE:	11/1/2049	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$160,125	
RESERVE FUND BALANCE	\$160,125	
BONDS OUTSTANDING - 04/25/19		\$6,385,000
LESS: SPECIAL CALL - 05/01/20		(\$500,000)
LESS: SPECIAL CALL - 08/01/20		(\$885,000)
LESS: PRINCIPAL PAYMENT - 11/01/20		(\$105,000)
LESS: SPECIAL CALL - 11/01/20		(\$30,000)
LESS: PRINCIPAL PAYMENT - 11/01/21		(\$85,000)
CURRENT BONDS OUTSTANDING		\$4,780,000

SERIES 2020 ASSESSMENT AREA 2, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	2.875%, 3.250%, 3.625%, 4.000%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$78,728	
RESERVE FUND BALANCE	\$78,728	
BONDS OUTSTANDING - 02/18/20		\$2,770,000
LESS: PRINCIPAL PAYMENT - 05/01/21		(\$55,000)
CURRENT BONDS OUTSTANDING		\$2,715,000

SERIES 2020 ASSESSMENT AREA 3, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	2.875%, 3.250%, 3.625%, 4.000%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$27,886	
RESERVE FUND BALANCE	\$27,886	
BONDS OUTSTANDING - 02/18/20		\$955,000
LESS: PRINCIPAL PAYMENT - 05/01/21		(\$20,000)
CURRENT BONDS OUTSTANDING		\$935,000

Highland Meadows West
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessments: \$ 393,795.48 \$ 346,800.16 \$ 169,488.80 \$ 59,972.96 \$ 970,057.40
Net Assessments \$ 366,229.80 \$ 322,524.15 \$ 157,624.58 \$ 55,774.85 \$ 902,153.38

ON ROLL ASSESSMENTS

							40.60%	35.75%	17.47%	6.18%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2019 Debt Service</i>	<i>2020 A-2 Debt Service</i>	<i>2020 A-3 Debt Service</i>	<i>Total</i>
11/19/21	ACH	\$4,389.40	(\$175.56)	(\$84.28)	\$0.00	\$4,129.56	\$1,676.39	\$1,476.34	\$721.52	\$255.31	\$4,129.56
11/30/21	ACH	\$6,584.10	(\$263.36)	(\$126.41)	\$0.00	\$6,194.33	\$2,514.59	\$2,214.50	\$1,082.28	\$382.96	\$6,194.33
12/14/21	ACH	\$24,141.70	(\$965.64)	(\$463.52)	\$0.00	\$22,712.54	\$9,220.18	\$8,119.84	\$3,968.34	\$1,404.18	\$22,712.54
12/17/21	ACH	\$566,232.60	(\$22,649.22)	(\$10,871.67)	\$0.00	\$532,711.71	\$216,254.70	\$190,446.98	\$93,075.59	\$32,934.44	\$532,711.71
12/27/21	1% Fee Adj	(\$9,700.57)	\$0.00	\$0.00	\$0.00	(\$9,700.57)	(\$3,937.95)	(\$3,468.00)	(\$1,694.89)	(\$599.73)	(\$9,700.57)
12/31/21	ACH	\$276,532.20	(\$10,929.14)	(\$5,312.06)	\$0.00	\$260,291.00	\$105,665.31	\$93,055.28	\$45,478.14	\$16,092.27	\$260,291.00
01/18/22	ACH	\$10,973.50	(\$373.09)	(\$212.01)	\$0.00	\$10,388.40	\$4,217.18	\$3,713.90	\$1,815.07	\$642.25	\$10,388.40
02/18/22	ACH	\$2,194.70	(\$43.89)	(\$43.02)	\$0.00	\$2,107.79	\$855.65	\$753.55	\$368.28	\$130.31	\$2,107.79
03/16/22	ACH	\$61,451.60	(\$1,097.28)	(\$1,207.09)	\$0.00	\$59,147.23	\$24,010.85	\$21,145.42	\$10,334.23	\$3,656.73	\$59,147.23
TOTAL		\$ 942,799.23	\$ (36,497.18)	\$ (18,320.06)	\$ -	\$ 887,981.99	\$ 360,476.90	\$ 317,457.81	\$ 155,148.56	\$ 54,898.72	\$ 887,981.99

98%	Net Percent Collected
\$ 14,171.39	Balance Remaining to Collect

SECTION 3



April 21, 2022

Samantha Hoxie – Recording Secretary
Highland Meadows West CDD Office
219 E. Livingston Street
Orlando, Florida 32801-1508



RE: Highland Meadows West Community Development District Registered Voters

Dear Ms. Hoxie,

In response to your request, there are currently **331** registered voters within the Highland Meadows West Community Development District. This number of registered voters in said District is as of **April 15, 2022**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink, reading "Lori Edwards", is located below the "Sincerely," text.

Lori Edwards
Supervisor of Elections
Polk County, Florida

P.O. Box 1460, Bartow, FL 33831
PHONE: (863) 534-5888 Fax: (863) 845-2718
PolkElections.com