Highland Meadows West
Community Development District

Agenda

January 21, 2025

AGENDA

Highland Meadows West
Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

January 14, 2025

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 **Tuesday, January 21, 2025** 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/87948598473
Call-In Information: 1-646-931-3860 **Meeting ID: 879 4859 8473**

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
   A. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of Landowners' Election
   B. Acceptance of Resignation of Supervisor Arnette, Seat 1
   C. Appointment of Individuals to Fill Vacancies in Seats 1 and 2
   D. Administration of Oath of Office to Newly Appointed Supervisor(s)
   E. Consideration of Resolution 2025-05 Electing Officers
4. Ratification of Resolution 2025-06 Setting Time, Date and Location of Public Hearing to Amend and Restate Parking and Towing Policies
5. Public Hearing Regarding Rules Related to Parking and Enforcement
   A. Consideration of Resolution 2025-07 Adopting Amended Parking Policies
6. Approval of Minutes of the November 19, 2024, Landowner's and Board of Supervisors Meetings

7. Consideration of Data Sharing & Usage Agreement with Polk County Property Appraiser
8. Consideration of Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
9. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
10. Other Business
11. Supervisors Requests
12. Adjournment

SECTION III

SECTION A

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR 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 entirely within Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held on November 19, 2024, at which no votes were cast, and no persons were duly elected; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** No landowners were present at the landowners meeting and no landowner proxy forms were received by the District; therefore, no individuals were elected to the seat subject to landowner election because no votes were cast.

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

PASSED AND ADOPTED this 21st day of January 2025.

ATTEST**:**

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson,
Board of Supervisors

SECTION B

From: **Daniel Arnette** daniel@cassidylanddev.com
Subject: RE: Highland Meadows West CDD 1/21/25 Meeting Reminder & Agenda
Date: January 16, 2025 at 4:47 PM
To: Brittany Brookes bbrookes@gmscfl.com

DA

I would like to Resign for the board.

Thanks,

Daniel Arnette
Cassidy Land Development, LLC
346 East Central Avenue, Winter Haven, FL 33880
m: 813-970-4860
daniel@cassidylanddev.com

SECTION E

RESOLUTION 2025-05

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

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, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

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

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

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Treasurer _____

Assistant Treasurer _____

Assistant Treasurer _____

PASSED AND ADOPTED this 21st day of January 2025.

ATTEST:

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

SECTION IV

RESOLUTION 2025-06

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

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

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

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

WHEREAS, the Board desires to ratify all the actions taken by the District Manage rand District staff in noticing the public hearing for January 21, 2025.

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

SECTION 1. The actions of the District Manager and District staff in noticing the District's public hearing for the adoption of *Amended Rules Relating to Overnight Parking and Parking Enforcement* (the "**Policy**") held on the 21st day of January 2025 at 10:00 a.m., at the Holiday Inn Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880, are hereby ratified and approved.

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

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

PASSED AND ADOPTED this 21st day of January 2025.

ATTEST:

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

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

Exhibit A

Proposed Amended Rules Relating to Overnight Parking and Parking Enforcement

[Begins on following page.]

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

In accordance with Chapter 190, Florida Statutes, and on January 21, 2025, at a duly noticed public meeting, the Board of Supervisors of the Highland Meadows West Community Development District ("District") adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

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

SECTION 2. DEFINITIONS.

A. *Commercial Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.

B. *Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(s), and Recreational Vehicle(s).

C. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

D. *Recreational Vehicle(s)*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.

E. *Park(ing/ed)*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

F. *Tow Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a designated parking area,**

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

G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

H. *Abandoned Vehicle*. Any Vehicle that is not operational or has not been moved for a period of two (2) weeks.

I. *Trailer*. An unpowered vehicle towed by another.

J. *Mailbox and Playground Parking.* Spots designated for mail pick up and playground access.

K. *No Idling Zone.* District property in which idling is prohibited and in which the District is authorized to initiate a towing and/or removal action of any Vehicle. District property deemed a No Idling Zone will be designated as such with necessary signage.

SECTION 3. DESIGNATED PARKING AREAS. On street Parking is only authorized on the odd numbered side of the street (as indicated by address numbers). Parking on the street is **expressly prohibited** on the even numbered side of the street (as indicated by address numbers).

The even numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, including all District property that is grassed and/or landscaped and District-owned sidewalks whether or not such areas are depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Trailers, and Recreational Vehicles as set forth in Sections 4 and 5 herein ("**Tow Away Zone**").

SECTION 4. ESTABLISHMENT OF TOW AWAY ZONES. Each area set forth in **Exhibit A** attached hereto is hereby declared a Tow Away Zone and each area set forth in **Exhibit B** attached hereto is hereby declared a Tow Away Zone as set forth in Section 6 herein. In addition, any Vehicle which is Parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed. Moreover, any Vehicle which is Parked on District property that is grassed and/or landscaped or on District-owned sidewalks are hereby authorized to be towed.

SECTION 5. ESTABLISHMENT OF NO IDLING ZONES. Each area set forth in **Exhibit B** attached hereto is hereby declared a No Idling Zone. Any Vehicle which is idling and/or Parked in a No Idling Zone is hereby authorized to be towed pursuant to this Policy.

SECTION 6. EXCEPTIONS.

A. ON-STREET PARKING EXCEPTIONS. Abandoned and/or broken down Vehicles are

not permitted to be Parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, Trailers, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at Owner's expense.

B. VENDORS/CONTRACTORS. The District Manager or his/her designee may authorize vendors/consultants in writing to Park company Vehicles on District property or in areas designated as Tow Away Zones in order to facilitate District business. All Vehicles so authorized must be identified by a parking pass issued by the District Manager or his/her designee stating the specific timeframe the company Vehicle is permitted to be Parked in an area otherwise designated as a Tow Away Zone.

C. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES. Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors Vehicles may Park on District property, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.

D. MAILBOX AND PLAYGROUND PARKING. Mailbox Parking is limited to five (5) minutes. Playground Parking is limited to sixty (60) minutes. Any cars Parked in the Mailbox and/or Playground Parking spots for extended periods of time, including Overnight, shall be subject to towing at Owner's expense.

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

SECTION 7. TOWING/REMOVAL PROCEDURES.

A. SIGNAGE AND LANGUAGE REQUIREMENTS. Notice of the Tow Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

B. TOWING/REMOVAL AUTHORITY. To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle was not authorized to Park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels, Trailers, and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the

provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle Parked in the Tow Away Zone.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 8. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided, however, that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

SECTION 9. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board, in its sole discretion, may amend this Policy from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones.

EXHIBIT A – *Tow Away Zones*
EXHIBIT B – *No Idling Zones*

Effective January 21, 2025

EXHIBIT A – ***Tow Away Zones***

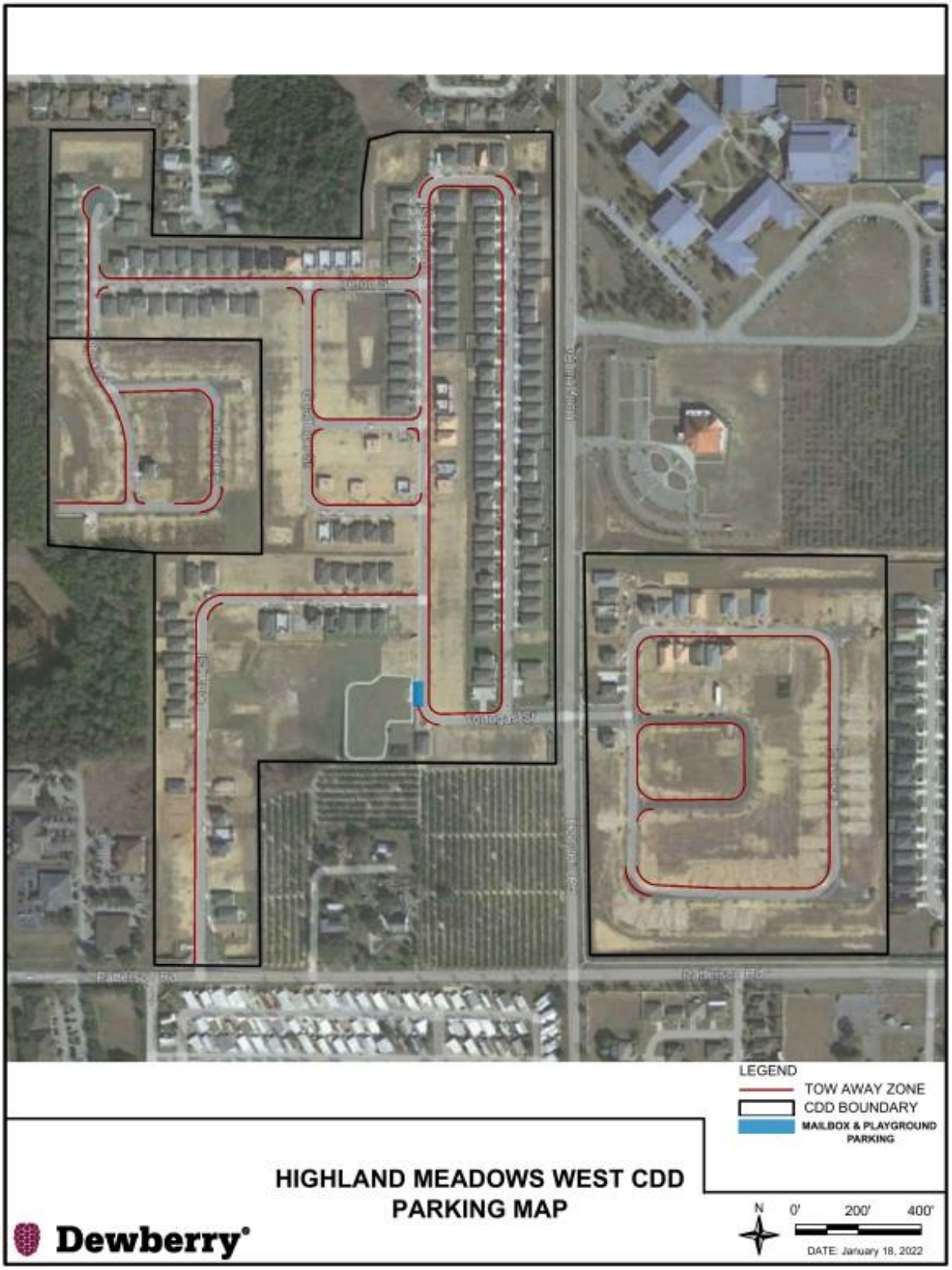
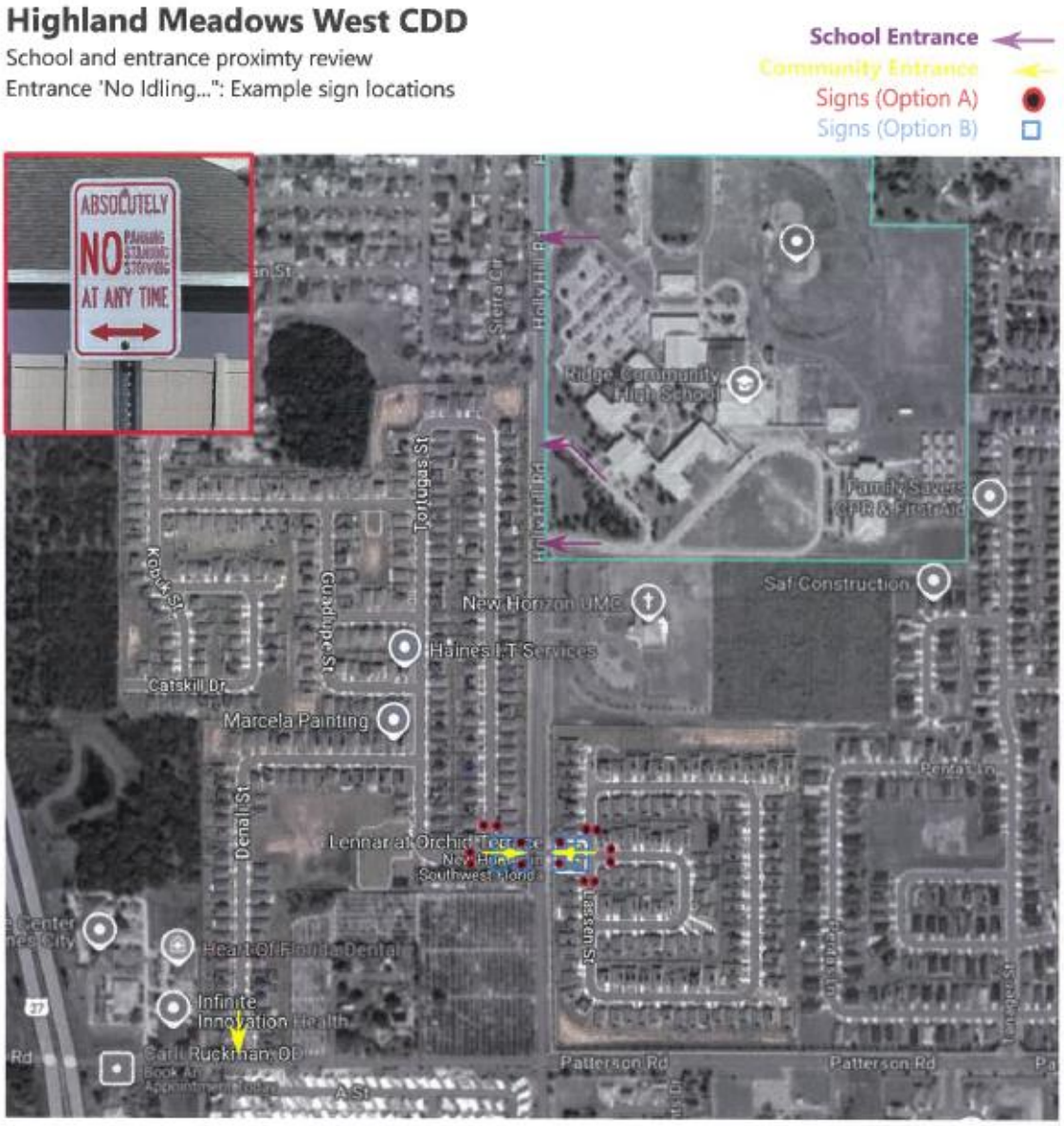


EXHIBIT B – ***No Idling Zones***



SECTION V

SECTION A

RESOLUTION 2025-07

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

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

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

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

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

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Policy and a public hearing was held at a meeting of the Board on January 21, 2025; and

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

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

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

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

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

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

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

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

[*Continue onto next page*]

PASSED AND ADOPTED THIS 21ST DAY OF JANUARY 2025.

ATTEST**:**	**HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

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

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

In accordance with Chapter 190, Florida Statutes, and on January 21, 2025, at a duly noticed public meeting, the Board of Supervisors of the Highland Meadows West Community Development District ("District") adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

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

SECTION 2. DEFINITIONS.

A. *Commercial Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.

B. *Vehicle(s)*. Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), Trailer(s), and Recreational Vehicle(s).

C. *Vessel(s)*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

D. *Recreational Vehicle(s)*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.

E. *Park(ing/ed)*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

F. *Tow Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a designated parking area,**

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

G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

H. *Abandoned Vehicle*. Any Vehicle that is not operational or has not been moved for a period of two (2) weeks.

I. *Trailer*. An unpowered vehicle towed by another.

J. *Mailbox and Playground Parking.* Spots designated for mail pick up and playground access.

K. *No Idling Zone.* District property in which idling is prohibited and in which the District is authorized to initiate a towing and/or removal action of any Vehicle. District property deemed a No Idling Zone will be designated as such with necessary signage.

SECTION 3. DESIGNATED PARKING AREAS. On street Parking is only authorized on the odd numbered side of the street (as indicated by address numbers). Parking on the street is **expressly prohibited** on the even numbered side of the street (as indicated by address numbers).

The even numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, including all District property that is grassed and/or landscaped and District-owned sidewalks whether or not such areas are depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Trailers, and Recreational Vehicles as set forth in Sections 4 and 5 herein ("**Tow Away Zone**").

SECTION 4. ESTABLISHMENT OF TOW AWAY ZONES. Each area set forth in **Exhibit A** attached hereto is hereby declared a Tow Away Zone and each area set forth in **Exhibit B** attached hereto is hereby declared a Tow Away Zone as set forth in Section 6 herein. In addition, any Vehicle which is Parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed. Moreover, any Vehicle which is Parked on District property that is grassed and/or landscaped or on District-owned sidewalks are hereby authorized to be towed.

SECTION 5. ESTABLISHMENT OF NO IDLING ZONES. Each area set forth in **Exhibit B** attached hereto is hereby declared a No Idling Zone. Any Vehicle which is idling and/or Parked in a No Idling Zone is hereby authorized to be towed pursuant to this Policy.

SECTION 6. EXCEPTIONS.

A. ON-STREET PARKING EXCEPTIONS. Abandoned and/or broken down Vehicles are

not permitted to be Parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, Trailers, and Vessels are not permitted to be Parked on-street Overnight and shall be subject to towing at Owner's expense.

B. VENDORS/CONTRACTORS. The District Manager or his/her designee may authorize vendors/consultants in writing to Park company Vehicles on District property or in areas designated as Tow Away Zones in order to facilitate District business. All Vehicles so authorized must be identified by a parking pass issued by the District Manager or his/her designee stating the specific timeframe the company Vehicle is permitted to be Parked in an area otherwise designated as a Tow Away Zone.

C. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES. Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors Vehicles may Park on District property, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.

D. MAILBOX AND PLAYGROUND PARKING. Mailbox Parking is limited to five (5) minutes. Playground Parking is limited to sixty (60) minutes. Any cars Parked in the Mailbox and/or Playground Parking spots for extended periods of time, including Overnight, shall be subject to towing at Owner's expense.

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

SECTION 7. TOWING/REMOVAL PROCEDURES.

A. SIGNAGE AND LANGUAGE REQUIREMENTS. Notice of the Tow Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

B. TOWING/REMOVAL AUTHORITY. To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle was not authorized to Park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels, Trailers, and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel, Trailer, or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the

provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle Parked in the Tow Away Zone.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 8. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided, however, that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

SECTION 9. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board, in its sole discretion, may amend this Policy from time to time to designate new Tow Away Zones as the District acquires additional common areas. Such designations of new Tow Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow Away Zones.

EXHIBIT A – *Tow Away Zones*
EXHIBIT B – *No Idling Zones*

Effective January 21, 2025

EXHIBIT A – ***Tow Away Zones***

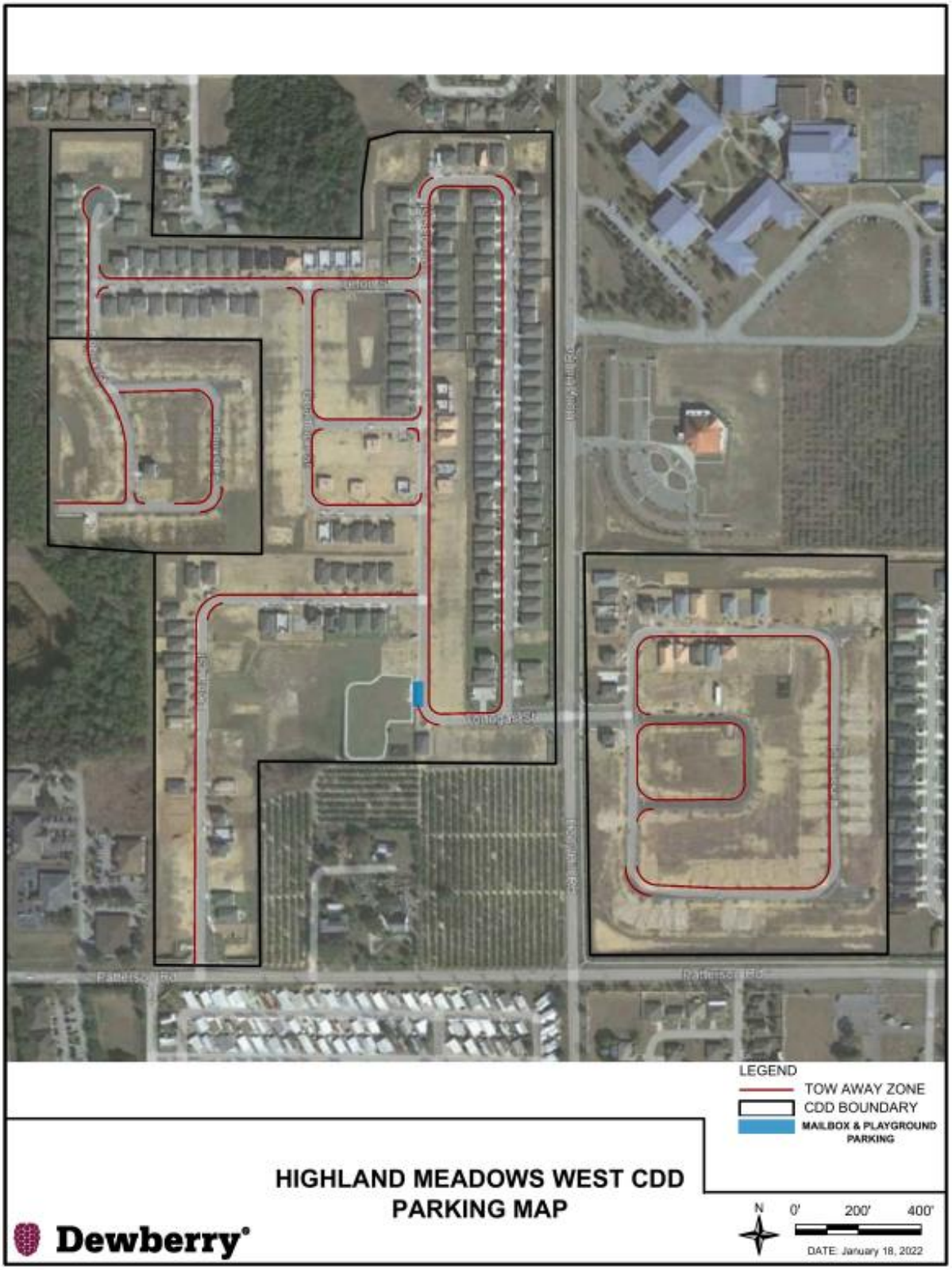
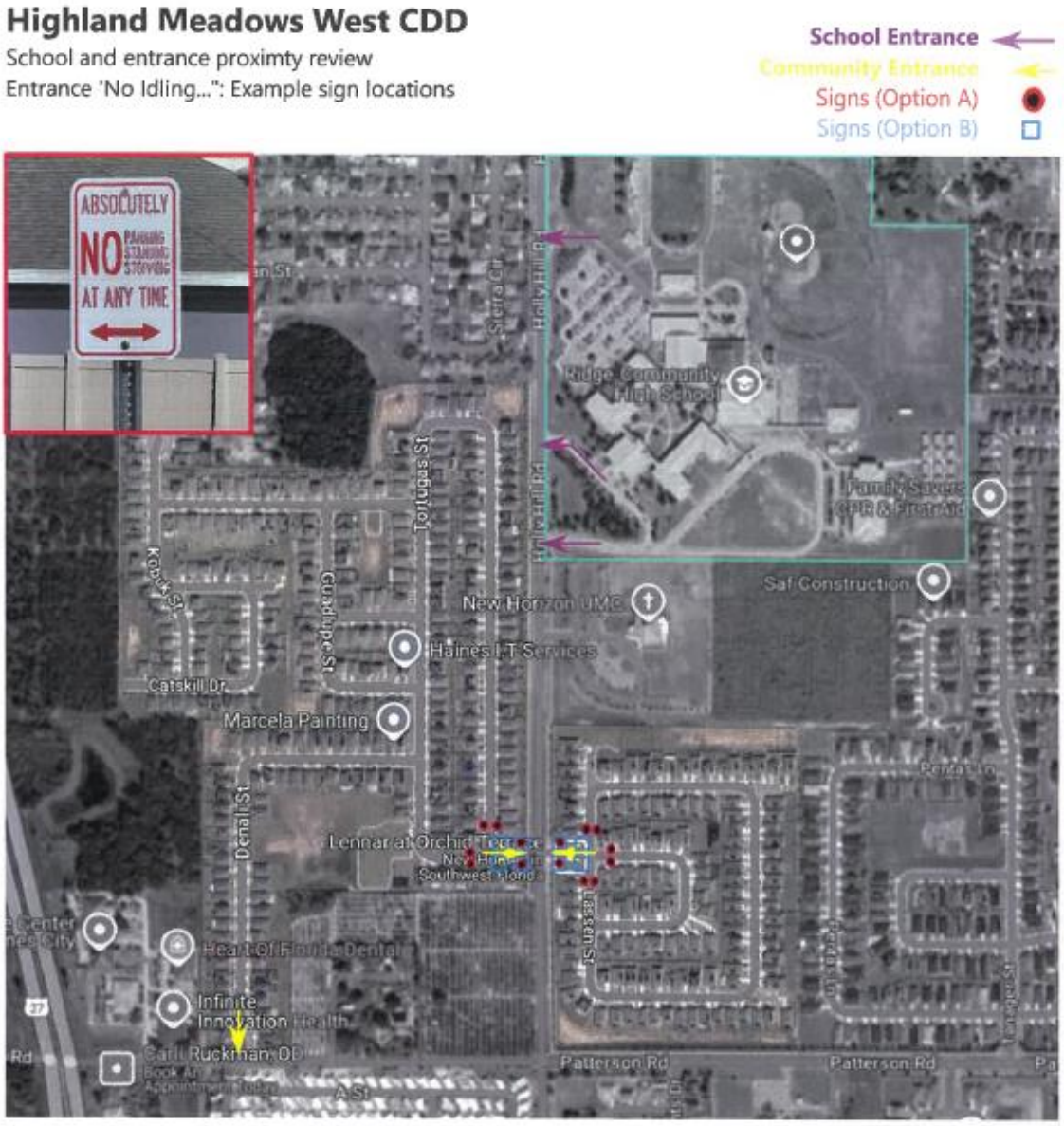


EXHIBIT B – ***No Idling Zones***



MINUTES

MINUTES OF MEETING
HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting of the Board of Supervisors of the Highland Meadows West Community Development District was held on Tuesday, **November 19, 2024,** at 10:01 a.m. at The Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom.

Present were:

Bobbie Henley
Lindsey Roden
Jessica Spencer
Kristin Cassidy

Also, present were:

Monica Virgen
Tricia Adams
Savannah Hancock
Marshall Tindall
Rey Malave *by Zoom*

The following is a summary of the discussions and actions taken at the November 19, 2024 Highland Meadows West Community Development District's Landowners' Meeting.

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units Represented**

Ms. Virgen stated that there were no landowners' present at the meeting.

SECOND ORDER OF BUSINESS **Call to Order**

Ms. Virgen called the landowners' meeting to order.

THIRD ORDER OF BUSINESS **Election of a Chairman for the Purpose of Conducting the Landowners Meeting**

Ms. Virgen was appointed as Chairman to conduct the landowners' meeting.

FOURTH ORDER OF BUSINESS **Nominations for Position of Supervisor (1)**

Ms. Virgen stated no landowners were present, so there were no nominations for the position of Supervisor.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

Ms. Virgen stated there were no landowners present. There were no ballots cast.

SIXTH ORDER OF BUSINESS **Tabulation of Ballots and Announcement of Results**

Ms. Virgen noted there was no tabulation of ballots or announcements of results.

EIGHTH ORDER OF BUSINESS **Adjournment**

The landowners' meeting was adjourned.

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 Tuesday, **November 19, 2024** 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	Chairperson
Lindsey Roden	Vice Chairperson
Jessica Spencer	Assistant Secretary
Kristin Cassidy	Assistant Secretary

Also, present were:

Monica Virgen	District Manager, GMS
Tricia Adams	District Manager, GMS
Savannah Hancock	District Counsel, KVW Law
Marshall Tindall	Field Services Manager, GMS
Rey Malave *by Zoom*	District Engineer

The following is a summary of the discussions and actions taken at the November 19, 2024 Highland Meadows West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Virgen called the meeting to order and called Roll. Four Board members were in attendance, constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Virgen stated that no members of the public were present or on Zoom.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Administration of Oath of Office to Newly Elected Supervisor

Ms. Virgen stated there were no landowners present at the landowners' election meeting. Therefore, no new Board members or administration of the oath of office will be provided to any new Board members. She suggested that the organizational matters for the third order of business would be deferred to the next meeting.

Ms. Spencer asked if they should go ahead and appoint Lindsey Roden. Ms. Adams stated that the Board might want to consider the landowner's seat and its requirements. Because of the vacancy, the Board could appoint a Florida resident to a four-year term. She added that Supervisor Lindsey Roden had been serving, so the Board might want to consider making an appointment, and then her term would not expire until November 2028.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Virgen stated that this would be deferred.

C. Election of Officers

Ms. Virgen stated that they were appointing Ms. Lindsey Roden to seat #3, with the term expiring November 2028.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Appointing Lindsey Roden to Seat #3, was approved.

D. Consideration of Resolution 2025-02 Electing Officers

Ms. Virgen stated that a Board member had been appointed, and they could administer the oath to Ms. Roden, which would allow her to participate in voting.

Ms. Virgen administered the oath that Ms. Roden accepted.

Ms. Virgen stated that Ms. Roden had been appointed to seat #3, and the oath had been administered. She added that they would go ahead and consider Resolution 2025-02 election of officers. Ms. Virgen noted that the Board can rearrange or keep the same seats.

Ms. Virgen stated that Ms. Henley was Chair, Ms. Roden was Vice-Chair, and the other Board members were Assistant Secretaries.

> On MOTION by Ms. Henley seconded by Ms. Roden, with all in favor, Resolution 2025-02 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the October 15, 2024, Board of Supervisors Meeting**

Ms. Virgen presented the minutes from the October 15, 2024, Board of Supervisors meeting. She stated that she had reviewed them and could answer any questions. Then, she motioned to approve them as presented.

> On MOTION by Ms. Henley seconded by Ms. Roden, with all in favor, the Minutes of the October 15, 2024, the Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-03 #1Declaring Seats 1 and 2 Vacant**

Ms. Virgen noted that Seats #1 and #2 were subject to general election. She added that there were no qualified electors, so the seats were considered vacant as of November 19, 2024, and all the resolution does is certify that. She stated that Seats #1 and #2 would remain for Mr. Daniel Arnette, Chair, and Ms. Kristen Cassidy, Assistant Secretary, and cannot be changed until they are qualified electors. Ms. Virgen suggested that if it was to the pleasure of the Board, she could direct their amenities team to email residents.

> On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Resolution 2025-03 Declaring Seats #1 and #2 Vacant, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2025-04 Authorizing Publication of Legal Notices on Public Website**

Ms. Virgen asked Ms. Hancock to review the resolution. Ms. Hancock stated that this authorized the publication of legal notices on a public website. She added that the Resolution authorizes online publication of specific legal notices. She noted that it isn't every notice, but it'll be posted on a Polk County website created by the County Commission. She added that it can be used for meetings, meeting changes, and trade sessions. Ms. Hancock stated they needed a

resolution that authorized them to use it online. She added they would have to publish a notice in the paper that says they will be using online publication.

> On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Resolution 2025-04 Authorizing Publication of Legal Notices on Public Website was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Fiscal Year 2024 Audit Engagement Letter**

Ms. Adams stated that DiBartolomeo, McBee, Hartley, and Barnes provided the engagement letter. It is in alignment with your five-year agreement and the budget.

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

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hancock stated they had nothing to report unless someone had questions.

B. Engineer

Mr. Malave stated they had nothing unless someone had comments or questions.

C. Field Manager's Report

i. Consideration of 2024-2025 Landscape Maintenance Renewal

Mr. Tindall stated that the report is on page 49 of the agenda. He added two renewals to go through the standard process for the janitorial and landscaping and will review after the report. Mr. Tindall noted that everything was going ok after the storms. He added some areas still needed to be completed. He said the landscape had been approved to go ahead and get trees on the CDD tracks straightened and strapped. Mr. Tindall added that most of the trees are in Phase #3, and there are a couple along the walks, but nothing dramatic. They fixed a few small items that would be on the higher evidence slides. There was also a private fence that was bumped by a mower. The landscaper communicated with the resident, and that should be resolved.

Mr. Tindall added that as the storms continue, the initial phase of fence prep, while not perfect, is standard practice to stack and pick up all materials. What was still good was reinstalled. He noted that during that process, an assessment was conducted to communicate with vendors to find the most effective vendor to follow through with the additional work. Mr. Tindall stated that some companies don't want to reuse existing materials or events. They want to tear everything out and give you a price for the entire thing while it is insured, that is still typically a massive bill. He added they were still working to find other vendors that could be quicker and more financially effective. Mr. Tindall noted the landscaper contract. He said a soft approval was completed last year to accommodate the additional service recommended to mow more frequently as they go into the summer seasons. It is budgeted for 2025. The amount for everything planned is $56,250.00. It is a matter of renewing to include the additional mows at that rate. The overall rate had not increased.

> On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, the 2024-2025 Landscape Maintenance Renewal was approved.

ii. Consideration of 2024-2025 Janitorial Maintenance Renewal

Mr. Tindall presented the janitorial renewal on page 56 for the general rates. He added that the budget is $3,600.00. That includes emptying the trash cans three times a week. Also, the playground trash is disposed of twice a week, and then the dog stations are disposed of twice a week. Mr. Tindall stated there would be more consistent coverage in the pickups in the future. He noted they were moving the landscaper to the janitorial coverage. He added that the landscape renewal would still include the dog stations. Mr. Tindall stated they would still place bags for a nominal fee as needed.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the 2024-2025 Janitorial Maintenance Renewal, was approved.

Mr. Tindall stated there had been an issue in the community with traffic congestion at the intersections near the school. Roads are getting backed up in both directions during school. Mr. Tindall noted that parents parked at or near intersections, creating issues with people trying to get

in and out of the community. Mr. Tindall pointed out that installing signs that read no idling, no stopping, and no standing in areas around the school's entrance would allow law enforcement to move people along. It was recommended that the signs be placed before getting to the intersection so they would not interfere with the existing stop signs.

Ms. Virgen stated that the Board would recommend having a public hearing to amend and restate parking rules because adding the signs would change the current parking rules. Currently, there were no restrictions on parking at the entrances. Ms. Virgen noted that adding the signs would differ from the parking rules. To ensure that it is all uniform, they would add language to the amended parking rules to allow for minor changes in the future without having to have another public hearing. The proposed cost for the 14 signs is $2,355.00. Ms. Virgen stated they would want a motion set for a public hearing. She added they had discussed setting it in the January 2025 meeting. That would allow them time to notice the 28 and 29 day requirements for the public hearing. Ms. Virgen requested a motion to accept the proposal for 14 signs and set up a public hearing.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Proposal for No Idling, Stopping, Standing Signage at Entrance Approving Option A (14 Signs), and Authorize Staff to Notice Public Hearing to Amend and Restate Parking Policies for January Meeting, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Virgen presented the check register from October 1, 2024, through November 1, 2024, totaling $15,764.46. A detailed check register is available. Ms. Virgen stated she would be happy to answer any questions or comments.

> On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Check Register from October 1, 2024, through November 1, 2024, was approved.

ii. Balance Sheet and Income Statement

Ms. Virgen presented the Balance Sheet and Income Statement on page 63 of the agenda. She stated that this was provided for informational purposes and that she would be happy to answer any questions.

iii. Notice of Insurance Claim Filed for Hurricane Milton Damages

Ms. Virgen stated she was notifying the Board, and it was on page 77 of the agenda. The claim was submitted around October 12, 2024, and would only cover the fence damage, but the missing and leaning street signs are not included in the policy.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors Requests and Audience Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION VII

Revised 01/2025
ADA Compliant

POLK COUNTY PROPERTY APPRAISER

2025 Data Sharing and Usage Agreement

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

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

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

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

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

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

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

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: Highland Meadows West CDD

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VIII

CONTRACT AGREEMENT

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

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.

2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Highlands Meadows West Community Development District.

3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.

4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.

5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025.** The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.

6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.

7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).

8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.

9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of $5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

_____
Special District Representative

_____
Print name

_____
Title Date

Neil Combee
Polk County Property Appraiser
By:

Neil Combee, Property Appraiser

SECTION IX

SECTION C

to be provided under separate cover

SECTION D

SECTION 1

Highland Meadows West
Community Development District

Summary of Check Register

November 2, 2024 to January 8, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	11/12/24	644-645	$	5,483.96
	11/26/24	646-653	$	7,438.05
	12/17/24	654-657	$	16,475.43
	1/8/25	658-659	$	1,310.02
		Total Amount	**$**	**30,707.46**

*** CHECK DATES 11/02/2024 - 01/08/2025 ***
HIGHLAND MEADOWS WEST-GF
BANK A HIGHLAND MEADOW WEST

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/12/24	00052	10/30/24	13506	202410	320-53800-48200		*	100.00		
			CLEANING SVCS-OCT24							
						CLEAN STAR SERVICES OF CENTRAL FL			100.00	000644
11/12/24	00001	11/01/24	213	202411	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES-NOV24							
		11/01/24	213	202411	310-51300-35200		*	105.00		
			WEBSITE ADMIN-NOV24							
		11/01/24	213	202411	310-51300-35100		*	157.00		
			INFORMATION TECH-NOV24							
		11/01/24	213	202411	310-51300-31300		*	525.00		
			DISSEMINATION SVCS-NOV24							
		11/01/24	213	202411	310-51300-51000		*	.27		
			OFFICE SUPLIES-NOV24							
		11/01/24	213	202411	310-51300-42000		*	13.36		
			POSTAGE-NOV24							
		11/01/24	214	202411	320-53800-12000		*	833.33		
			FIELD MANAGEMENT-NOV24							
						GOVERNMENTAL MANAGEMENT SERVICES			5,383.96	000645
11/26/24	00041	11/19/24	BH111920	202411	310-51300-11000		*	200.00		
			SUPERVISOR FEES-11/19/24							
						BOBBIE HENLEY			200.00	000646
11/26/24	00037	11/25/24	22428786	202410	310-51300-31100		*	360.00		
			ENGINEERING SVCS-OCT24							
						DEWBERRY ENGINEERS, INC			360.00	000647
11/26/24	00001	11/01/24	215	202411	320-53800-46500		*	885.42		
			TREE INSPECTION-NOV24							
						GOVERNMENTAL MANAGEMENT SERVICES			885.42	000648
11/26/24	00051	11/19/24	JS111920	202411	310-51300-11000		*	200.00		
			SUPERVISOR FEES-11/19/24							
						JESSICA SPENCER			200.00	000649
11/26/24	00036	11/25/24	10681	202410	310-51300-31500		*	1,113.96		
			ATTORNEY SVCS-OCT24							
						KILINSKI VAN WYK, PLLC			1,113.96	000650
11/26/24	00061	11/19/24	KC111920	202411	310-51300-11000		*	200.00		
			SUPERVISOR FEES-11/19/24							
						KRISTIN CASSIDY			200.00	000651
11/26/24	00044	11/19/24	LR111920	202411	310-51300-11000		*	200.00		
			SUPERVISOR FEES-11/19/24							
						LINDSEY RODEN			200.00	000652

*** CHECK DATES 11/02/2024 - 01/08/2025 ***
HIGHLAND MEADOWS WEST-GF
BANK A HIGHLAND MEADOW WEST

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/26/24	00026	11/01/24	15086	202411	320-53800-46200		*	4,278.67		
			LANDSCAPE MAINT-NOV24							
						PRINCE & SONS INC.			4,278.67	000653
12/17/24	00052	11/19/24	13716	202411	320-53800-48200		*	100.00		
			CLEANING SVCS-NOV24							
						CLEAN STAR SERVICES OF CENTRAL FL			100.00	000654
12/17/24	00001	10/31/24	216	202410	320-53800-47400		*	1,657.16		
			HELENE-FENCE REPAIRS							
		10/31/24	217	202410	320-53800-47400		*	3,945.00		
			MILTON-FENCE REPAIRS							
		12/01/24	218	202412	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES-DEC24							
		12/01/24	218	202412	310-51300-35200		*	105.00		
			WEBSITE ADMIN-DEC24							
		12/01/24	218	202412	310-51300-35100		*	157.50		
			INFORMARION TECH-DEC24							
		12/01/24	218	202412	310-51300-31300		*	525.00		
			DISSEMINATION SVCS-DEC24							
		12/01/24	218	202412	310-51300-51000		*	.03		
			OFFICE SUPPLIES-DEC24							
		12/01/24	218	202412	310-51300-42000		*	.69		
			POSTAGE-DEC24							
		12/01/24	218	202412	310-51300-42500		*	10.50		
			COPIES-DEC24							
		12/01/24	219	202412	320-53800-12000		*	833.33		
			FIELD MANAGEMENT-DEC24							
		12/01/24	219	202412	310-51300-42500		*	22.91		
			STAPLES PRINT COVER 10/15							
						GOVERNMENTAL MANAGEMENT SERVICES			11,007.12	000655
12/17/24	00036	12/12/24	10997	202411	310-51300-31500		*	1,089.64		
			ATTORNEY SVCS-NOV24							
						KILINSKI VAN WYK, PLLC			1,089.64	000656
12/17/24	00026	12/01/24	15515	202412	320-53800-46200		*	4,278.67		
			LANDSCAPE MAINT-DEC24							
						PRINCE & SONS INC.			4,278.67	000657
1/08/25	00037	12/26/24	22431847	202511	310-51300-31100		*	360.00		
			ENGINEERING SVCS-NOV24							
						DEWBERRY ENGINEERS, INC			360.00	000658
1/08/25	00054	12/20/24	00068166	202411	310-51300-48000		*	950.02		
			NOT OF LANDOWNERS/ELECT							
						GANNETT FLORIDA LOCALIQ			950.02	000659

TOTAL FOR BANK A 30,707.46

*** CHECK DATES 11/02/2024 - 01/08/2025 ***
HIGHLAND MEADOWS WEST-GF
BANK A HIGHLAND MEADOW WEST

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
									TOTAL FOR REGISTER		30,707.46		

SECTION 2

Highland Meadows West

Community Development District

Unaudited Financial Reporting

November 30, 2024

Table of Contents

Highland Meadows West

Community Development District

Combined Balance Sheet

November 30, 2024

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 84,993	$ -	$ -	$ 84,993
State Board Administration	$ 142,569	$ -	$ -	$ 142,569
Money Market Funds	$ -	$ -	$ 103,719	$ 103,719
Investments:				
Series 2019				
Reserve	$ -	$ 160,125	$ -	$ 160,125
Revenue	$ -	$ 71,143	$ -	$ 71,143
Prepayment	$ -	$ 1,141	$ -	$ 1,141
Series 2020A2				
Reserve	$ -	$ 78,728	$ -	$ 78,728
Revenue	$ -	$ 31,616	$ -	$ 31,616
Prepayment	$ -	$ 1	$ -	$ 1
Series 2020A3				
Reserve	$ -	$ 27,886	$ -	$ 27,886
Revenue	$ -	$ 16,485	$ -	$ 16,485
Prepayment	$ -	$ 1	$ -	$ 1
Due from General Fund	$ -	$ 12,222	$ -	$ 12,222
Total Assets	**$ 227,561**	**$ 399,347**	**$ 103,719**	**$ 730,628**
Liabilities:				
Accounts Payable	$ 8,099	$ -	$ -	$ 8,099
Due to Debt Service	$ 12,222	$ -	$ -	$ 12,222
Total Liabilites	**$ 20,321**	**$ -**	**$ -**	**$ 20,321**
Fund Balance:				
Restricted for:				
Debt Service - Series 2019	$ -	$ 239,764	$ -	$ 239,764
Debt Service - Series 2020A2	$ -	$ 113,939	$ -	$ 113,939
Debt Service - Series 2020A3	$ -	$ 45,644	$ -	$ 45,644
Assigned for:				
Capital Reserves	$ -	$ -	$ 103,719	$ 103,719
Unassigned	$ 207,240	$ -	$ -	$ 207,240
Total Fund Balances	**$ 207,240**	**$ 399,347**	**$ 103,719**	**$ 710,307**
Total Liabilities & Fund Balance	$ 227,561	$ 399,347	$ 103,719	$ 730,628

Highland Meadows West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments - Tax Roll	$ 588,462	$ 12,121	$ 12,121	$ -
Interest Income	$ -	$ -	$ 1,173	$ 1,173
Other Revenue	$ -	$ -	$ 60	$ 60
Total Revenues	**$ 588,462**	**$ 12,121**	**$ 13,355**	**$ 1,233**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 2,000	$ 1,600	$ 400
Engineering	$ 15,000	$ 2,500	$ 360	$ 2,140
District Counsel	$ 18,961	$ 3,160	$ 2,204	$ 957
Annual Audit	$ 6,100	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Arbitrage	$ 900	$ -	$ -	$ -
Dissemination	$ 6,300	$ 1,050	$ 1,050	$ -
Trustee Fees	$ 12,297	$ 4,840	$ 4,840	$ -
Management Fees	$ 45,000	$ 7,500	$ 7,500	$ -
Information Technology	$ 1,890	$ 315	$ 315	$ 1
Website Maintenance	$ 1,260	$ 210	$ 210	$ -
Postage & Delivery	$ 970	$ 970	$ 36	$ 934
Office Supplies	$ 1,000	$ 167	$ 1	$ 166
Copies	$ 500	$ 83	$ -	$ 83
Insurance	$ 7,575	$ 7,575	$ 6,631	$ 944
Legal Advertising	$ 2,500	$ 2,500	$ 950	$ 1,550
Other Current Charges	$ 972	$ 162	$ 82	$ 81
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Subtotal General & Administrative	**$ 138,650**	**$ 38,457**	**$ 31,203**	**$ 7,254**

Highland Meadows West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 5,636	$ 5,636	$ 5,271	$ 365
Field Management	$ 10,000	$ 1,667	$ 1,667	$ -
Interlocal Amenity Agreement	$ 101,937	$ -	$ -	$ -
Landscape Maintenance	$ 56,250	$ 9,375	$ 8,557	$ 818
Landscape Replacement	$ 18,000	$ 3,000	$ 675	$ 2,325
Right of Way Tree Inspections	$ 10,625	$ 1,771	$ 1,771	$ (0)
Right of Way Tree Replacements	$ 133,000	$ 22,167	$ -	$ 22,167
Streetlights	$ 20,790	$ 3,465	$ 2,945	$ 520
Electric	$ 7,207	$ 1,201	$ 1,079	$ 122
Water & Sewer	$ 5,670	$ 945	$ 1,000	$ (55)
Sidewalk & Asphalt Maintenance	$ 2,500	$ 417	$ -	$ 417
Irrigation Repairs	$ 6,000	$ 1,000	$ 80	$ 920
General Repairs & Maintenance	$ 12,000	$ 2,000	$ 5,602	$ (3,602)
Security	$ -	$ -	$ 357	$ (357)
Janitorial	$ 3,600	$ 600	$ 200	$ 400
Contingency	$ 7,500	$ 1,250	$ -	$ 1,250
Subtotal Operations & Maintenance	**$ 400,716**	**$ 54,493**	**$ 29,205**	**$ 25,289**
Total Expenditures	**$ 539,366**	**$ 92,950**	**$ 60,407**	**$ 32,543**
Excess (Deficiency) of Revenues over Expenditures	$ 49,096	$ (80,829)	$ (47,053)	$ (31,310)
Other Financing Sources/(Uses):				
Transfer In/(Out) - Capital Reserves	$ (49,096)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (49,096)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ (47,053)**	
Fund Balance - Beginning	$ -		$ 254,293	
Fund Balance - Ending	$ -		$ 207,240	

Highland Meadows West

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments	$ 322,524	$ 6,644	$ 6,644	$ -
Interest Income	$ -	$ -	$ 3,333	$ 3,333
Total Revenues	**$ 322,524**	**$ 6,644**	**$ 9,976**	**$ 3,333**
Expenditures:				
Interest - 11/1	$ 111,219	$ 111,219	$ 111,219	$ -
Principal - 11/1	$ 95,000	$ 95,000	$ 95,000	$ -
Interest - 5/1	$ 109,319	$ -		$ -
Total Expenditures	**$ 315,538**	**$ 206,219**	**$ 206,219**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 6,987	$ (199,575)	$ (196,242)	$ 3,333
Fund Balance - Beginning	$ 270,369		$ 436,006	
Fund Balance - Ending	$ 277,356		$ 239,764	

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 November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments	$ 157,625	$ -	$ 3,247	$ 3,247
Interest Income	$ -	$ -	$ 1,199	$ 1,199
Total Revenues	**$ 157,625**	**$ -**	**$ 4,446**	**$ 4,446**
Expenditures:				
Interest - 11/1	$ 47,434	$ 47,434	$ 47,434	$ -
Principal - 5/1	$ 60,000	$ -	$ -	$ -
Interest - 5/1	$ 47,434	$ -	$ -	$ -
Total Expenditures	**$ 154,869**	**$ 47,434**	**$ 47,434**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 2,756	$ (47,434)	$ (42,989)	$ 4,446
Fund Balance - Beginning	$ 75,886		$ 156,928	
Fund Balance - Ending	$ 78,642		$ 113,939	

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 November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments	$ 55,775	$ 1,149	$ 1,149	$ -
Interest Income	$ -	$ -	$ 461	$ 461
Total Revenues	**$ 55,775**	**$ 1,149**	**$ 1,610**	**$ 461**
Expenditures:				
Interest - 11/1	$ 16,347	$ 16,347	$ 16,347	$ -
Principal - 5/1	$ 20,000	$ -	$ -	$ -
Interest - 5/1	$ 16,347	$ -	$ -	$ -
Total Expenditures	**$ 52,694**	**$ 16,347**	**$ 16,347**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 3,081	$ (15,198)	$ (14,737)	$ 461
Fund Balance - Beginning	$ 31,629		$ 60,381	
Fund Balance - Ending	$ 34,710		$ 45,644	

Highland Meadows West

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues				
Interest Income	$ -	$ -	$ 732	$ 732
Total Revenues	**$ -**	**$ -**	**$ 732**	**$ 732**
Expenditures:				
Holiday Decorations	$ 10,000	$ -	$ -	$ -
Lights at Park	$ 10,000	$ -	$ -	$ -
Total Expenditures	**$ 20,000**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ (20,000)**	**$ -**	**$ 732**	**$ 732**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 49,096	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ 49,096**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 29,096**		**$ 732**	
Fund Balance - Beginning	$ 136,985		$ 102,987	
Fund Balance - Ending	$ 166,081		$ 103,719	

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	$ -	$ 12,121	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,121
Interest Income	$ 605	$ 568	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,173
Other Revenue	$ 60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 60
Total Revenues	**$ 665**	**$ 12,690**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,355**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ 800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,600
Engineering	$ 360	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 360
District Counsel	$ 1,114	$ 1,090	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,204
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 525	$ 525	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,050
Trustee Fees	$ 4,840	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,840
Management Fees	$ 3,750	$ 3,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
Information Technology	$ 158	$ 157	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 315
Website Maintenance	$ 105	$ 105	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 210
Postage & Delivery	$ 23	$ 13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 36
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Printing & Binding	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Insurance	$ 6,631	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,631
Legal Advertising	$ -	$ 950	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 950
Other Current Charges	$ 41	$ 41	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 82
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 23,772**	**$ 7,431**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 31,203**

Highland Meadows West

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ 5,271	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	5,271
Field Management	$ 833	$ 833	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,667
Interlocal Amenity Agreement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Playground Lease	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Landscape Maintenance	$ 4,279	$ 4,279	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	8,557
Landscape Replacement	$ 675	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	675
	$ 885	$ 885	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,771
	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Streetlights	$ 1,473	$ 1,473	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	2,945
Electric	$ 543	$ 536	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,079
Water & Sewer	$ 520	$ 480	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	1,000
Irrigation Repairs	$ 80	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	80
Janitorial	$ 100	$ 100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	200
General Repairs & Maintenance	$ 5,602	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	5,602
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Total Operations & Maintenance	**$ 20,618**	**$ 8,586**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**29,205**
Total Expenditures	**$ 44,390**	**$ 16,017**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**60,407**
Excess (Deficiency) of Revenues over Expenditures	$ (43,725)	$ (3,328)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	(47,053)
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	-
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**-**
Net Change in Fund Balance	**$ (43,725)**	**$ (3,328)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**(47,053)**

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)
LESS: PRINCIPAL PAYMENT - 11/01/23		($90,000)
CURRENT BONDS OUTSTANDING		**$4,600,000**

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 - 05/01/22		($55,000)
LESS: PRINCIPAL PAYMENT - 05/01/22		($55,000)
LESS: PRINCIPAL PAYMENT - 05/01/23		($60,000)
LESS: PRINCIPAL PAYMENT - 05/01/24		($60,000)
CURRENT BONDS OUTSTANDING		**$2,540,000**

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)
LESS: PRINCIPAL PAYMENT - 05/01/23		($20,000)
LESS: PRINCIPAL PAYMENT - 05/01/24		($20,000)
CURRENT BONDS OUTSTANDING		**$875,000**

HIGHLAND MEADOWS WEST CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	$ 632,753.94	$ 346,800.16	$ 169,488.80	$ 59,972.96	$ 1,209,015.86
Net Assessments	$ 588,461.16	$ 322,524.15	$ 157,624.58	$ 55,774.85	$ 1,124,384.75
	52.34%	28.68%	14.02%	4.96%	100.00%

Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*2019 Debt Service*	*2020 Debt Service*	*2020 Debt Service*	*Total*
11/19/24	11/01-11/07/24	$5,470.66	($218.80)	($105.04)	$0.00	$5,146.82	$2,693.65	$1,476.34	$721.52	$255.31	$5,146.82
11/27/24	11/08-11/15/24	$19,147.31	($765.89)	($367.63)	$0.00	$18,013.79	$9,427.74	$5,167.17	$2,525.31	$893.57	$18,013.79
	TOTAL	**$ 24,617.97**	**$ (984.69)**	**$ (472.67)**	**$ -**	**$ 23,160.61**	**$ 12,121.39**	**$ 6,643.51**	**$ 3,246.83**	**$ 1,148.88**	**$ 23,160.61**

2%	**Net Percent Collected**
$1,101,224.14	**Balance Remaining to Collect**