

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

Agenda

June 15, 2023

AGENDA

Highland Meadows West

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

June 8, 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, June 15, 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 May 18, 2023, Board of Supervisors Meeting
4. Consideration of Resolution 2023-04 Updating Local Bank Signatories
5. Consideration of Resolution 2023-05 Designating an Assistant Treasurer
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Tree Replacing Proposals
 - ii. Consideration of Added Annual Mowing with Prince & Sons
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Reminder of Form 1 Filing Deadline- July 1, 2023
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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, **May 18, 2023** at 10:00 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
Jessica Kowalski
Jessica Petrucci
Lindsey Roden

Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also, present were:

Tricia Adams
Meredith Hammock
Molly Banfield *joined meeting in progress*
Marshall Tindall

District Manager, GMS
District Counsel, KVV Law
District Engineer
Field Services Manager, GMS

The following is a summary of the discussions and actions taken at the March 16, 2023 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 Board members were in attendance, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams noted that no members of the public were present nor were any members attending on Zoom to provide comments.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 16,
2023 Board of Supervisors Meeting**

Ms. Adams asked for any corrections on the March 16, 2023 Board of Supervisors meeting minutes. The Board had no changes to the minutes.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, the Minutes of the March 16, 2023 Board of Supervisors Meetings, were approved.

FOURTH ORDER OF BUSINESS

**Approval of Resolution 2023-03
Approving the Fiscal Year 2024 Budget
and Setting a Public Hearing**

Ms. Adams stated this is a budget being proposed with a level assessment, with the public hearing being scheduled at the regular meeting date. Mr. Van Wyk asked if there were any questions with respect to the budget. The Board had no questions.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, to approve Resolution 2023-03 Approving the Fiscal Year 2024 Budget and Setting a Public Hearing.

FIFTH ORDER OF BUSINESS

**Acceptance of Fiscal Year 2022 Draft
Financial Audit Report**

Ms. Adams stated this is being presented as a clean audit, there are no deficiencies. The management letter asserts that the District is in compliance with accounting standards and there are no current or prior year findings nor conditions of financial emergencies.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, to accept the Fiscal Year 2022 Draft Financial Audit Report.

SIXTH ORDER OF BUSINESS

**Acceptance of Arbitrage Rebate Reports
Series 2020 A2 and A3.**

Ms. Adams stated that respectively you will see there is no arbitrage issue and therefore the District does not have a concern.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, to accept the Arbitrage Rebate Reports Series 2020 A2 and A3.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing to report.

B. Engineer

Ms. Adams stated there is Work Authorization 2023-01 from Dewberry in the amount of \$2,000 for the annual engineers inspection to be in compliance with bond indentures. Ms. Adams asked Ms. Banfield if she had anything additional. Ms. Banfield had no further comments.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, to approve Work Authorization 2023-01.

C. Field Manager's Report

Ms. Adams stated the need for the ratification of the proposal from Prince & Sons to replace oak trees. Unfortunately, a matter came up with the City of Haines City regarding landscape compliance, we are giving this the utmost attention. There were some areas that are owned and maintained by the District; there are six trees that needed to be replaced. The total amount was \$3,925. We did get authorization from Chairman Arnette to proceed with the replacement.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, to ratify the proposal from Prince & Sons to Replace Oak Trees.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams stated the check register was included in the agenda was from March 8th to April 10th, 2023. The total amount is \$125,771.30. Ms. Adams asked if there were any questions. The Board had no questions.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, the Check Register for \$125,771.30, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams stated the balance and income statement was included in the agenda for informational purposes. Also included for informational purposes provided is 617 registered voters that is required to be reported annually.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 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 entirely within Polk County, Florida; and

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this _____ day of _____ 2023.

ATTEST:

**HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION V

RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE
DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

SECTION 1. Darrin Mossing is appointed Assistant Treasurer.

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

PASSED AND ADOPTED this _____ day of June 2023.

ATTEST:

**HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

SECTION C

Highland Meadows West CDD

Field Management Report



6/15/2023

Marshall Tindall

Field Services Manager

GMS

Complete

Landscaping

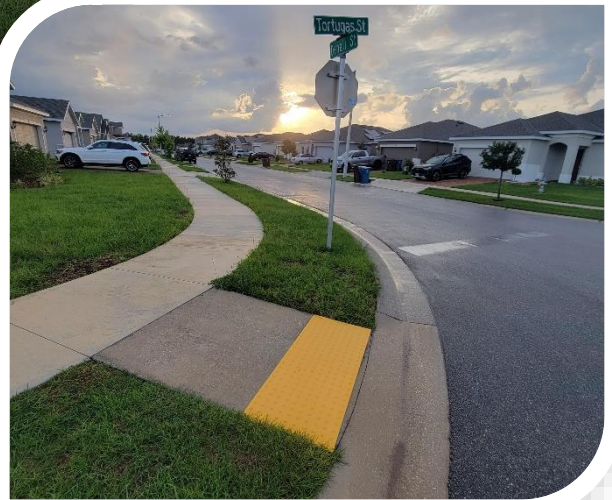
- ✚ Landscaper's work has been satisfactory.
- ✚ Grass and planters have been kept neat, clean and clear of weeds.
- ✚ New trees were planted in the common areas.
- ✚ Preparing for rainy season.
- ✚ Recommend additional pond mows.



Completed

General Maintenance and Site Items

- ✚ Replaced x2 damaged ada truncated dome mats on the sidewalks.
- ✚ Minor fence repairs were done.
- ✚ Working with police to try and address vandalism.
- ✚ New walking path installed in tract K.
- ✚ Rules signs arrived and were installed.



In Progress

City Violation Notices

- ✚ Our team is working hard to alert residents of violation notices to allow them to take action themselves.
- ✚ We reviewed city's list, and are proactively monitoring for other areas with HOA to seek resolution.
- ✚ Gathering proposal for new trees as a cautionary measure.



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

to be provided under separate cover

SECTION 2

to be provided under separate cover

SECTION D

SECTION 1

Highland Meadows West Community Development District

Summary of Check Register

April 11, 2023 to June 7, 2023

Fund	Date	Check No.'s		Amount
General Fund	4/12/23	443	\$	144.86
	4/27/23	444-447	\$	22,258.21
	5/3/23	448	\$	100.09
	5/8/23	449	\$	4,585.46
	5/17/23	450-451	\$	4,378.67
	5/25/23	452	\$	4,745.18
	6/1/23	453	\$	2,950.72
Total Amount			\$	39,163.19

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/12/23	00020	3/21/23 69041MAR 202303 320-53800-43200	1141 CATSKILL IRRIGATION		*	88.00	
		3/21/23 69042MAR 202303 320-53800-43200	809 TETON TRACK IRRIG		*	56.86	
				CITY OF HAINES CITY			144.86 000443
4/27/23	00015	3/30/23 15 202303 310-51300-32200	AUDIT SERVICE FYE-9/30/22		*	3,000.00	
				CARR, RIGGS, & INGRAM, LLC			3,000.00 000444
4/27/23	00037	4/25/23 2268065 202303 310-51300-31100	ENGINEERING SVCS-MAR23		*	110.00	
				DEWBERRY ENGINEERS, INC			110.00 000445
4/27/23	00001	4/01/23 156 202304 310-51300-34000	MANAGEMENT FEES-APR23		*	3,154.42	
		4/01/23 156 202304 310-51300-35200	WEBSITE ADMIN-APR23		*	100.00	
		4/01/23 156 202304 310-51300-35100	INFORMATION TECH-APR23		*	150.00	
		4/01/23 156 202304 310-51300-31300	DISSEMINATION SVCS-APR23		*	500.00	
		4/01/23 156 202304 310-51300-51000	OFFICE SUPPLIES		*	.66	
		4/01/23 156 202304 310-51300-42000	POSTAGE		*	71.48	
		4/01/23 156 202304 310-51300-42500	COPIES		*	2.25	
		4/01/23 157 202304 320-53800-12000	FIELD MANAGEMENT-APR23		*	656.25	
				GOVERNMENTAL MANAGEMENT SERVICES			4,635.06 000446
4/27/23	00026	3/27/23 8402 202303 320-53800-47300	IRRIGATION REPAIRS		*	354.48	
		3/31/23 8524 202303 320-53800-46300	190 MINI PINE BARK MULCH		*	9,880.00	
		4/01/23 8491 202304 320-53800-46200	LANDSCAPE MAINT-APR23		*	4,278.67	
				PRINCE & SONS INC.			14,513.15 000447
5/03/23	00026	4/13/23 8613 202304 320-53800-47300	RPLCD HEADS/NOZZLES		*	100.09	
				PRINCE & SONS INC.			100.09 000448
5/08/23	00001	5/01/23 158 202305 310-51300-34000	MANAGEMENT FEES-MAY23		*	3,154.42	

HIMW --HIGH WEST-- CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		5/01/23 158	202305 310-51300-35200		*	100.00	
		WEBSITE ADMIN-MAY23					
		5/01/23 158	202305 310-51300-35100		*	150.00	
		INFORMATION TECH-MAY23					
		5/01/23 158	202305 310-51300-31300		*	500.00	
		DISSEMINATION SVCS-MAY23					
		5/01/23 158	202305 310-51300-51000		*	.75	
		OFFICE SUPPLIES					
		5/01/23 158	202305 310-51300-42000		*	24.04	
		POSTAGE					
		5/01/23 159	202305 320-53800-12000		*	656.25	
		FIELD MANAGEMENT-MAY23					
			GOVERNMENTAL MANAGEMENT SERVICES				4,585.46 000449
5/17/23 00052		4/26/23 9670	202304 320-53800-49000		*	100.00	
		MONTHLY SVC MAIL TRASH CO					
			CLEAN STAR SERVICES OF CENTRAL FL				100.00 000450
5/17/23 00026		5/01/23 8800	202305 320-53800-46200		*	4,278.67	
		LANDSCAPE MAINT-MAY23					
			PRINCE & SONS INC.				4,278.67 000451
5/25/23 00024		5/23/23 05232023	202305 300-20700-10200		*	2,855.70	
		ASSESS TRNSF S2019					
		5/23/23 05232023	202305 300-20700-10200		*	1,395.64	
		ASSESS TRNSF S2020 A-2					
		5/23/23 05232023	202305 300-20700-10200		*	493.84	
		ASSESS TRNSF S2020 A-3					
			HIGHLAND MEADOWS WEST CDD C/O				4,745.18 000452
6/01/23 00041		5/18/23 BH051820	202305 310-51300-11000		*	200.00	
		BOS MEETING 5/18/23					
			BOBBIE HENLEY				200.00 000453
6/01/23 00051		5/18/23 JP051820	202305 310-51300-11000		*	200.00	
		BOS MEETING 5/18/23					
			JESSICA PETRUCCI				200.00 000454
6/01/23 00043		5/18/23 JK051820	202305 310-51300-11000		*	200.00	
		BOS MEETING 5/18/23					
			JESSICA KOWALSKI				200.00 000455
6/01/23 00036		4/14/23 6469	202303 310-51300-31500		*	2,074.72	
		GENERAL COUNSEL MAR 23					
		5/15/23 6620	202304 310-51300-31500		*	76.00	
		GENERAL COUNSEL APR 23					
			KILINSKI / VAN WYK, PLLC				2,150.72 000456
			HIMW --HIGH WEST-- CWRIGHT				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/01/23	00044	5/18/23	LR051820 202305 310-51300-11000 BOS MEETING 5/18/23	LINDSEY RODEN	*	200.00	
							200.00 000457
TOTAL FOR BANK A						39,163.19	
TOTAL FOR REGISTER						39,163.19	

HIMW --HIGH WEST-- CWRIGHT

SECTION 2

Highland Meadows West
Community Development District

Unaudited Financial Reporting
April 30, 2023



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Highland Meadows West

Community Development District

Combined Balance Sheet

April 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 355,598	\$ -	\$ -	\$ 355,598
<u>Investments:</u>				
<u>Series 2019</u>				
Reserve	\$ -	\$ 160,125	\$ -	\$ 160,125
Revenue	\$ -	\$ 344,272	\$ -	\$ 344,272
Prepayment	\$ -	\$ 1,053	\$ -	\$ 1,053
<u>Series 2020A2</u>				
Reserve	\$ -	\$ 78,728	\$ -	\$ 78,728
Revenue	\$ -	\$ 171,272	\$ -	\$ 171,272
Construction	\$ -	\$ -	\$ 1	\$ 1
<u>Series 2020A3</u>				
Reserve	\$ -	\$ 27,886	\$ -	\$ 27,886
Revenue	\$ -	\$ 61,364	\$ -	\$ 61,364
Construction	\$ -	\$ -	\$ 1	\$ 1
Due from General Fund	\$ -	\$ 4,745	\$ -	\$ 4,745
Prepaid Expenses	\$ 2,671	\$ -	\$ -	\$ 2,671
Total Assets	\$ 358,269	\$ 849,446	\$ 2	\$ 1,207,717
Liabilities:				
Accounts Payable	\$ 2,351	\$ -	\$ -	\$ 2,351
Due to Debt Service	\$ 4,745	\$ -	\$ -	\$ 4,745
Total Liabilities	\$ 7,096	\$ -	\$ -	\$ 7,096
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,671	\$ -	\$ -	\$ 2,671
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 508,306	\$ -	\$ 508,306
Debt Service - Series 2020A2	\$ -	\$ 251,396	\$ -	\$ 251,396
Debt Service - Series 2020A3	\$ -	\$ 89,744	\$ -	\$ 89,744
Capital Projects - Series 2020A2	\$ -	\$ -	\$ 1	\$ 1
Capital Projects - Series 2020A3	\$ -	\$ -	\$ 1	\$ 1
Assigned for:				
Unassigned	\$ 348,502	\$ -	\$ -	\$ 348,502
Total Fund Balances	\$ 351,173	\$ 849,446	\$ 2	\$ 1,200,621
Total Liabilities & Fund Balance	\$ 358,269	\$ 849,446	\$ 2	\$ 1,207,717

Highland Meadows West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance

Revenues:

Assessments - Tax Roll	\$ 434,731	\$ 434,731	\$ 433,479	\$ (1,253)
Other Revenue	\$ -	\$ -	\$ 60	\$ 60
Total Revenues	\$ 434,731	\$ 434,731	\$ 433,539	\$ (1,193)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 7,000	\$ 2,400	\$ 4,600
Engineering	\$ 15,000	\$ 8,750	\$ 450	\$ 8,300
District Counsel	\$ 18,961	\$ 11,061	\$ 7,396	\$ 3,665
Annual Audit	\$ 6,100	\$ 6,100	\$ 5,000	\$ 1,100
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 3,500	\$ 3,500	\$ -
Trustee Fees	\$ 10,438	\$ 8,580	\$ 8,580	\$ -
Management Fees	\$ 37,853	\$ 22,081	\$ 22,081	\$ (0)
Information Technology	\$ 1,800	\$ 1,050	\$ 1,050	\$ -
Website Maintenance	\$ 1,200	\$ 700	\$ 700	\$ -
Postage & Delivery	\$ 950	\$ 554	\$ 560	\$ (6)
Office Supplies	\$ 1,000	\$ 583	\$ 17	\$ 566
Copies	\$ 500	\$ 292	\$ 36	\$ 256
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Legal Advertising	\$ 2,500	\$ 1,458	\$ 1,006	\$ 452
Other Current Charges	\$ 972	\$ 567	\$ 270	\$ 297
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 128,033	\$ 84,585	\$ 64,659	\$ 19,925

Highland Meadows West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 2,206	\$ 2,206	\$ 3,163	\$ (957)
Field Management	\$ 7,875	\$ 4,594	\$ 4,594	\$ -
Interlocal Amenity Agreement	\$ 92,626	\$ 92,626	\$ 92,626	\$ -
Playground Lease	\$ 30,000	\$ 17,500	\$ 17,344	\$ 156
Landscape Maintenance	\$ 53,911	\$ 31,448	\$ 29,951	\$ 1,498
Landscape Replacement	\$ 18,000	\$ 10,500	\$ 9,880	\$ 620
Streetlights	\$ 19,800	\$ 11,550	\$ 10,361	\$ 1,189
Electric	\$ 5,280	\$ 3,080	\$ 3,481	\$ (401)
Water & Sewer	\$ 1,000	\$ 583	\$ 1,576	\$ (992)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Irrigation Repairs	\$ 6,000	\$ 3,500	\$ 1,776	\$ 1,724
General Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 2,353	\$ 3,480
Contingency	\$ 7,500	\$ 4,375	\$ 1,540	\$ 2,835
Subtotal Operations & Maintenance	\$ 256,698	\$ 189,254	\$ 178,644	\$ 10,610
Total Expenditures	\$ 384,731	\$ 273,838	\$ 243,303	\$ 30,535
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000	\$ 160,893	\$ 190,235	\$ (31,728)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserves	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 190,235	
Fund Balance - Beginning	\$ -		\$ 160,938	
Fund Balance - Ending	\$ -		\$ 351,173	

Highland Meadows West

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues:				
Assessments	\$ 322,524	\$ 322,524	\$ 321,593	\$ (931)
Interest Income	\$ -	\$ -	\$ 6,048	\$ 6,048
Total Revenues	\$ 322,524	\$ 322,524	\$ 327,642	\$ 5,118
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	\$ 117,705	\$ 122,823	\$ 5,118
Fund Balance - Beginning	\$ 222,303		\$ 385,483	
Fund Balance - Ending	\$ 226,990		\$ 508,306	

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 April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues:				
Assessments	\$ 157,625	\$ 157,625	\$ 157,170	\$ (455)
Interest Income	\$ -	\$ -	\$ 2,814	\$ 2,814
Total Revenues	\$ 157,625	\$ 157,625	\$ 159,983	\$ 2,359
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)	\$ 108,465	\$ 110,824	\$ 2,359
Net Change in Fund Balance	\$ (694)		\$ 110,824	
Fund Balance - Beginning	\$ 60,499		\$ 140,572	
Fund Balance - Ending	\$ 59,805		\$ 251,396	

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 April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues:				
Assessments	\$ 55,775	\$ 55,775	\$ 55,614	\$ (161)
Interest Income	\$ -	\$ -	\$ 1,009	\$ 1,009
Total Revenues	\$ 55,775	\$ 55,775	\$ 56,623	\$ 848
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	\$ 38,853	\$ 39,701	\$ 848
Net Change in Fund Balance	\$ 1,931		\$ 39,701	
Fund Balance - Beginning	\$ 21,680		\$ 50,042	
Fund Balance - Ending	\$ 23,611		\$ 89,744	

Highland Meadows West

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	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 April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	Variance
Revenues				
Developer Contribution	\$ -	\$ -	\$ 11,834	\$ 11,834
Total Revenues	\$ -	\$ -	\$ 11,834	\$ 11,834
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 11,834	\$ (11,834)
Total Expenditures	\$ -	\$ -	\$ 11,834	\$ (11,834)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ 23,668
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 April 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/23	Thru 04/30/23	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	\$ 6,318	\$ 2,031	\$ 1,026	\$ 3,849	\$ -	\$ -	\$ -	\$ -	\$ -	433,479
Total Revenues	\$ -	\$ 5,999	\$ 414,254	\$ 6,318	\$ 2,031	\$ 1,056	\$ 3,879	\$ -	\$ -	\$ -	\$ -	\$ -	433,539
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,400
Engineering	\$ 230	\$ -	\$ -	\$ -	\$ 110	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
District Counsel	\$ 151	\$ 325	\$ 3,743	\$ 70	\$ 958	\$ 2,075	\$ 76	\$ -	\$ -	\$ -	\$ -	\$ -	7,396
Annual Audit	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	3,500
Trustee Fees	\$ 4,840	\$ -	\$ -	\$ -	\$ -	\$ 3,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,580
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	22,081
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	1,050
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	700
Postage & Delivery	\$ 2	\$ 4	\$ 3	\$ 165	\$ 8	\$ 307	\$ 71	\$ -	\$ -	\$ -	\$ -	\$ -	560
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 15	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	17
Printing & Binding	\$ -	\$ -	\$ 3	\$ -	\$ 10	\$ 21	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	36
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,988
Legal Advertising	\$ -	\$ 1,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,006
Other Current Charges	\$ 39	\$ 38	\$ 39	\$ 38	\$ 39	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	270
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 20,329	\$ 5,278	\$ 8,492	\$ 6,178	\$ 5,829	\$ 14,461	\$ 4,094	\$ -	\$ -	\$ -	\$ -	\$ -	64,659

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	\$ 3,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,163
Field Management	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ 656	\$ -	\$ -	\$ -	\$ -	\$ -	4,594
Interlocal Amenity Agreement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 92,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	92,626
Playground Lease	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ 2,478	\$ -	\$ -	\$ -	\$ -	\$ -	17,344
Landscape Maintenance	\$ 4,279	\$ 4,279	\$ 4,279	\$ 4,279	\$ 4,279	\$ 4,279	\$ 4,279	\$ -	\$ -	\$ -	\$ -	\$ -	29,951
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,880	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,880
Streetlights	\$ 1,463	\$ 1,463	\$ 1,463	\$ 1,489	\$ 1,492	\$ 1,491	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	10,361
Electric	\$ 410	\$ 354	\$ 398	\$ 447	\$ 852	\$ 519	\$ 501	\$ -	\$ -	\$ -	\$ -	\$ -	3,481
Water & Sewer	\$ 26	\$ 433	\$ 404	\$ 408	\$ 160	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,576
Irrigation Repairs	\$ -	\$ 216	\$ 131	\$ 511	\$ 180	\$ 638	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	1,776
General Repairs & Maintenance	\$ -	\$ 2,075	\$ -	\$ 278	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,353
Contingency	\$ 640	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	1,540
Security	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations & Maintenance	\$ 13,114	\$ 11,954	\$ 9,808	\$ 10,545	\$ 10,096	\$ 113,512	\$ 9,614	\$ -	\$ -	\$ -	\$ -	\$ -	178,644
Total Expenditures	\$ 33,443	\$ 17,231	\$ 18,300	\$ 16,724	\$ 15,925	\$ 127,972	\$ 13,708	\$ -	\$ -	\$ -	\$ -	\$ -	243,303
Excess (Deficiency) of Revenues over Expenditures	\$ (33,443)	\$ (11,232)	\$ 395,954	\$ (10,405)	\$ (13,893)	\$ (126,916)	\$ (9,829)	\$ -	\$ -	\$ -	\$ -	\$ -	190,235
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (33,443)	\$ (11,232)	\$ 395,954	\$ (10,405)	\$ (13,893)	\$ (126,916)	\$ (9,829)	\$ -	\$ -	\$ -	\$ -	\$ -	190,235

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%
<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>
11/16/22	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)
01/13/23	ACH	\$14,843.71	(\$448.65)	(\$287.90)	\$0.00	\$14,107.16	\$6,318.24	\$4,687.45	\$2,290.86	\$810.61	\$14,107.16
02/16/23	ACH	\$5,856.10	(\$1,227.84)	(\$92.57)	\$0.00	\$4,535.69	\$2,031.42	\$1,507.09	\$736.55	\$260.63	\$4,535.69
03/17/23	ACH	\$2,361.35	(\$23.62)	(\$46.75)	\$0.00	\$2,290.98	\$1,026.07	\$761.23	\$372.03	\$131.64	\$2,290.97
04/26/23	ACH	\$8,769.79	\$0.00	(\$175.40)	\$0.00	\$8,594.39	\$3,849.21	\$2,855.69	\$1,395.64	\$493.84	\$8,594.38
TOTAL		\$ 1,029,690.23	\$ (41,936.40)	\$ (19,963.83)	\$ 65.68	\$ 967,855.68	\$ 433,478.51	\$ 321,593.48	\$ 157,169.77	\$ 55,613.92	\$ 967,855.68

100%	Net Percent Collected
\$ 2,800.85	Balance Remaining to Collect