

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

Agenda

February 16, 2023

AGENDA

Highland Meadows West Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

February 9, 2023

**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 **Thursday, February 16, 2023, at 10:00 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**

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

Zoom Video Link: <https://us06web.zoom.us/j/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
3. Approval of Minutes of the December 12, 2022, Board of Supervisors Meeting
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal to Replace Trees- Prince & Sons
 - ii. Consideration of Proposal to Maintain Trees Twice Weekly- Prince & Sons
 - iii. Consideration of Mail Trash Removal Proposal with CSS
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
5. Other Business
6. Supervisors Requests and Audience Comments
7. Adjournment

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, **December 15, 2022** at 10:01 a.m. at The Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present and constituting a quorum:

Bobbie Henley	Vice Chairman
Lindsey Roden	Assistant Secretary
Jessica Kowalski	Assistant Secretary
Jessica Petrucci	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	KE Law Group
Molly Banfield <i>by Zoom</i>	Dewberry
Marshall Tindall	GMS

The following is a summary of the discussions and actions taken at the December 15, 2022 Highland Meadows West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and stated that four Supervisors attended the meeting, constituting a quorum. She noted that some of their Board members were in an incumbent position in a carry-over period due to some Board vacancies. Ms. Hammock noted that for the purposes of establishing a quorum today due to the results of the Landowners' election being that three seats were open for election and no votes were cast for any of the open seats, they were going to carry over for today's meeting to go ahead and get started in those positions as they were incumbent; however, there is an agenda item for appointment of individuals to fill those three seats and as they are filled, the new terms would be applied.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted that no members of the public were present.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Resolution 2023-01 Canvassing and Certifying Results of the Landowners' Election

Ms. Adams stated that they had a Landowners' election on November 17, 2022. She noted that as mentioned by District counsel, they did not have anyone attend the Landowners' election or cast votes. As a result, they had seat #1, seat #4, and seat #5 vacant with terms expiring in four years, four years, and two years. She noted that they needed a motion to approve Resolution 2023-01 and noted that the blanks would be filled in with a note that no votes were cast.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Resolution 2023-01 Canvassing and Certifying Results of the Landowners' Election, was approved.

B. Appointment of Individuals to Fulfill Vacant Seat No. 1, 4 and 5

Ms. Adams noted that they had vacant seats for seat #1, seat #4, and seat #5. She stated that previously Mr. Daniel Arnette had been serving on seat #1, Ms. Bobbie Henley had been serving on seat #4, and Ms. Jessica Petrucci had been serving on seat #5.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, Appointing Jessica Petrucci to seat #5 for four years, Danielle Arnette to seat #1 for two years, Bobbie Henley to seat #4 for four years, was approved.

Ms. Adams noted that for the new Board members that were present, they needed to administer an oath for the new terms and the term officially started on November 22, 2022. Ms. Adams administered the oath to Ms. Bobbie Henley and Ms. Jessica Petrucci. Ms. Hammock noted that because there were no votes cast and assignments were made of seats in a Landowners' election where three seats are up for election, the two highest receiving votes would get four-year terms and the lowest vote would get a two-year term. She noted that they needed to determine who would take the four-year terms and who would take the two-year term. Ms. Adams stated that those who were just elected were Mr. Daniel Arnette, Ms. Bobbie Henley, and Ms. Jessica

Petrucci. The Board decided to have Ms. Bobbie Henley and Ms. Jessica Petrucci serve four-year terms and Mr. Daniel Arnette to serve the two-year term. Ms. Hammock also reminded the Board members of the laws and important legal information that applied to them as Supervisors. She noted that they needed to fill out the Form 1 within 30 days and send to the Supervisor of Elections.

C. Consideration of Resolution 2023-02 Electing Officers

Ms. Adams stated that each time they have an election or an appointment, they were required to reorganize as officers. She noted that previously Mr. Daniel Arnette served as Chairman, Ms. Bobbie Henley served as Vice Chairman, and the remaining Board members served as Assistant Secretaries, Ms. Jill Burns served as Secretary, Ms. Tricia Adam, herself, served as Assistant Secretary, Mr. George Flint served as Treasurer, and Ms. Katie Costa served as Assistant Treasurer. She explained that for any motion that the Board made, they would like to consider keeping the staff members who were serving as officers the same for the purposes of attesting the Chairman's signature, Vice Chairman's signature as well as for processing the District's accounts payable and financial records. The Board decided to keep all the officers the same.

On MOTION by Ms. Roden, seconded by Ms. Kowalski, with all in favor, Resolution 2023-02 Electing Officers Keeping the Officers the Same as Previously Served, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the August 18, 2022 Board of Supervisors Meeting

Ms. Adams asked for any questions, comments, or corrections on the August 18, 2022 Board of Supervisors meeting minutes. There being none, she asked for a motion of approval.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Minutes of the August 18, 2022 Board of Supervisors Meetings, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Audit Engagement Letter – Carr, Riggs & Ingram

Ms. Adams stated that the District was required to have an independent audit each fiscal year and this would be for the District's financial records that was ending September 30, 2022. She noted that the District had entered into a Multi-Year Audit Engagement Agreement with Carr,

Riggs & Ingram. As a result, they bring forward an audit engagement letter each year. She added that the terms were consistent with the agreement as well as with the budgeted amount for Fiscal Year 2023. She noted that on page 28 of the agenda package it showed that the fee would be \$6,000 for Fiscal Year 2022 audit. She explained that because this was required by the State of Florida to be filed by June 30th of each year, they liked to move forward as early as possible in the fiscal year. Ms. Hammock requested that any approval be in substantial form. She explained that the governing law was the State of Alabama as a special unit of government in the State of Florida by Florida Law. She further explained that the District had to be governed by Florida Law. She also noted that there were some tweaks to their Limitation of Liability verbiage.

On MOTION by Ms. Petrucci, seconded by Ms. Roden, with all in favor, the Audit Engagement Letter with Carr, Riggs & Ingram, was approved in substantial form.

SIXTH ORDER OF BUSINESS

Consideration of Contract Agreement with Polk County Property Appraiser

Ms. Adams stated that they used the Polk County tax bill to collect the CDD fees and in order to engage in that, Polk County Property Appraiser charged a fee to do that. She also noted that there were certain deadlines that were required in order to provide the tax roll information on behalf of the District to the Polk County team. She explained that this was an agreement for the upcoming year and would be for their Fiscal Year 2024 budget for the tax bills that would go out a little less than a year from now. She further explained that this was something typically engaged in annually, so they see this agreement each year and staff recommended approval.

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

SEVENTH ORDER OF BUSINESS

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

Ms. Adams stated that this was also with the Polk County Property Appraiser and was an Annual Data Sharing and Usage Agreement. She explained that the Florida Public Records Law

required that records were generally available to the public upon request. She noted that there were certain exemptions to that for certain classifications of employees where they would request that their records be kept exempt from the public record. She stated that this agreement with Polk County was saying that anything that they were keeping exempt, the CDD would also keep that exempt. She noted that Polk County made it very easy on the District management team because they redact that information before they provide their records, but that they were agreeing that they would hold the same records private that they held private.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing further to report.

B. Engineer

Ms. Banfield had nothing to report.

C. Field Manager's Report

Mr. Tindall reviewed the field management report starting with the storm review. He noted that the main damage was to the vinyl perimeter fence. He also noted that some street signs were lost, bent, or pushed over. He explained that any signs that they found were replaced or fixed as able. He stated that the landscaping work was satisfactory, and the vendors had kept the property neat and tidy. He noted some tampering of the irrigation valve near the entrances, and they were monitoring this. He stated that the approved sod was installed by Stewart and had done well. He explained that the main item right now that was in progress was the fence repairs. He further explained that the fence repairs were being done in stages. The initial stage was completed. The second stage was to reset and replace the damaged parts and was being coordinated. He noted that there were some delays in contractors and materials. He stated that the repairs should be going on from now through the end of January at the latest. He discussed a couple of the site items starting with the gate access. He noted that this gate access was on a lot in Tract 1 and the way the retaining

wall and fence were, they didn't have an appropriate access point. He noted that if the Board was interested, he could get a proposal together to get formal access to the restricted tract.

i. Consideration of Proposal for Mulch Refresh – Prince & Sons

Mr. Tindall reviewed the proposal for the mulch around the community. He stated that they did not do it last year. Ms. Adams noted that there was \$18,000 in the landscaping replacement. The proposal is for \$9,880 to touch up all the common area and amenity center.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Proposal for Mulch Refresh – Prince & Sons, was approved.

ii. Consideration of Proposal for Mailbox Trash Cans

Mr. Tindall discussed the mailbox garbage cans noting that there was litter around the mailboxes. He stated that they had a proposal for one garbage can and emptying services three days a week. He stated that for the garbage can, delivery, and installation at the site would be \$1,181.98. He noted that the landscaper would be willing to empty the garbage can once a week without changing any kind of service fees to the contract. He stated that in their experience with anything that was around mailboxes because of the high volume of traffic, it was recommended that they empty three times a week. He stated that the annual for three times a week was \$600 or \$50 a month. Ms. Adams noted that they had \$7,500 in contingency and they also had \$10,000 in general repairs and maintenance. She stated that she thought that they would be ok if they put the fencing under general repairs and maintenance and use the contingency for the new acquisition.

On MOTION by Ms. Roden, seconded by Ms. Petrucci, with all in favor, the Proposal for Mailbox Trash Cans, was approved.

Mr. Tindall asked to include the service contract in the motion. Ms. Adams asked Ms. Roden if she would like to amend the motion to include the service contract. Ms. Roden agreed to amend the motion.

On MOTION by Ms. Roden, seconded by Ms. Petrucci, with all in favor, the Proposal for Mailbox Trash Cans and the Service Contract Three Times a Week for \$600 Annually, was approved.

D. District Manager's Report

Ms. Adams noted that they had some recent communication with the city regarding the maintenance of certain landscape areas. She explained that District counsel had been helping with this matter. Ms. Hammock further explained that yesterday there was a hearing for the Special Magistrate for the city, which she attended. She explained that there was a certain number of areas in the common area right of way where trees were installed, and they had since died. She stated that area was technically public right of way but was still maintained by the residents or the HOA. She explained that there was no consistent or clear communication from the HOA to the resident, which as a result they were waiting on Magistrate to give them their ruling. She stated that for Highland Meadows West there was different declaration language than the other two Districts that they were there for, and it may come to pass that the District ends up having to facilitate the tree replacements, but that is always if they can make the residents aware of their requirement to reimburse the District. Ms. Henley asked if there was a fee for the Magistrate hearing yesterday. Ms. Hammock responded that it was \$35, but they did not charge them for that yet because they said they would wait for the final ruling. She also noted that they had until March 14th to remedy the locations working in conjunction with the District Staff, HOA, and the Officer with the city. Ms. Adams noted that the city had ordinances and because they were within city limits, they were required to comply with those ordinances and to make sure the landscape design plan is in compliance with those ordinances also. She explained that this was for vegetation that had declined. She noted that there was no specific agreement with the city regarding the maintenance of these, but there were official plat records and within the community the HOA has their own governing documents. She noted that in an ideal situation, that language helped to explain and remind the residential property owner that they were responsible to maintain that vegetation. Ms. Henley asked if they were responsible for the tree replacement, what was going to stop the trees from dying again. Ms. Adams responded that was a good question and she asked Mr. Tindall if he had any comments as it related to why the trees had failed to thrive in that area. Mr. Tindall noted that landscaping was by the individual property owners, and it was at their discretion. Ms. Hammock noted that it may be worth exploring the option of not reinstalling trees and just doing

sod so that there is no repeating issue going forward, but they would still need to work with the city to see if that would even be a possibility. She noted that they had until March 14 before they would necessarily need to go back to the Special Magistrate. If everything is resolved by March 14, 2023, then they are all set. Ms. Adams asked if there were any more questions regarding the landscape maintenance around the property. Hearing none, the next item followed.

i. Approval of Check Register

Ms. Adams stated the check register was included in the agenda for review. The total is \$27,658.95 from November 8, 2022 through December 7, 2022.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams stated the financials were included in the agenda package for the Board's review through October 31st and no action needed to be taken. She noted that overall, the District was doing a great job controlling expenses. She also noted that they had a transfer-out to their capital reserve of \$50,000 scheduled. She asked for any questions on the District's financial balance sheet and income statement. Hearing none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no members of the public attending via Zoom nor attending in person, the next item followed.

ELEVENTH ORDER OF BUSINESS

Adjournment

The meeting was adjourned.

On MOTION by Ms. Roden, seconded by Ms. Kowalski, with all in favor, the meeting was adjourned.

December 15, 2022

Highland Meadows West CDD

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION C

Highland Meadows West CDD

Field Management Report



2/16/2023

Marshall Tindall

Field Services Manager

GMS

Complete

Landscaping and General Maintenance

- ✚ Landscaping work is good.
- ✚ Grass mowing has been consistent, and planters have been kept neat and clean.
- ✚ Saguaro St street signs with typo corrected by original site contractor.
- ✚ Garbage emptying contract proposal review.



In Progress

Hurricane Repairs and Cleanup

- ✚ Fence repairs substantially complete.
- ✚ Finishing off some minor punch list items.
- ✚ Mailbox lights straightened.
- ✚ Planning for street sign straightening.



Upcoming

Mulch and Landscape

- ✚ Coordinating approved mulch installation
- ✚ Foot traffic and cold weather are hard on entry plants.
- ✚ Gathering proposal for entrance area refresh.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453 or by email at mtindall@gmscfl.com. Thank you.

Respectfully,

Marshall Tindall

SECTION 1



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: Jan 31, 2023

SUBMITTED TO:

GMS Services
219 E Livingston St
Orlando, FL 32801
Marshall Tindall
Phone: 407-346-2453
Email: mtindall@gmscfl.com

Job Name / Location:

Highland Meadows West CDD
Haines City, FL 33844

Proposal to replace any dead or missing Trees at the following addresses at 453 Tortugas St, 240, 249 Denali St, 1366, 1410, 1431 Lassen St. 1117, 1173 Saguaro St.

	Qty	Unit	Unit Cost	TOTAL
Oak Tree	8	30g	\$300.00	\$ 2,400.00
Gator Bags	8	Ea	\$40.00	\$ 320.00
Bag Pine bark mulch	8	Ea	\$10.00	\$ 80.00
			Total:	\$ 2,800.00

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

Submitted by: James Smith

Date Submitted: Jan 31, 2023

Accepted by: _____

Date Accepted: _____

SECTION 2



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: Jan 31, 2023

SUBMITTED TO:

GMS Services
219 E Livingston St
Orlando, FL 32801
Marshall Tindall
Phone: 407-346-2453
Email: mtindall@gmscfl.com

Job Name / Location:

Highland Meadows West CDD
Haines City, FL 33844

Proposal to fill gator bags on new trees twice a week at 453 Tortugas St, 240, 249 Denali St, 1366, 1410, 1431 Lassen St. 1117, 1173 Saguaro St.

	Qty	Unit	Unit Cost	TOTAL
Oak tree Gator Bags	8	Ea	\$70.00	\$ 560.00
			Total:	\$ 560.00

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

Submitted by: James Smith

Accepted by: _____

Date Submitted: Jan 31, 2023

Date Accepted: _____

	Owner Name	HOA Contact	1st Notice Date	2nd Notice Date	Field Inspection- Complete Y/N	Field Notes
Highland Meadows West						
		Prime HOA- Attn: Nick Rhinehart nick@primehoa .com				
453 Tortugas St.	Nadia Green		12/28/22	1/31/23	Y/ Non compliance	Missing tree (see 1/25 Report)
249 Denali St.	Andrea Thomas		12/28/22	1/31/23	Y/ Non compliance	Missing tree (see 1/25 Report)
240 Denali St.	Eugenio Gonzalez & Sara Mulet		12/28/22	1/31/23	Y/ Non compliance	Dead tree (see 1/25 Report)
221 Denali St.	Joel Fernandez & Michelle Rivera		12/28/22	1/31/23	Y/ Maybe in compliance	Confirm if new tree meets requirments (see 1/25 Report)
212 Denali St.	Antonio Alvarez & Carmen Rosa		12/28/22	1/31/23	Y/ Maybe in compliance	Confirm if new tree meets requirments (see 1/25 Report)
184 Denali St.	Clarymar Rodriguez & Javier Rodriguez		12/28/22	1/31/23	Y/ Maybe in compliance	Confirm if new tree meets requirments (see 1/25 Report)
1431 Lassen St.	Daniel Roopnarine & Charissa Roopnarine		12/28/22	1/31/23	Y/ Non compliance	Dead tree (see 1/25 Report)
1410 Lassen St.	Grethell Silva & Leonardo Miranda		12/28/22	1/31/23	Y/ Non compliance	Missing tree (see 1/25 Report)
1366 Lassen St. <i>Mail to: 308 Mountain Rd., Basking Ridge, NJ 07920</i>	Yan Jin		12/28/22	1/31/23	Y/ Non compliance	Dead tree (see 1/25 Report)
1192 Saguaro St.	Jorge Navarro		12/28/22	1/31/23	Y/ Maybe in compliance	Original tree present (see 1/25 Report)
1176 Saguaro St.	Pabbisetty and Venkata Joint Living Trust		12/28/22	1/31/23	Y/ Maybe in compliance	Confirm if new tree meets requirments (see 1/25 Report)
1173 Saguaro St.	Allison Prettyman		12/28/22	1/31/23	Y/ Non compliance	Dead tree (see 1/25 Report)
1117 Saguaro St.	Orlando Diaz		12/28/22	1/31/23	Y/ Non compliance	Missing tree (see 1/25 Report)

SECTION 3



PRICING TRASH COLLECT FOR SERVICES

- Trash and Pet stations Three X a week → \$ 75.00/per station/month
- Mail trash removal, 3 times a week → \$100.00/per station/month
- Dispenser bags, as needed, 200 bags/box → \$ 10.00/box

Supplies, chemicals and equipment will be provided by CSS Clean Star Services. Products used to Disinfect for the Covid19, are CDC certified and approved.

SECTION D

SECTION 1

Highland Meadows West Community Development District

Summary of Check Register

December 6, 2022 to February 5, 2023

Fund	Date	Check No.'s	Amount
General Fund	12/16/22	396-398	\$ 9,169.99
	1/3/23	399-405	\$ 1,961.77
	1/11/23	406-407	\$ 6,853.42
	1/27/23	408-410	\$ 8,563.42
Total Amount			\$ 26,548.60

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/16/22	00001	12/01/22	145	202212	310	51300	34000		MANAGEMENT FEES - DEC 22	*	3,154.42		
12/01/22	145	202212	310	51300	35200			WEBSITE ADMIN - DEC 22	*	100.00			
12/01/22	145	202212	310	51300	35100			INFORMATION TECH - DEC 22	*	150.00			
12/01/22	145	202212	310	51300	31300			DISSEMINATION SVCS-DEC 22	*	500.00			
12/01/22	145	202212	310	51300	51000			OFFICE SUPPLIES	*	.15			
12/01/22	145	202212	310	51300	42000			POSTAGE	*	2.85			
12/01/22	145	202212	310	51300	42500			COPIES	*	3.15			
12/01/22	146	202212	320	53800	12000			FIELD MANAGEMENT - DEC 22	*	656.25			
GOVERNMENTAL MANAGEMENT SERVICES												4,566.82	000396
12/16/22	00036	12/12/22	5121	202211	310	51300	31500		GENERAL COUNSEL - NOV 22	*	324.50		
KE LAW GROUP, PLLC												324.50	000397
12/16/22	00026	12/01/22	7538	202212	320	53800	46200		LANDSCAPE MAINT - DEC 22	*	4,278.67		
PRINCE & SONS INC.												4,278.67	000398
1/03/23	00041	12/15/22	BH121520	202212	310	51300	11000		SUPERVISOR FEE - 12/15/22	*	200.00		
BOBBIE HENLEY												200.00	000399
1/03/23	00035	11/30/22	00050948	202211	310	51300	48000		LANDOWNERS' MEETING	*	1,005.90		
CA FLORIDA HOLDINGS, LLC												1,005.90	000400
1/03/23	00001	9/23/22	140	202209	320	53800	49000		GEN MTHLY MAINT MATERIALS	*	24.65		
GOVERNMENTAL MANAGEMENT SERVICES												24.65	000401
1/03/23	00051	12/15/22	JP121520	202212	310	51300	11000		SUPERVISOR FEE - 12/15/22	*	200.00		
JESSICA PETRUCCI												200.00	000402
1/03/23	00043	12/15/22	JK121520	202212	310	51300	11000		SUPERVISOR FEE - 12/15/22	*	200.00		
JESSICA KOWALSKI												200.00	000403

HIMW --HIGH WEST-- CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/03/23	00044	12/15/22	LR121520	202212 310-51300-11000	SUPERVISOR FEE - 12/15/22	*	200.00		
								200.00	000404
LINDSEY RODEN									
1/03/23	00026	12/20/22	7613	202212 320-53800-47300	IRRIGATION LABOR	*	131.22		
								131.22	000405
PRINCE & SONS INC.									
1/11/23	00001	11/30/22	147	202211 320-53800-47400	GEN MTHLY MAINT MATERIALS	*	2,075.00		
		1/01/23	148	202301 310-51300-34000	MANAGEMENT FEES - JAN 23	*	3,154.42		
		1/01/23	148	202301 310-51300-35200	WEBSITE ADMIN - JAN 23	*	100.00		
		1/01/23	148	202301 310-51300-35100	INFORMATION TECH - JAN 23	*	150.00		
		1/01/23	148	202301 310-51300-31300	DISSEMINATION SVCS-JAN 23	*	500.00		
		1/01/23	148	202301 310-51300-51000	OFFICE SUPPLIES	*	.54		
		1/01/23	148	202301 310-51300-42000	POSTAGE	*	10.26		
								5,990.22	000406
GOVERNMENTAL MANAGEMENT SERVICES									
1/11/23	00020	10/21/22	69041OCT	202210 320-53800-43200	1141 CATSKILL	*	7.81		
		10/21/22	69042OCT	202210 320-53800-43200	809 TETON (TRACT E IRRIG)	*	18.25		
		11/22/22	69041NOV	202211 320-53800-43200	1141 CATSKILL	*	64.84		
		11/22/22	69042NOV	202211 320-53800-43200	809 TETON (TRACT E IRRIG)	*	368.34		
		12/19/22	69041DEC	202212 320-53800-43200	1141 CATSKILL	*	66.84		
		12/19/22	69042DEC	202212 320-53800-43200	809 TETON (TRACT E IRRIG)	*	337.12		
								863.20	000407
CITY OF HAINES CITY									
1/27/23	00001	1/01/23	149	202301 320-53800-12000	FIELD MANAGEMENT - JAN 23	*	656.25		
								656.25	000408
GOVERNMENTAL MANAGEMENT SERVICES									
1/27/23	00036	1/12/23	5406	202212 310-51300-31500	GENERAL COUNSEL - DEC 22	*	3,628.50		
								3,628.50	000409
KE LAW GROUP, PLLC									

HIMW --HIGH WEST-- CWRIGHT

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/27/23	00026	1/01/23 7712	202301 320-53800-46200 LANDSCAPE MAINT - JAN 23	PRINCE & SONS INC.	*	4,278.67	4,278.67 000410
TOTAL FOR BANK A						26,548.60	
TOTAL FOR REGISTER						26,548.60	

HIMW --HIGH WEST-- CWRIGHT

SECTION 2

Highland Meadows West
Community Development District

Unaudited Financial Reporting
December 31, 2022



Table of Contents

1	<hr/> <u>Balance Sheet</u>
2-3	<hr/> <u>General Fund</u>
4	<hr/> <u>Debt Service Fund Series 2019</u>
5	<hr/> <u>Debt Service Fund Series 2020 A2</u>
6	<hr/> <u>Debt Service Fund Series 2020 A3</u>
7	<hr/> <u>Capital Projects Fund Series 2019</u>
8	<hr/> <u>Capital Projects Fund Series 2020 A2</u>
9	<hr/> <u>Capital Projects Fund Series 2020 A3</u>
10-11	<hr/> <u>Month to Month</u>
12	<hr/> <u>Long Term Debt Report</u>
13	<hr/> <u>Assessment Receipt Schedule</u>

Highland Meadows West

Community Development District

Combined Balance Sheet

December 31, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 1,040,286	\$ -	\$ -	\$ 1,040,286
Investments:				
<u>Series 2019</u>				
Reserve	\$ -	\$ 160,125	\$ -	\$ 160,125
Revenue	\$ -	\$ 20,859	\$ -	\$ 20,859
Prepayment	\$ -	\$ 1,043	\$ -	\$ 1,043
<u>Series 2020A2</u>				
Reserve	\$ -	\$ 78,728	\$ -	\$ 78,728
Revenue	\$ -	\$ 13,167	\$ -	\$ 13,167
Construction	\$ -	\$ -	\$ 1	\$ 1
<u>Series 2020A3</u>				
Reserve	\$ -	\$ 27,886	\$ -	\$ 27,886
Revenue	\$ -	\$ 5,409	\$ -	\$ 5,409
Construction	\$ -	\$ -	\$ 1	\$ 1
Due from General Fund	\$ -	\$ 519,197	\$ -	\$ 519,197
Total Assets	\$ 1,040,286	\$ 826,414	\$ 2	\$ 1,866,702
Liabilities:				
Accounts Payable	\$ 8,528	\$ -	\$ -	\$ 8,528
Due to Debt Service	\$ 519,197	\$ -	\$ -	\$ 519,197
Total Liabilities	\$ 527,725	\$ -	\$ -	\$ 527,725
Fund Balance:				
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 494,485	\$ -	\$ 494,485
Debt Service - Series 2020A2	\$ -	\$ 244,600	\$ -	\$ 244,600
Debt Service - Series 2020A3	\$ -	\$ 87,329	\$ -	\$ 87,329
Capital Projects - Series 2020A2	\$ -	\$ -	\$ 1	\$ 1
Capital Projects - Series 2020A3	\$ -	\$ -	\$ 1	\$ 1
Unassigned	\$ 512,561	\$ -	\$ -	\$ 512,561
Total Fund Balances	\$ 512,561	\$ 826,414	\$ 2	\$ 1,338,976
Total Liabilities & Fund Balance	\$ 1,040,286	\$ 826,414	\$ 2	\$ 1,866,702

Highland Meadows West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
Revenues:				
Assessments - Tax Roll	\$ 434,731	\$ 420,254	\$ 420,254	\$ -
Total Revenues	\$ 434,731	\$ 420,254	\$ 420,254	\$ -
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 800	\$ 2,200
Engineering	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
District Counsel	\$ 18,961	\$ 4,740	\$ 4,104	\$ 637
Annual Audit	\$ 6,100	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 6,000	\$ 1,500	\$ 1,500	\$ -
Trustee Fees	\$ 10,438	\$ 4,840	\$ 4,840	\$ -
Management Fees	\$ 37,853	\$ 9,463	\$ 9,463	\$ (0)
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Postage & Delivery	\$ 950	\$ 238	\$ 9	\$ 228
Office Supplies	\$ 1,000	\$ 250	\$ 0	\$ 250
Copies	\$ 500	\$ 125	\$ 3	\$ 122
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Legal Advertising	\$ 2,500	\$ 625	\$ 1,006	\$ (381)
Other Current Charges	\$ 972	\$ 243	\$ 116	\$ 127
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 128,033	\$ 41,383	\$ 33,754	\$ 7,629

Highland Meadows West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
<i>Operations & Maintenance</i>				
Field Expenditures				
Property Insurance	\$ 2,206	\$ 2,206	\$ 3,163	\$ (957)
Field Management	\$ 7,875	\$ 1,969	\$ 1,969	\$ -
Interlocal Amenity Agreement	\$ 92,626	\$ -	\$ -	\$ -
Playground Lease	\$ 30,000	\$ 7,500	\$ 7,433	\$ 67
Landscape Maintenance	\$ 53,911	\$ 13,478	\$ 12,836	\$ 642
Landscape Replacement	\$ 18,000	\$ 4,500	\$ -	\$ 4,500
Streetlights	\$ 19,800	\$ 4,950	\$ 4,389	\$ 561
Electric	\$ 5,280	\$ 1,320	\$ 1,162	\$ 158
Water & Sewer	\$ 1,000	\$ 250	\$ 863	\$ (613)
Irrigation Repairs	\$ 2,500	\$ 625	\$ 347	\$ 278
General Repairs & Maintenance	\$ 6,000	\$ 1,500	\$ 2,075	\$ (575)
Contingency	\$ 10,000	\$ 2,500	\$ 640	\$ 1,860
Security	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Subtotal Operations & Maintenance	\$ 256,698	\$ 42,673	\$ 34,877	\$ 7,796
Total Expenditures	\$ 384,731	\$ 84,055	\$ 68,631	\$ 15,425
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000	\$ 336,198	\$ 351,623	\$ (15,425)
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserves	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 351,623	
Fund Balance - Beginning	\$ -		\$ 160,938	
Fund Balance - Ending	\$ -		\$ 512,561	

Highland Meadows West

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
Revenues:				
Assessments	\$ 322,524	\$ 311,782	\$ 311,782	\$ -
Interest Income	\$ -	\$ -	\$ 2,038	\$ 2,038
Total Revenues	\$ 322,524	\$ 311,782	\$ 313,821	\$ 2,038
Expenditures:				
Interest - 11/1	\$ 114,819	\$ 114,819	\$ 114,819	\$ -
Principal - 11/1	\$ 90,000	\$ 90,000	\$ 90,000	\$ -
Interest - 5/1	\$ 113,019	\$ -	\$ -	\$ -
Total Expenditures	\$ 317,838	\$ 204,819	\$ 204,819	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 4,687	\$ 106,963	\$ 109,002	\$ 2,038
Fund Balance - Beginning	\$ 222,303		\$ 385,483	
Fund Balance - Ending	\$ 226,990		\$ 494,485	

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 December 31, 2022

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
Revenues:				
Assessments	\$ 157,625	\$ 152,375	\$ 152,375	\$ -
Interest Income	\$ -	\$ -	\$ 813	\$ 813
Total Revenues	\$ 157,625	\$ 152,375	\$ 153,188	\$ 813
Expenditures:				
Interest - 11/1	\$ 49,159	\$ 49,159	\$ 49,159	\$ -
Principal - 5/1	\$ 60,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 49,159	\$ -	\$ -	\$ -
Total Expenditures	\$ 158,319	\$ 49,159	\$ 49,159	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (694)	\$ 103,215	\$ 104,028	\$ 813
Net Change in Fund Balance	\$ (694)		\$ 104,028	
Fund Balance - Beginning	\$ 60,499		\$ 140,572	
Fund Balance - Ending	\$ 59,805		\$ 244,600	

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 December 31, 2022

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
Revenues:				
Assessments	\$ 55,775	\$ 53,917	\$ 53,917	\$ -
Interest Income	\$ -	\$ -	\$ 291	\$ 291
Total Revenues	\$ 55,775	\$ 53,917	\$ 54,208	\$ 291
Expenditures:				
Interest - 11/1	\$ 16,922	\$ 16,922	\$ 16,922	\$ -
Principal - 5/1	\$ 20,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 16,922	\$ -	\$ -	\$ -
Total Expenditures	\$ 53,844	\$ 16,922	\$ 16,922	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,931	\$ 36,995	\$ 37,286	\$ 291
Net Change in Fund Balance	\$ 1,931		\$ 37,286	
Fund Balance - Beginning	\$ 21,680		\$ 50,042	
Fund Balance - Ending	\$ 23,611		\$ 87,329	

Highland Meadows West

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
Revenues				
Developer Contribution	\$ -	\$ -	\$ 11,165	\$ 11,165
Total Revenues	\$ -	\$ -	\$ 11,165	\$ 11,165
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 11,165	\$ (11,165)
Total Expenditures	\$ -	\$ -	\$ 11,165	\$ (11,165)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ 22,331
Fund Balance - Beginning	\$ -	\$ -	\$ -	
Fund Balance - Ending	\$ -	\$ -	\$ -	

Highland Meadows West

Community Development District

Capital Projects Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2022

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
Revenues				
Developer Contribution	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -		\$ 1	
Fund Balance - Ending	\$ -		\$ 1	

Highland Meadows West
Community Development District
Capital Projects Fund Series 2020 A3
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2022

	Adopted Budget	Prorated Budget Thru 12/31/22	Actual Thru 12/31/22	Variance
Revenues				
Developer Contribution	\$ -	\$ -	\$ 11,450	\$ 11,450
Total Revenues	\$ -	\$ -	\$ 11,450	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 11,450	\$ (11,450)
Total Expenditures	\$ -	\$ -	\$ 11,450	\$ (11,450)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ 11,450
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 1	\$ -
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	\$ -	\$ 5,999	\$ 414,254	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 420,254
Total Revenues	\$ -	\$ 5,999	\$ 414,254	\$ -	\$ 420,254								
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District Counsel	\$ 151	\$ 325	\$ 3,629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,104
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Trustee Fees	\$ 4,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,840
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,463
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Postage & Delivery	\$ 2	\$ 4	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Office Supplies	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Printing & Binding	\$ -	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Legal Advertising	\$ -	\$ 1,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,006
Other Current Charges	\$ 39	\$ 38	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 116
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 20,099	\$ 5,278	\$ 8,378	\$ -	\$ 33,754								

Highland Meadows West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Field Expenditures													
Property Insurance	\$ 3,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,163
Field Management	\$ 656	\$ 656	\$ 656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,969
Interlocal Amenity Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ 2,478	\$ 2,478	\$ 2,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,433
Landscape Maintenance	\$ 4,279	\$ 4,279	\$ 4,279	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,836
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 1,463	\$ 1,463	\$ 1,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,389
Electric	\$ 410	\$ 354	\$ 398	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,162
Water & Sewer	\$ 26	\$ 433	\$ 404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 863
Irrigation Repairs	\$ -	\$ 216	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 347
General Repairs & Maintenance	\$ -	\$ 2,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,075
Contingency	\$ 640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 640
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 13,114	\$ 11,954	\$ 9,808	\$ -	\$ 34,877								
Total Expenditures	\$ 33,213	\$ 17,231	\$ 18,186	\$ -	\$ 68,631								
Excess (Deficiency) of Revenues over Expenditures	\$ (33,213)	\$ (11,232)	\$ 396,068	\$ -	\$ 351,623								
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (33,213)	\$ (11,232)	\$ 396,068	\$ -	\$ 351,623								

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)
LESS: PRINCIPAL PAYMENT - 11/01/22	(\$90,000)
CURRENT BONDS OUTSTANDING	\$4,690,000

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)
LESS: PRINCIPAL PAYMENT - 05/01/22	(\$55,000)
CURRENT BONDS OUTSTANDING	\$2,660,000

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)
LESS: PRINCIPAL PAYMENT - 05/01/22	(\$20,000)
CURRENT BONDS OUTSTANDING	\$915,000

Highland Meadows West
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments \$ 467,454.78 \$ 346,800.16 \$ 169,488.80 \$ 59,972.96 \$ 1,043,716.70
Net Assessments \$ 434,732.95 \$ 322,524.15 \$ 157,624.58 \$ 55,774.85 \$ 970,656.53

ON ROLL ASSESSMENTS

44.79% 33.23% 16.24% 5.75% 100.00%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	O&M Portion	2019 Debt Service	2020 A-2 Debt Service	2020 A-3 Debt Service	Total
11/16/22	ACH	\$2,361.35	(\$94.45)	(\$45.34)	\$0.00	\$2,221.56	\$994.98	\$738.17	\$360.76	\$127.65	\$2,221.56
11/21/22	ACH	\$4,722.70	(\$188.90)	(\$90.68)	\$0.00	\$4,443.12	\$1,989.96	\$1,476.33	\$721.52	\$255.31	\$4,443.12
11/25/22	ACH	\$0.00	\$0.00	\$0.00	\$65.68	\$65.68	\$29.42	\$21.82	\$10.67	\$3.77	\$65.68
11/25/22	ACH	\$7,084.05	(\$283.38)	(\$136.01)	\$0.00	\$6,664.66	\$2,984.94	\$2,214.49	\$1,082.27	\$382.96	\$6,664.66
12/12/22	ACH	\$59,033.75	(\$2,361.25)	(\$1,133.45)	\$0.00	\$55,539.05	\$24,874.56	\$18,454.19	\$9,018.97	\$3,191.33	\$55,539.05
12/21/22	ACH	\$913,842.45	(\$36,552.69)	(\$17,545.80)	\$0.00	\$859,743.96	\$385,057.96	\$285,670.76	\$139,613.53	\$49,401.71	\$859,743.96
12/23/22	ACH	\$21,252.15	(\$755.62)	(\$409.93)	\$0.00	\$20,086.60	\$8,996.29	\$6,674.26	\$3,261.86	\$1,154.20	\$20,086.61
12/31/22	1% Admin	(\$10,437.17)	\$0.00	\$0.00	\$0.00	(\$10,437.17)	(\$4,674.54)	(\$3,468.00)	(\$1,694.89)	(\$599.73)	(\$10,437.16)
TOTAL		\$ 997,859.28	\$ (40,236.29)	\$ (19,361.21)	\$ 65.68	\$ 938,327.46	\$ 420,253.57	\$ 311,782.02	\$ 152,374.69	\$ 53,917.20	\$ 938,327.48

97%	Net Percent Collected
\$ 32,329.07	Balance Remaining to Collect