Highland Meadows West Community Development District

Meeting Agenda

July 15, 2025

Agenda

Highland Meadows West Community Development District

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

July 8, 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, July 15, 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: <u>https://us06web.zoom.us/j/87948598473</u> 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. Appointment of Individuals to Fill Vacancies in Seats 1 and 2
 - b. Administration of Oath of Office to Newly Appointed Supervisor(s)
 - c. Consideration of Resolution 2025-05 Electing Officers
- 4. Public Hearing on the Adoption of the Fiscal Year 2026 Budget
 - a. Consideration of Resolution 2025-09 Adopting the Districts Fiscal Year 2026 Budget and Appropriating Funds
 - b. Consideration of Resolution 2025-10 Imposing Special Assessments and Certifying an Assessment Roll
- 5. Approval of Minutes of the April 15, 2025 Board of Supervisors Meeting
- 6. Consideration of Resolution 2025-11 Removing and Appointing an Assistant Secretary
- 7. Consideration of Resolution 2025-12 Authorizing Spending Limits
- 8. Review and Acceptance of Fiscal Year 2024 Audit Report
- 9. Staff Reports
 - a. Attorney
 - b. Engineer
 - i. Ratification of Work Authorization 2025-2
 - ii. Presentation of Annual Engineers Inspection Report
 - c. Field Manager's Report
 - d. District Manager's Report
 - i. Approval of Check Register

- ii. Balance Sheet and Income Statement
- iii. Presentation of Registered Voters- 693
- iv. Consideration of Fiscal Year 2026 Meeting Schedule
- v. District Goals and Objectives
 - 1. Adoption of Fiscal Year 2026 Goals & Objectives
 - 2. Presentation of Fiscal Year 2025 Goals & Objectives and Authorizing the Chair to Execute
- 10. Other Business
- 11. Supervisors Requests
- 12. Adjournment

SECTION 3

SECTION C

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT 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 within the City of Haines City, Florida; 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	
Assistant Secretary	
-	

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

PASSED AND ADOPTED this 15th day of July 2025.

ATTEST:

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

SECTION 4

SECTION A

RESOLUTION 2025-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Highland Meadows West Community Development District ("**District**") proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Highland Meadows West Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND (SERIES 2019)	\$
DEBT SERVICE FUND (SERIES 2020 A2)	\$
DEBT SERVICE FUND (SERIES 2020 A3)	\$
CAPITAL RESERVE FUND	\$
TOTAL ALL FUNDS	\$

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF JULY 2025.

ATTEST:

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By:_____

Its:

Exhibit A: Adopted Budget for Fiscal Year 2026



Community Development District

Proposed Budget FY2026



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Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2025		Actuals Thru 5/31/25		Projected Next 4 Months		Total Thru 9/30/25		Proposed Budget FY2026
<u>Revenues</u>									
Assessments - Tax Roll	\$ 588,462	\$	587,850	\$	612	\$	588,462	\$	588,462
Interest Income	\$ -	\$	7,152	\$	2,384	\$	9,535	\$	4,768
Other Revenue	\$ -	\$	240	\$	150	\$	390	\$	-
Total Revenues	\$ 588,462	\$	595,242	\$	3,146	\$	598,387	\$	593,229
<u>Expenditures</u>									
<u>Administrative</u>									
Supervisor Fees	\$ 12,000	\$	4,000	\$	4,000	\$	8,000	\$	12,000
Employer FICA Expense	\$ -	\$	184	\$	306	\$	490	\$	918
Engineering	\$ 15,000	\$	2,175	\$	5,000	\$	7,175	\$	15,000
District Counsel	\$ 18,961	\$	9,010	\$	6,320	\$	15,330	\$	18,961
Annual Audit	\$ 6,100	\$	-	\$	2,950	\$	2,950	\$	3,100
Assessment Administration	\$ 5,250	\$	5,250	\$	-	\$	5,250	\$	5,408
Arbitrage	\$ 900	\$	1,800	\$	-	\$	1,800	\$	900
Dissemination	\$ 6,300	\$	4,200	\$	2,100	\$	6,300	\$	6,489
Trustee Fees	\$ 12,297	\$	10,129	\$	-	\$	10,129	\$	11,141
Management Fees	\$ 45,000	\$	30,000	\$	15,000	\$	45,000	\$	46,350
Information Technology	\$ 1,890	\$	1,260	\$	630	\$	1,890	\$	1,947
Website Maintenance	\$ 1,260	\$	840	\$	420	\$	1,260	\$	1,298
Postage & Delivery	\$ 970	\$	165	\$	323	\$	488	\$	970
Office Supplies	\$ 1,000	\$	4	\$	333	\$	337	\$	500
Copies	\$ 500	\$	170	\$	167	\$	337	\$	500
Insurance	\$ 7,575	\$	6,631	\$	-	\$	6,631	\$	7,626
Legal Advertising	\$ 2,500	\$	1,615	\$	885	\$	2,500	\$	2,500
Other Current Charges	\$ 972	\$	374	\$	180	\$	554	\$	972
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	-	\$	175	\$	175
Subtotal Administrative	\$ 138,650	\$	77,980	\$	38,615	\$	116,595	\$	136,754

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2025		Actuals Thru 5/31/25		Projected Next 4 Months		Total Thru 9/30/25		Proposed Budget FY2026	
Operations & Maintenance										
Property Insurance	\$	5,636	\$	5,271	\$	-	\$	5,271	\$	7,907
Field Management	\$	10,000	\$	6,667	\$	3,333	\$	10,000	\$	10,300
Interlocal Amenity Agreement	\$	101,937	\$	101,937	\$	-	\$	101,937	\$	104,336
Landscape Maintenance	\$	56,250	\$	35,045	\$	18,744	\$	53,789	\$	57,938
Landscape Replacement	\$	18,000	\$	1,685	\$	6,000	\$	7,685	\$	18,000
Right of Way Tree Inspections	\$	10,625	\$	7,083	\$	3,542	\$	10,625	\$	10,625
Right of Way Tree Replacements	\$	133,000	\$	-	\$	66,500	\$	66,500	\$	133,000
Streetlights	\$	20,790	\$	12,182	\$	6,400	\$	18,582	\$	22,869
Electric	\$	7,207	\$	4,225	\$	2,800	\$	7,025	\$	7,928
Water & Sewer	\$	5,670	\$	2,282	\$	1,400	\$	3,682	\$	5,940
Sidewalk & Asphalt Maintenace	\$	2,500	\$	-	\$	1,250	\$	1,250	\$	2,500
Irrigation Repairs	\$	6,000	\$	637	\$	1,000	\$	1,637	\$	6,000
General Repairs & Maintenance	\$	12,000	\$	17,604	\$	-	\$	17,604	\$	18,000
Janitorial	\$	3,600	\$	800	\$	400	\$	1,200	\$	3,600
Holiday Decorations	\$	-	\$	-	\$	-	\$	-	\$	6,500
Contingency	\$	7,500	\$	357	\$	2,500	\$	2,857	\$	7,500
Subtotal Operations & Maintenance	\$	400,716	\$	195,775	\$	113,869	\$	309,644	\$	422,942
Other Expenditures										
Capital Reserves	\$	49,096	\$	49,096	\$	-	\$	49,096	\$	33,533
<u>Total Other Expenditures</u>	\$	49,096	\$	49,096	\$	-	\$	49,096	\$	33,533
Total Expenditures	\$	588,462	\$	322,851	\$	152,484	\$	475,334	\$	593,229
Excess Revenues/(Expenditures)	\$	-	\$	272,391	\$	(149,338)	\$	123,053	\$	-

Net Assessments Add: Discounts & Collections 7% Gross Assessments	\$588,462 \$44,293 \$632,755
Assessable Units	442
Per Unit Gross Assessment	\$1,431.57
Prior Year Per Unit Gross Assessment	\$1,431.57
Increase (Decrease)	\$0.00
% Increase	0.00%

Revenues:

<u>Assessments</u>

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Employer FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

<u>Engineering</u>

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

District Counsel

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

<u>Annual Audit</u>

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with DiBartolomeo, McBee, Hartley & Barnes, P.A. for these services.

Assessment Administration

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

<u>Arbitrage</u>

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

Dissemination

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

<u>Trustee Fees</u>

Represents cost incurred by the District for trustee related expenses.

<u>Management Fees</u>

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

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

<u>Website Maintenance</u>

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

Postage & Delivery

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

Office Supplies

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

<u>Copies</u>

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

<u>Insurance</u>

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

Legal Advertising

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

Other Current Charges

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Property Insurance

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

Field Management

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

Interlocal Amenity Agreement

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

Landscape Maintenance

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

Description	Monthly Amount	Annual Amount
Landscape Maintenance	\$ 4,686	\$ 56,232

Landscape Replacement

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

Right of Way Tree Inspections

Represents cost associated with inspections of vegetated verge abutting residential lots in cases where property owners are failing to maintain trees in accordance with Haines City landscape ordinances. Field staff will inspect the area, photograph/document lack of maintenance, report to HOA for enforcement of recorded declarations, coordinate inspections with Haines City code compliance staff, coordinate communication with property owners, and coordinate with landscape service providers.

Right of Way Tree Replacements

Represents cost associated with tree replacements within the vegetated verge abutting residential homes in cases where residential property owners have not complied with Haines City landscape ordinances.

Streetlights

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

<u>Electric</u>

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

Represents cost to repair and maintain sidewalk, which includes asphalt cost.

Irrigation Repairs

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

General Repairs & Maintenance

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

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's field facilities. Services are provided by CSS of Central Florida.

Description	Monthly Amo	unt Annual Amount
Mail Trash Collection Dog Park Trash Collection	\$ 200 \$ 100	\$ 2,400 \$ 1,200
Total	\$ 100 \$ 300	\$ 1,200

Holiday Decorations

The District will incur costs to related to the decoration of common areas during the Holidays.

<u>Contingency</u>

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

Other Expenditures

<u>Capital Reserve</u>

Estimated funds to be transferred to the Capital Reserve funds for any capital outlay expenses.

Community Development District

Adopted Budget Series 2019 Debt Service Fund

Description	Adopted Budget FY2025		Actual Thru 5/31/25		Projected Next 4 Months		Projected Thru 9/30/25	Proposed Budget FY2026		
Revenues										
Assessments	\$ 322,524	\$	322,189	\$	335	\$	322,524	\$	322,524	
Interest Income	\$ -	\$	10,742	\$	5,371	\$	16,113	\$	8,056	
Carry Forward Surplus	\$ 270,369	\$	275,881	\$	-	\$	275,881	\$	298,981	
Total Revenues	\$ 592,893	\$	608,812	\$	5,706	\$	614,518	\$	629,561	
Expenditures										
Interest - 11/1	\$ 111,219	\$	111,219	\$	-	\$	111,219	\$	109,319	
Principal - 11/1	\$ 95,000	\$	95,000	\$	-	\$	95,000	\$	100,000	
Interest - 5/1	\$ 109,319	\$	109,319	\$	-	\$	109,319	\$	107,256	
Total Expenditures	\$ 315,538	\$	315,538	\$	-	\$	315,538	\$	316,575	
Excess Revenues/(Expenditures)	\$ 277,356	\$	293,275	\$	5,706	\$	298,981	\$	312,986	
				Intere	est Expense 11/1	/26		\$	107,256	
				Princ	ipal Expense 11,	/1/26		\$	105,000	
				Total	l			\$	212,256	

Product	Assessable Units	 imum Annual ebt Service	Net Assessment Per Unit			Gross Assessment Per Unit		
Single Family	266	\$ 322,524	\$	1,212	\$	1,304		
	266	\$ 322,524						

Community Development District Series 2019 Special Assessment Bonds Amortization Schedule

Date	Balance	Prinicpal		Interest	Total
11/01/25	\$ 4,505,000.00	\$ 100,000.00	\$	109,318.75	\$ 318,637.50
05/01/26	\$ 4,405,000.00	\$ -	\$	107,256.25	
11/01/26	\$ 4,405,000.00	\$ 105,000.00	\$	107,256.25	\$ 319,512.50
05/01/27	\$ 4,300,000.00	\$ -	\$	105,090.63	
11/01/27	\$ 4,300,000.00	\$ 110,000.00	\$	105,090.63	\$ 320,181.25
05/01/28	\$ 4,190,000.00	\$ -	\$	102,821.88	
11/01/28	\$ 4,190,000.00	\$ 110,000.00	\$	102,821.88	\$ 315,643.75
05/01/29	\$ 4,080,000.00	\$ -	\$	100,553.13	
11/01/29	\$ 4,080,000.00	\$ 115,000.00	\$	100,553.13	\$ 316,106.25
05/01/30	\$ 3,965,000.00	\$ -	\$	98,181.25	
11/01/30	\$ 3,965,000.00	\$ 120,000.00	\$	98,181.25	\$ 316,362.50
05/01/31	\$ 3,845,000.00	\$ -	\$	95,256.25	
11/01/31	\$ 3,845,000.00	\$ 125,000.00	\$	95,256.25	\$ 315,512.50
05/01/32	\$ 3,720,000.00	\$ -	\$	92,209.38	
11/01/32	\$ 3,720,000.00	\$ 135,000.00	\$	92,209.38	\$ 319,418.75
05/01/33	\$ 3,585,000.00	\$ -	\$	88,918.75	
11/01/33	\$ 3,585,000.00	\$ 140,000.00	\$	88,918.75	\$ 317,837.50
05/01/34	\$ 3,445,000.00	\$ -	\$	85,506.25	
11/01/34	\$ 3,445,000.00	\$ 145,000.00	\$	85,506.25	\$ 316,012.50
05/01/35	\$ 3,300,000.00	\$ -	\$	81,971.88	
11/01/35	\$ 3,300,000.00	\$ 155,000.00	\$	81,971.88	\$ 318,943.75
05/01/36	\$ 3,145,000.00	\$ -	\$	78,193.75	
11/01/36	\$ 3,145,000.00	\$ 160,000.00	\$	78,193.75	\$ 316,387.50

		\$ 4,600,000.00	\$ 3,547,681.25	\$ 8,258,900.00
11/01/49	\$ 305,000.00	\$ 305,000.00	\$ 7,625.00	\$ 320,250.00
05/01/49	\$ 305,000.00	\$ -	\$ 7,625.00	
11/01/48	\$ 595,000.00	\$ 290,000.00	\$ 14,875.00	\$ 319,750.00
05/01/48	\$ 595,000.00	\$ -	\$ 14,875.00	
11/01/47	\$ 870,000.00	\$ 275,000.00	\$ 21,750.00	\$ 318,500.00
05/01/47	\$ 870,000.00	\$ -	\$ 21,750.00	
11/01/46	\$ 1,130,000.00	\$ 260,000.00	\$ 28,250.00	\$ 316,500.00
05/01/46	\$ 1,130,000.00	\$ -	\$ 28,250.00	
11/01/45	\$ 1,380,000.00	\$ 250,000.00	\$ 34,500.00	\$ 319,000.00
05/01/45	\$ 1,380,000.00	\$ -	\$ 34,500.00	
11/01/44	\$ 1,615,000.00	\$ 235,000.00	\$ 40,375.00	\$ 315,750.00
05/01/44	\$ 1,615,000.00	\$ -	\$ 40,375.00	
11/01/43	\$ 1,840,000.00	\$ 225,000.00	\$ 46,000.00	\$ 317,000.00
05/01/43	\$ 1,840,000.00	\$ -	\$ 46,000.00	
11/01/42	\$ 2,055,000.00	\$ 215,000.00	\$ 51,375.00	\$ 317,750.00
05/01/42	\$ 2,055,000.00	\$ -	\$ 51,375.00	
11/01/41	\$ 2,260,000.00	\$ 205,000.00	\$ 56,500.00	\$ 318,000.00
05/01/41	\$ 2,260,000.00	\$ -	\$ 56,500.00	·
11/01/40	\$ 2,455,000.00	\$ 195,000.00	\$ 61,375.00	\$ 317,750.00
05/01/40	\$ 2,455,000.00	\$ -	\$ 61,375.00	
11/01/39	\$ 2,640,000.00	\$ 185,000.00	\$ 65,884.38	\$ 316,768.75
05/01/39	\$ 2,640,000.00	\$ -	\$ 65,884.38	·
11/01/38	\$ 2,815,000.00	\$ 175,000.00	\$ 70,150.00	\$ 315,300.00
05/01/38	\$ 2,815,000.00	\$ -	\$ 70,150.00	·
11/01/37	\$ 2,985,000.00	\$ 170,000.00	\$ 74,293.75	\$ 318,587.50
05/01/37	\$ 2,985,000.00	\$ -	\$ 74,293.75	

Community Development District

Adopted Budget Series 2020 A2 Debt Service Fund

Description	Adopted Budget FY2025		:	Actual Thru 5/31/25		rojected Next Months		Total Thru 9/30/25		Proposed Budget FY2026
Revenues										
Assessments	\$	157,625	\$	157,461	\$	164	\$	157,625	\$	157,625
Interest Income	\$	-	\$	4,754	\$	2,377	\$	7,131	\$	3,566
Carry Forward Surplus	\$	75,886	\$	78,200	\$	-	\$	78,200	\$	88,087
Total Revenues	\$	233,511	\$	240,415	\$	2,541	\$	242,956	\$	249,277
<u>Expenditures</u>										
Interest - 11/1	\$	47,434	\$	47,434	\$	-	\$	47,434	\$	46,572
Principal - 5/1	\$	60,000	\$	60,000	\$	-	\$	60,000	\$	65,000
Interest - 5/1	\$	47,434	\$	47,434	\$	-	\$	47,434	\$	46,572
Total Expenditures	\$	154,869	\$	154,869	\$	-	\$	154,869	\$	158,144
Excess Revenues/(Expenditures)	\$	78,642	\$	85,546	\$	2,541	\$	88,087	\$	91,133
					Intere	st Expense 11/1	/26		\$	45,516
					Total	1	, -	Thru Budget FY2026 9/30/25 FY2026 157,625 \$ 7,131 \$ 78,200 \$ 242,956 \$ 242,956 \$ 47,434 \$ 47,434 \$ 46,57 60,000 \$ 47,434 \$ 88,087 \$ 91,13		

Product	Assessable Units	 aximum Annual Debt Service	N	et Assessment Per Unit	Gross Assessment Per Unit		
Single Family	130	\$ 157,625	\$	1,212	\$	1,304	
	130	\$ 157,625					

Community Development District Series 2020 A2 Special Assessment Bonds Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/25	\$ 2,480,000.00	\$ -	\$ 46,571.88	\$ 154,006.25
05/01/26	\$ 2,480,000.00	\$ 65,000.00	\$ 46,571.88	
11/01/26	\$ 2,415,000.00	\$ -	\$ 45,515.63	\$ 157,087.50
05/01/27	\$ 2,415,000.00	\$ 65,000.00	\$ 45,515.63	
11/01/27	\$ 2,350,000.00	\$ -	\$ 44,459.38	\$ 154,975.00
05/01/28	\$ 2,350,000.00	\$ 65,000.00	\$ 44,459.38	
11/01/28	\$ 2,285,000.00	\$ -	\$ 43,403.13	\$ 152,862.50
05/01/29	\$ 2,285,000.00	\$ 70,000.00	\$ 43,403.13	
11/01/29	\$ 2,215,000.00	\$ -	\$ 42,265.63	\$ 155,668.75
05/01/30	\$ 2,215,000.00	\$ 70,000.00	\$ 42,265.63	
11/01/30	\$ 2,145,000.00	\$ -	\$ 41,128.13	\$ 153,393.75
05/01/31	\$ 2,145,000.00	\$ 75,000.00	\$ 41,128.13	
11/01/31	\$ 2,070,000.00	\$ -	\$ 39,909.38	\$ 156,037.50
05/01/32	\$ 2,070,000.00	\$ 75,000.00	\$ 39,909.38	
11/01/32	\$ 1,995,000.00	\$ -	\$ 38,550.00	\$ 153,459.38
05/01/33	\$ 1,995,000.00	\$ 80,000.00	\$ 38,550.00	
11/01/33	\$ 1,915,000.00	\$ -	\$ 37,100.00	\$ 155,650.00
05/01/34	\$ 1,915,000.00	\$ 80,000.00	\$ 37,100.00	
11/01/34	\$ 1,835,000.00	\$ -	\$ 35,650.00	\$ 152,750.00
05/01/35	\$ 1,835,000.00	\$ 85,000.00	\$ 35,650.00	
11/01/35	\$ 1,750,000.00	\$ -	\$ 34,109.38	\$ 154,759.38
05/01/36	\$ 1,750,000.00	\$ 90,000.00	\$ 34,109.38	
11/01/36	\$ 1,660,000.00	\$ -	\$ 32,478.13	\$ 156,587.50

		\$ 2,540,000.00	\$ 1,528,718.75	\$	4,177,015.63
· ·	 	 			
05/01/50	\$ 150,000.00	\$ 150,000.00	\$ 3,000.00	\$	153,000.00
11/01/49	\$ 150,000.00	\$ -	\$ 3,000.00	\$	153,900.00
05/01/49	\$ 295,000.00	\$ 145,000.00	\$ 5,900.00		
11/01/48	\$ 295,000.00	\$ -	\$ 5,900.00	\$	154,600.00
05/01/48	\$ 435,000.00	\$ 140,000.00	\$ 8,700.00		
11/01/47	\$ 435,000.00	\$ -	\$ 8,700.00	\$	155,100.00
05/01/47	\$ 570,000.00	\$ 135,000.00	\$ 11,400.00		
11/01/46	\$ 570,000.00	\$ -	\$ 11,400.00	\$	155,400.00
05/01/46	\$ 700,000.00	\$ 130,000.00	\$ 14,000.00		
11/01/45	\$ 700,000.00	\$ -	\$ 14,000.00	\$	155,500.00
05/01/45	\$ 825,000.00	\$ 125,000.00	\$ 16,500.00		
11/01/44	\$ 825,000.00	\$ -	\$ 16,500.00	\$	155,400.00
05/01/44	\$ 945,000.00	\$ 120,000.00	\$ 18,900.00		·
11/01/43	\$ 945,000.00	\$ -	\$ 18,900.00	\$	155,100.00
05/01/43	\$ 1,060,000.00	\$ 115,000.00	\$ 21,200.00		•
11/01/42	\$ 1,060,000.00	\$ -	\$ 21,200.00	\$	154,600.00
05/01/42	\$ 1,170,000.00	\$ 110,000.00	\$ 23,400.00		
11/01/41	\$ 1,170,000.00	\$ -	\$ 23,400.00	\$	153,900.00
05/01/41	\$ 1,275,000.00	\$ 105,000.00	\$ 25,500.00		- ,
11/01/40	\$ 1,275,000.00	\$ 	\$ 25,500.00	\$	152,812.50
05/01/40	\$ 1,375,000.00	\$ 100,000.00	\$ 27,312.50	*	
11/01/39	\$ 1,375,000.00	\$ -	\$ 27,312.50	\$	156,437.50
05/01/39	\$ 1,475,000.00	\$ 100,000.00	\$ 29,125.00	Ŧ	20 1,57 2100
11/01/38	\$ 1,475,000.00	\$ -	\$ 29,125.00	\$	154,971.88
05/01/38	\$ 1,570,000.00	\$ 95,000.00	\$ 30,846.88	Ψ	100,010100
11/01/37	\$ 1,570,000.00	\$ -	\$ 30,846.88	\$	153,325.00
05/01/37	\$ 1,660,000.00	\$ 90,000.00	\$ 32,478.13		

Community Development District

Adopted Budget

Series 2020 A3 Debt Service Fund

Description	1	Adopted Budget FY2025	Ę	Actual Thru 5/31/25		ojected Next Months		Projected Thru 9/30/25	Proposed Budget FY2026	
Revenues										
Assessments	\$	55,775	\$	55,717	\$	58	\$	55,775	\$ 55,775	
Interest Income	\$	-	\$	1,827	\$	914	\$	2,741	\$ 1,370	
Carry Forward Surplus	\$	31,629	\$	32,495	\$	-	\$	32,495	\$ 38,317	
Total Revenues	\$	87,404	\$	90,039	\$	972	\$	91,010	\$ 95,462	
Expenditures										
Interest - 11/1	\$	16,347	\$	16,347	\$	-	\$	16,347	\$ 16,059	
Principal - 5/1	\$	20,000	\$	20,000	\$	-	\$	20,000	\$ 20,000	
Interest - 5/1	\$	16,347	\$	16,347	\$	-	\$	16,347	\$ 16,059	
Total Expenditures	\$	52,694	\$	52,694	\$	-	\$	52,694	\$ 52,119	
Excess Revenues/(Expenditures)	\$	34,710	\$	37,345	\$	972	\$	38,317	\$ 43,343	
					Interes	t Expense 11/1	1/26		\$ 15,734	
					Total	. ,			\$ 15,734	

Product	Assessable Units		aximum Annual Debt Service	N	et Assessment Per Unit	Gross Assessment Per Unit		
Single Family	46	\$	55,775	\$	1,212	\$	1,304	
	46	\$	55,775					

Community Development District Series 2020 A3 Special Assessment Bonds Amortization Schedule

Date	Balance	Prinicpal	Interest	Total		
11/01/25	\$ 855,000.00	\$ -	\$ 16,059.38	\$	52,406.25	
05/01/26	\$ 855,000.00	\$ 20,000.00	\$ 16,059.38			
11/01/26	\$ 835,000.00	\$ -	\$ 15,734.38	\$	51,793.75	
05/01/27	\$ 835,000.00	\$ 20,000.00	\$ 15,734.38			
11/01/27	\$ 815,000.00	\$ -	\$ 15,409.38	\$	51,143.75	
05/01/28	\$ 815,000.00	\$ 25,000.00	\$ 15,409.38			
11/01/28	\$ 790,000.00	\$ -	\$ 15,003.13	\$	55,412.50	
05/01/29	\$ 790,000.00	\$ 25,000.00	\$ 15,003.13			
11/01/29	\$ 765,000.00	\$ -	\$ 14,596.88	\$	54,600.00	
05/01/30	\$ 765,000.00	\$ 25,000.00	\$ 14,596.88			
11/01/30	\$ 740,000.00	\$ -	\$ 14,190.63	\$	53,787.50	
05/01/31	\$ 740,000.00	\$ 25,000.00	\$ 14,190.63			
11/01/31	\$ 715,000.00	\$ -	\$ 13,784.38	\$	52,975.00	
05/01/32	\$ 715,000.00	\$ 25,000.00	\$ 13,784.38			
11/01/32	\$ 690,000.00	\$ -	\$ 13,331.25	\$	52,115.63	
05/01/33	\$ 690,000.00	\$ 25,000.00	\$ 13,331.25			
11/01/33	\$ 665,000.00	\$ -	\$ 12,878.13	\$	51,209.38	
05/01/34	\$ 665,000.00	\$ 30,000.00	\$ 12,878.13			
11/01/34	\$ 635,000.00	\$ -	\$ 12,334.38	\$	55,212.50	
05/01/35	\$ 635,000.00	\$ 30,000.00	\$ 12,334.38			
11/01/35	\$ 605,000.00	\$ -	\$ 11,790.63	\$	54,125.00	
05/01/36	\$ 605,000.00	\$ 30,000.00	\$ 11,790.63			
11/01/36	\$ 575,000.00	\$ -	\$ 11,246.88	\$	53,037.50	
05/01/37	\$ 575,000.00	\$ 30,000.00	\$ 11,246.88			
11/01/37	\$ 545,000.00	\$ -	\$ 10,703.13	\$	51,950.00	
05/01/38	\$ 545,000.00	\$ 35,000.00	\$ 10,703.13			
11/01/38	\$ 510,000.00	\$ -	\$ 10,068.75	\$	55,771.88	

		\$ 875,000.00	\$ 528,025.00	\$ 1,439,659.38
05/01/50	\$ 50,000.00	\$ 50,000.00	\$ 1,000.00	\$ 51,000.00
11/01/49	\$ 50,000.00	\$ -	\$ 1,000.00	\$ 53,000.00
05/01/49	\$ 100,000.00	\$ 50,000.00	\$ 2,000.00	
11/01/48	\$ 100,000.00	\$ -	\$ 2,000.00	\$ 55,000.00
05/01/48	\$ 150,000.00	\$ 50,000.00	\$ 3,000.00	
11/01/47	\$ 150,000.00	\$ -	\$ 3,000.00	\$ 51,900.00
05/01/47	\$ 195,000.00	\$ 45,000.00	\$ 3,900.00	
11/01/46	\$ 195,000.00	\$ -	\$ 3,900.00	\$ 53,700.00
05/01/46	\$ 240,000.00	\$ 45,000.00	\$ 4,800.00	
11/01/45	\$ 240,000.00	\$ -	\$ 4,800.00	\$ 55,500.00
05/01/45	\$ 285,000.00	\$ 45,000.00	\$ 5,700.00	
11/01/44	\$ 285,000.00	\$ -	\$ 5,700.00	\$ 52,200.00
05/01/44	\$ 325,000.00	\$ 40,000.00	\$ 6,500.00	
11/01/43	\$ 325,000.00	\$ -	\$ 6,500.00	\$ 53,800.00
05/01/43	\$ 365,000.00	\$ 40,000.00	\$ 7,300.00	
11/01/42	\$ 365,000.00	\$ -	\$ 7,300.00	\$ 55,400.00
05/01/42	\$ 405,000.00	\$ 40,000.00	\$ 8,100.00	
11/01/41	\$ 405,000.00	\$ -	\$ 8,100.00	\$ 51,900.00
05/01/41	\$ 440,000.00	\$ 35,000.00	\$ 8,800.00	
11/01/40	\$ 440,000.00	\$ -	\$ 8,800.00	\$ 53,234.38
05/01/40	\$ 475,000.00	\$ 35,000.00	\$ 9,434.38	
11/01/39	\$ 475,000.00	\$ -	\$ 9,434.38	\$ 54,503.13
05/01/39	\$ 510,000.00	\$ 35,000.00	\$ 10,068.75	

Community Development District Adopted Budget Capital Reserve Fund

	Adopted Budget FY2025		Actual Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25		Proposed Budget FY2026
Revenues							
Interest	\$	-	\$ 2,767	\$ 1,383	\$ 4,150	\$	2,075
Carry Forward Surplus	\$	136,985	\$ 102,987	\$ -	\$ 102,987	\$	146,233
Total Revenues	\$	136,985	\$ 105,754	\$ 1,383	\$ 107,137	\$	148,308
Expenditures							
Captial Outlay	\$	10,000	\$ -	\$ 10,000	\$ 10,000	\$	-
Total Expenditures	\$	10,000	\$ -	\$ 10,000	\$ 10,000	\$	-
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$	49,096	\$ 49,096	\$ -	\$ 49,096	\$	39,533
Total Other Financing Sources/(Uses)	\$	49,096	\$ 49,096	\$ -	\$ 49,096	\$	39,533
Excess Revenues/(Expenditures)	\$	176,081	\$ 154,850	\$ (8,617)	\$ 146,233	\$	187,841

SECTION B

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES INTEREST THEREON: AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND **PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Highland Meadows West Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Highland Meadows West Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid

to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 15TH DAY OF JULY 2025.

ATTEST:

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

By:_____

Its:

Exhibit A:Adopted Budget for Fiscal Year 2026Exhibit B:Assessment Roll



Community Development District

Proposed Budget FY2026


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17	Capital Reserve Fund

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2025		Actuals Thru 5/31/25		rojected Next Months	Total Thru 9/30/25	Proposed Budget FY2026	
<u>Revenues</u>								
Assessments - Tax Roll	\$ 588,462	\$	587,850	\$	612	\$ 588,462	\$ 588,462	
Interest Income	\$ -	\$	7,152	\$	2,384	\$ 9,535	\$ 4,768	
Other Revenue	\$ -	\$	240	\$	150	\$ 390	\$ -	
Total Revenues	\$ 588,462	\$	595,242	\$	3,146	\$ 598,387	\$ 593,229	
<u>Expenditures</u>								
<u>Administrative</u>								
Supervisor Fees	\$ 12,000	\$	4,000	\$	4,000	\$ 8,000	\$ 12,000	
Employer FICA Expense	\$ -	\$	184	\$	306	\$ 490	\$ 918	
Engineering	\$ 15,000	\$	2,175	\$	5,000	\$ 7,175	\$ 15,000	
District Counsel	\$ 18,961	\$	9,010	\$	6,320	\$ 15,330	\$ 18,961	
Annual Audit	\$ 6,100	\$	-	\$	2,950	\$ 2,950	\$ 3,100	
Assessment Administration	\$ 5,250	\$	5,250	\$	-	\$ 5,250	\$ 5,408	
Arbitrage	\$ 900	\$	1,800	\$	-	\$ 1,800	\$ 900	
Dissemination	\$ 6,300	\$	4,200	\$	2,100	\$ 6,300	\$ 6,489	
Trustee Fees	\$ 12,297	\$	10,129	\$	-	\$ 10,129	\$ 11,141	
Management Fees	\$ 45,000	\$	30,000	\$	15,000	\$ 45,000	\$ 46,350	
Information Technology	\$ 1,890	\$	1,260	\$	630	\$ 1,890	\$ 1,947	
Website Maintenance	\$ 1,260	\$	840	\$	420	\$ 1,260	\$ 1,298	
Postage & Delivery	\$ 970	\$	165	\$	323	\$ 488	\$ 970	
Office Supplies	\$ 1,000	\$	4	\$	333	\$ 337	\$ 500	
Copies	\$ 500	\$	170	\$	167	\$ 337	\$ 500	
Insurance	\$ 7,575	\$	6,631	\$	-	\$ 6,631	\$ 7,626	
Legal Advertising	\$ 2,500	\$	1,615	\$	885	\$ 2,500	\$ 2,500	
Other Current Charges	\$ 972	\$	374	\$	180	\$ 554	\$ 972	
Dues, Licenses & Subscriptions	\$ 175	\$	175	\$	-	\$ 175	\$ 175	
Subtotal Administrative	\$ 138,650	\$	77,980	\$	38,615	\$ 116,595	\$ 136,754	

Community Development District

Adopted Budget

General Fund

Description	Adopted Actuals Projected Budget Thru Next FY2025 5/31/25 4 Months		Total Thru 9/30/25	Proposed Budget FY2026			
Operations & Maintenance							
Property Insurance	\$ 5,636	\$	5,271	\$ -	\$ 5,271	\$	7,907
Field Management	\$ 10,000	\$	6,667	\$ 3,333	\$ 10,000	\$	10,300
Interlocal Amenity Agreement	\$ 101,937	\$	101,937	\$ -	\$ 101,937	\$	104,336
Landscape Maintenance	\$ 56,250	\$	35,045	\$ 18,744	\$ 53,789	\$	57,938
Landscape Replacement	\$ 18,000	\$	1,685	\$ 6,000	\$ 7,685	\$	18,000
Right of Way Tree Inspections	\$ 10,625	\$	7,083	\$ 3,542	\$ 10,625	\$	10,625
Right of Way Tree Replacements	\$ 133,000	\$	-	\$ 66,500	\$ 66,500	\$	133,000
Streetlights	\$ 20,790	\$	12,182	\$ 6,400	\$ 18,582	\$	22,869
Electric	\$ 7,207	\$	4,225	\$ 2,800	\$ 7,025	\$	7,928
Water & Sewer	\$ 5,670	\$	2,282	\$ 1,400	\$ 3,682	\$	5,940
Sidewalk & Asphalt Maintenace	\$ 2,500	\$	-	\$ 1,250	\$ 1,250	\$	2,500
Irrigation Repairs	\$ 6,000	\$	637	\$ 1,000	\$ 1,637	\$	6,000
General Repairs & Maintenance	\$ 12,000	\$	17,604	\$ -	\$ 17,604	\$	18,000
Janitorial	\$ 3,600	\$	800	\$ 400	\$ 1,200	\$	3,600
Holiday Decorations	\$ -	\$	-	\$ -	\$ -	\$	6,500
Contingency	\$ 7,500	\$	357	\$ 2,500	\$ 2,857	\$	7,500
Subtotal Operations & Maintenance	\$ 400,716	\$	195,775	\$ 113,869	\$ 309,644	\$	422,942
Other Expenditures							
Capital Reserves	\$ 49,096	\$	49,096	\$ -	\$ 49,096	\$	33,533
<u>Total Other Expenditures</u>	\$ 49,096	\$	49,096	\$ -	\$ 49,096	\$	33,533
Total Expenditures	\$ 588,462	\$	322,851	\$ 152,484	\$ 475,334	\$	593,229
Excess Revenues/(Expenditures)	\$ -	\$	272,391	\$ (149,338)	\$ 123,053	\$	-

Net Assessments Add: Discounts & Collections 7% Gross Assessments	\$588,462 \$44,293 \$632,755
Assessable Units	442
Per Unit Gross Assessment	\$1,431.57
Prior Year Per Unit Gross Assessment	\$1,431.57
Increase (Decrease)	\$0.00
% Increase	0.00%

Revenues:

<u>Assessments</u>

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Employer FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

<u>Engineering</u>

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

District Counsel

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

<u>Annual Audit</u>

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with DiBartolomeo, McBee, Hartley & Barnes, P.A. for these services.

Assessment Administration

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

<u>Arbitrage</u>

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

Dissemination

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

<u>Trustee Fees</u>

Represents cost incurred by the District for trustee related expenses.

<u>Management Fees</u>

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

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC, provides these services.

<u>Website Maintenance</u>

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

Postage & Delivery

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

Office Supplies

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

<u>Copies</u>

Printing agenda materials for board meetings, printing of computerized checks, stationary, envelopes, etc.

<u>Insurance</u>

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

Legal Advertising

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

Other Current Charges

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Property Insurance

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

Field Management

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

Interlocal Amenity Agreement

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

Landscape Maintenance

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

Description	Monthly Amount	Annual Amount
Landscape Maintenance	\$ 4,686	\$ 56,232

Landscape Replacement

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

Right of Way Tree Inspections

Represents cost associated with inspections of vegetated verge abutting residential lots in cases where property owners are failing to maintain trees in accordance with Haines City landscape ordinances. Field staff will inspect the area, photograph/document lack of maintenance, report to HOA for enforcement of recorded declarations, coordinate inspections with Haines City code compliance staff, coordinate communication with property owners, and coordinate with landscape service providers.

Right of Way Tree Replacements

Represents cost associated with tree replacements within the vegetated verge abutting residential homes in cases where residential property owners have not complied with Haines City landscape ordinances.

Streetlights

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

<u>Electric</u>

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

Water & Sewer

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

Sidewalk & Asphalt Maintenance

Represents cost to repair and maintain sidewalk, which includes asphalt cost.

Irrigation Repairs

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

General Repairs & Maintenance

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

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's field facilities. Services are provided by CSS of Central Florida.

Description	Monthly Amo	unt Annual Amount
Mail Trash Collection Dog Park Trash Collection	\$ 200 \$ 100	\$ 2,400 \$ 1,200
Total	\$ 100 \$ 300	\$ 1,200

Holiday Decorations

The District will incur costs to related to the decoration of common areas during the Holidays.

<u>Contingency</u>

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

Other Expenditures

<u>Capital Reserve</u>

Estimated funds to be transferred to the Capital Reserve funds for any capital outlay expenses.

Community Development District

Adopted Budget Series 2019 Debt Service Fund

Description	Adopted Budget FY2025	Actual Thru 5/31/25			Projected Next Months		Projected Thru 9/30/25	Proposed Budget FY2026		
Revenues										
Assessments	\$ 322,524	\$	322,189	\$	335	\$	322,524	\$	322,524	
Interest Income	\$ -	\$	10,742	\$	5,371	\$	16,113	\$	8,056	
Carry Forward Surplus	\$ 270,369	\$	275,881	\$	-	\$	275,881	\$	298,981	
Total Revenues	\$ 592,893	\$	608,812	\$	5,706	\$	614,518	\$	629,561	
Expenditures										
Interest - 11/1	\$ 111,219	\$	111,219	\$	-	\$	111,219	\$	109,319	
Principal - 11/1	\$ 95,000	\$	95,000	\$	-	\$	95,000	\$	100,000	
Interest - 5/1	\$ 109,319	\$	109,319	\$	-	\$	109,319	\$	107,256	
Total Expenditures	\$ 315,538	\$	315,538	\$	-	\$	315,538	\$	316,575	
Excess Revenues/(Expenditures)	\$ 277,356	\$	293,275	\$	5,706	\$	298,981	\$	312,986	
				Intere	est Expense 11/1	/26		\$	107,256	
		Principal Expense 11/1			/1/26		\$	105,000		
		Total					\$	212,256		

Product	Assessable Units	 imum Annual ebt Service	Ne	t Assessment Per Unit	Gross Assessment Per Unit		
Single Family	266	\$ 322,524	\$	1,212	\$	1,304	
	266	\$ 322,524					

Community Development District Series 2019 Special Assessment Bonds Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/25	\$ 4,505,000.00	\$ 100,000.00	\$ 109,318.75	\$ 318,637.50
05/01/26	\$ 4,405,000.00	\$ -	\$ 107,256.25	
11/01/26	\$ 4,405,000.00	\$ 105,000.00	\$ 107,256.25	\$ 319,512.50
05/01/27	\$ 4,300,000.00	\$ -	\$ 105,090.63	
11/01/27	\$ 4,300,000.00	\$ 110,000.00	\$ 105,090.63	\$ 320,181.25
05/01/28	\$ 4,190,000.00	\$ -	\$ 102,821.88	
11/01/28	\$ 4,190,000.00	\$ 110,000.00	\$ 102,821.88	\$ 315,643.75
05/01/29	\$ 4,080,000.00	\$ -	\$ 100,553.13	
11/01/29	\$ 4,080,000.00	\$ 115,000.00	\$ 100,553.13	\$ 316,106.25
05/01/30	\$ 3,965,000.00	\$ -	\$ 98,181.25	
11/01/30	\$ 3,965,000.00	\$ 120,000.00	\$ 98,181.25	\$ 316,362.50
05/01/31	\$ 3,845,000.00	\$ -	\$ 95,256.25	
11/01/31	\$ 3,845,000.00	\$ 125,000.00	\$ 95,256.25	\$ 315,512.50
05/01/32	\$ 3,720,000.00	\$ -	\$ 92,209.38	
11/01/32	\$ 3,720,000.00	\$ 135,000.00	\$ 92,209.38	\$ 319,418.75
05/01/33	\$ 3,585,000.00	\$ -	\$ 88,918.75	
11/01/33	\$ 3,585,000.00	\$ 140,000.00	\$ 88,918.75	\$ 317,837.50
05/01/34	\$ 3,445,000.00	\$ -	\$ 85,506.25	
11/01/34	\$ 3,445,000.00	\$ 145,000.00	\$ 85,506.25	\$ 316,012.50
05/01/35	\$ 3,300,000.00	\$ -	\$ 81,971.88	
11/01/35	\$ 3,300,000.00	\$ 155,000.00	\$ 81,971.88	\$ 318,943.75
05/01/36	\$ 3,145,000.00	\$ -	\$ 78,193.75	
11/01/36	\$ 3,145,000.00	\$ 160,000.00	\$ 78,193.75	\$ 316,387.50

		\$ 4,600,000.00	\$ 3,547,681.25	\$ 8,258,900.00
11/01/49	\$ 305,000.00	\$ 305,000.00	\$ 7,625.00	\$ 320,250.00
05/01/49	\$ 305,000.00	\$ -	\$ 7,625.00	
11/01/48	\$ 595,000.00	\$ 290,000.00	\$ 14,875.00	\$ 319,750.00
05/01/48	\$ 595,000.00	\$ -	\$ 14,875.00	
11/01/47	\$ 870,000.00	\$ 275,000.00	\$ 21,750.00	\$ 318,500.00
05/01/47	\$ 870,000.00	\$ -	\$ 21,750.00	
11/01/46	\$ 1,130,000.00	\$ 260,000.00	\$ 28,250.00	\$ 316,500.00
05/01/46	\$ 1,130,000.00	\$ -	\$ 28,250.00	
11/01/45	\$ 1,380,000.00	\$ 250,000.00	\$ 34,500.00	\$ 319,000.00
05/01/45	\$ 1,380,000.00	\$ -	\$ 34,500.00	
11/01/44	\$ 1,615,000.00	\$ 235,000.00	\$ 40,375.00	\$ 315,750.00
05/01/44	\$ 1,615,000.00	\$ -	\$ 40,375.00	
11/01/43	\$ 1,840,000.00	\$ 225,000.00	\$ 46,000.00	\$ 317,000.00
05/01/43	\$ 1,840,000.00	\$ -	\$ 46,000.00	
11/01/42	\$ 2,055,000.00	\$ 215,000.00	\$ 51,375.00	\$ 317,750.00
05/01/42	\$ 2,055,000.00	\$ -	\$ 51,375.00	
11/01/41	\$ 2,260,000.00	\$ 205,000.00	\$ 56,500.00	\$ 318,000.00
05/01/41	\$ 2,260,000.00	\$ -	\$ 56,500.00	·
11/01/40	\$ 2,455,000.00	\$ 195,000.00	\$ 61,375.00	\$ 317,750.00
05/01/40	\$ 2,455,000.00	\$ -	\$ 61,375.00	
11/01/39	\$ 2,640,000.00	\$ 185,000.00	\$ 65,884.38	\$ 316,768.75
05/01/39	\$ 2,640,000.00	\$ -	\$ 65,884.38	
11/01/38	\$ 2,815,000.00	\$ 175,000.00	\$ 70,150.00	\$ 315,300.00
05/01/38	\$ 2,815,000.00	\$ -	\$ 70,150.00	
11/01/37	\$ 2,985,000.00	\$ 170,000.00	\$ 74,293.75	\$ 318,587.50
05/01/37	\$ 2,985,000.00	\$ -	\$ 74,293.75	

Community Development District

Adopted Budget Series 2020 A2 Debt Service Fund

Description	Adopted Budget FY2025		:	Actual Thru 5/31/25		rojected Next Months		Total Thru 9/30/25	Proposed Budget FY2026		
Revenues											
Assessments	\$	157,625	\$	157,461	\$	164	\$	157,625	\$	157,625	
Interest Income	\$	-	\$	4,754	\$	2,377	\$	7,131	\$	3,566	
Carry Forward Surplus	\$	75,886	\$	78,200	\$	-	\$	78,200	\$	88,087	
Total Revenues	\$	233,511	\$	240,415	\$	2,541	\$	242,956	\$	249,277	
<u>Expenditures</u>											
Interest - 11/1	\$	47,434	\$	47,434	\$	-	\$	47,434	\$	46,572	
Principal - 5/1	\$	60,000	\$	60,000	\$	-	\$	60,000	\$	65,000	
Interest - 5/1	\$	47,434	\$	47,434	\$	-	\$	47,434	\$	46,572	
Total Expenditures	\$	154,869	\$	154,869	\$	-	\$	154,869	\$	158,144	
Excess Revenues/(Expenditures)	\$	78,642	\$	85,546	\$	2,541	\$	88,087	\$	91,133	
					Interest Expense 11/1/26				\$	45,516	
					Total	1	, -		\$	45,516	

Product	Assessable Units	 aximum Annual Debt Service	N	et Assessment Per Unit	Gı	ross Assessment Per Unit
Single Family	130	\$ 157,625	\$	1,212	\$	1,304
	130	\$ 157,625				

Community Development District Series 2020 A2 Special Assessment Bonds Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/25	\$ 2,480,000.00	\$ -	\$ 46,571.88	\$ 154,006.25
05/01/26	\$ 2,480,000.00	\$ 65,000.00	\$ 46,571.88	
11/01/26	\$ 2,415,000.00	\$ -	\$ 45,515.63	\$ 157,087.50
05/01/27	\$ 2,415,000.00	\$ 65,000.00	\$ 45,515.63	
11/01/27	\$ 2,350,000.00	\$ -	\$ 44,459.38	\$ 154,975.00
05/01/28	\$ 2,350,000.00	\$ 65,000.00	\$ 44,459.38	
11/01/28	\$ 2,285,000.00	\$ -	\$ 43,403.13	\$ 152,862.50
05/01/29	\$ 2,285,000.00	\$ 70,000.00	\$ 43,403.13	
11/01/29	\$ 2,215,000.00	\$ -	\$ 42,265.63	\$ 155,668.75
05/01/30	\$ 2,215,000.00	\$ 70,000.00	\$ 42,265.63	
11/01/30	\$ 2,145,000.00	\$ -	\$ 41,128.13	\$ 153,393.75
05/01/31	\$ 2,145,000.00	\$ 75,000.00	\$ 41,128.13	
11/01/31	\$ 2,070,000.00	\$ -	\$ 39,909.38	\$ 156,037.50
05/01/32	\$ 2,070,000.00	\$ 75,000.00	\$ 39,909.38	
11/01/32	\$ 1,995,000.00	\$ -	\$ 38,550.00	\$ 153,459.38
05/01/33	\$ 1,995,000.00	\$ 80,000.00	\$ 38,550.00	
11/01/33	\$ 1,915,000.00	\$ -	\$ 37,100.00	\$ 155,650.00
05/01/34	\$ 1,915,000.00	\$ 80,000.00	\$ 37,100.00	
11/01/34	\$ 1,835,000.00	\$ -	\$ 35,650.00	\$ 152,750.00
05/01/35	\$ 1,835,000.00	\$ 85,000.00	\$ 35,650.00	
11/01/35	\$ 1,750,000.00	\$ -	\$ 34,109.38	\$ 154,759.38
05/01/36	\$ 1,750,000.00	\$ 90,000.00	\$ 34,109.38	
11/01/36	\$ 1,660,000.00	\$ -	\$ 32,478.13	\$ 156,587.50

		\$ 2,540,000.00	\$ 1,528,718.75	\$	4,177,015.63
· ·		 			
05/01/50	\$ 150,000.00	\$ 150,000.00	\$ 3,000.00	\$	153,000.00
11/01/49	\$ 150,000.00	\$ -	\$ 3,000.00	\$	153,900.00
05/01/49	\$ 295,000.00	\$ 145,000.00	\$ 5,900.00		
11/01/48	\$ 295,000.00	\$ -	\$ 5,900.00	\$	154,600.00
05/01/48	\$ 435,000.00	\$ 140,000.00	\$ 8,700.00		
11/01/47	\$ 435,000.00	\$ -	\$ 8,700.00	\$	155,100.00
05/01/47	\$ 570,000.00	\$ 135,000.00	\$ 11,400.00		
11/01/46	\$ 570,000.00	\$ -	\$ 11,400.00	\$	155,400.00
05/01/46	\$ 700,000.00	\$ 130,000.00	\$ 14,000.00		
11/01/45	\$ 700,000.00	\$ -	\$ 14,000.00	\$	155,500.00
05/01/45	\$ 825,000.00	\$ 125,000.00	\$ 16,500.00		
11/01/44	\$ 825,000.00	\$ -	\$ 16,500.00	\$	155,400.00
05/01/44	\$ 945,000.00	\$ 120,000.00	\$ 18,900.00		·
11/01/43	\$ 945,000.00	\$ -	\$ 18,900.00	\$	155,100.00
05/01/43	\$ 1,060,000.00	\$ 115,000.00	\$ 21,200.00		•
11/01/42	\$ 1,060,000.00	\$ -	\$ 21,200.00	\$	154,600.00
05/01/42	\$ 1,170,000.00	\$ 110,000.00	\$ 23,400.00		
11/01/41	\$ 1,170,000.00	\$ -	\$ 23,400.00	\$	153,900.00
05/01/41	\$ 1,275,000.00	\$ 105,000.00	\$ 25,500.00		- ,
11/01/40	\$ 1,275,000.00	\$ 	\$ 25,500.00	\$	152,812.50
05/01/40	\$ 1,375,000.00	\$ 100,000.00	\$ 27,312.50	*	
11/01/39	\$ 1,375,000.00	\$ 	\$ 27,312.50	\$	156,437.50
05/01/39	\$ 1,475,000.00	\$ 100,000.00	\$ 29,125.00		
11/01/38	\$ 1,475,000.00	\$ -	\$ 29,125.00	\$	154,971.88
05/01/38	\$ 1,570,000.00	\$ 95,000.00	\$ 30,846.88	*	200,020100
11/01/37	\$ 1,570,000.00	\$ -	\$ 30,846.88	\$	153,325.00
05/01/37	\$ 1,660,000.00	\$ 90,000.00	\$ 32,478.13		

Community Development District

Adopted Budget

Series 2020 A3 Debt Service Fund

Description	Adopted Budget FY2025		Ę	Actual Thru 5/31/25		Projected Next 4 Months		Projected Thru 9/30/25		Proposed Budget FY2026	
Revenues											
Assessments	\$	55,775	\$	55,717	\$	58	\$	55,775	\$	55,775	
Interest Income	\$	-	\$	1,827	\$	914	\$	2,741	\$	1,370	
Carry Forward Surplus	\$	31,629	\$	32,495	\$	-	\$	32,495	\$	38,317	
Total Revenues	\$	87,404	\$	90,039	\$	972	\$	91,010	\$	95,462	
Expenditures											
Interest - 11/1	\$	16,347	\$	16,347	\$	-	\$	16,347	\$	16,059	
Principal - 5/1	\$	20,000	\$	20,000	\$	-	\$	20,000	\$	20,000	
Interest - 5/1	\$	16,347	\$	16,347	\$	-	\$	16,347	\$	16,059	
Total Expenditures	\$	52,694	\$	52,694	\$	-	\$	52,694	\$	52,119	
Excess Revenues/(Expenditures)	\$	34,710	\$	37,345	\$	972	\$	38,317	\$	43,343	
					Interes	t Expense 11/1	1/26		\$	15,734	
					Total	. ,			\$	15,734	

Product	Assessable Units		aximum Annual Debt Service	Net Assessment Per Unit			Gross Assessment Per Unit	
Single Family	46	\$	55,775	\$	1,212	\$	1,304	
	46	\$	55,775					

Community Development District Series 2020 A3 Special Assessment Bonds Amortization Schedule

Date	Balance	Prinicpal	Interest	Total
11/01/25	\$ 855,000.00	\$ -	\$ 16,059.38	\$ 52,406.25
05/01/26	\$ 855,000.00	\$ 20,000.00	\$ 16,059.38	
11/01/26	\$ 835,000.00	\$ -	\$ 15,734.38	\$ 51,793.75
05/01/27	\$ 835,000.00	\$ 20,000.00	\$ 15,734.38	
11/01/27	\$ 815,000.00	\$ -	\$ 15,409.38	\$ 51,143.75
05/01/28	\$ 815,000.00	\$ 25,000.00	\$ 15,409.38	
11/01/28	\$ 790,000.00	\$ -	\$ 15,003.13	\$ 55,412.50
05/01/29	\$ 790,000.00	\$ 25,000.00	\$ 15,003.13	
11/01/29	\$ 765,000.00	\$ -	\$ 14,596.88	\$ 54,600.00
05/01/30	\$ 765,000.00	\$ 25,000.00	\$ 14,596.88	
11/01/30	\$ 740,000.00	\$ -	\$ 14,190.63	\$ 53,787.50
05/01/31	\$ 740,000.00	\$ 25,000.00	\$ 14,190.63	
11/01/31	\$ 715,000.00	\$ -	\$ 13,784.38	\$ 52,975.00
05/01/32	\$ 715,000.00	\$ 25,000.00	\$ 13,784.38	
11/01/32	\$ 690,000.00	\$ -	\$ 13,331.25	\$ 52,115.63
05/01/33	\$ 690,000.00	\$ 25,000.00	\$ 13,331.25	
11/01/33	\$ 665,000.00	\$ -	\$ 12,878.13	\$ 51,209.38
05/01/34	\$ 665,000.00	\$ 30,000.00	\$ 12,878.13	
11/01/34	\$ 635,000.00	\$ -	\$ 12,334.38	\$ 55,212.50
05/01/35	\$ 635,000.00	\$ 30,000.00	\$ 12,334.38	
11/01/35	\$ 605,000.00	\$ -	\$ 11,790.63	\$ 54,125.00
05/01/36	\$ 605,000.00	\$ 30,000.00	\$ 11,790.63	
11/01/36	\$ 575,000.00	\$ -	\$ 11,246.88	\$ 53,037.50
05/01/37	\$ 575,000.00	\$ 30,000.00	\$ 11,246.88	
11/01/37	\$ 545,000.00	\$ -	\$ 10,703.13	\$ 51,950.00
05/01/38	\$ 545,000.00	\$ 35,000.00	\$ 10,703.13	
11/01/38	\$ 510,000.00	\$ -	\$ 10,068.75	\$ 55,771.88

		\$ 875,000.00	\$ 528,025.00	\$ 1,439,659.38
05/01/50	\$ 50,000.00	\$ 50,000.00	\$ 1,000.00	\$ 51,000.00
11/01/49	\$ 50,000.00	\$ -	\$ 1,000.00	\$ 53,000.00
05/01/49	\$ 100,000.00	\$ 50,000.00	\$ 2,000.00	
11/01/48	\$ 100,000.00	\$ -	\$ 2,000.00	\$ 55,000.00
05/01/48	\$ 150,000.00	\$ 50,000.00	\$ 3,000.00	
11/01/47	\$ 150,000.00	\$ -	\$ 3,000.00	\$ 51,900.00
05/01/47	\$ 195,000.00	\$ 45,000.00	\$ 3,900.00	
11/01/46	\$ 195,000.00	\$ -	\$ 3,900.00	\$ 53,700.00
05/01/46	\$ 240,000.00	\$ 45,000.00	\$ 4,800.00	
11/01/45	\$ 240,000.00	\$ -	\$ 4,800.00	\$ 55,500.00
05/01/45	\$ 285,000.00	\$ 45,000.00	\$ 5,700.00	
11/01/44	\$ 285,000.00	\$ -	\$ 5,700.00	\$ 52,200.00
05/01/44	\$ 325,000.00	\$ 40,000.00	\$ 6,500.00	
11/01/43	\$ 325,000.00	\$ -	\$ 6,500.00	\$ 53,800.00
05/01/43	\$ 365,000.00	\$ 40,000.00	\$ 7,300.00	
11/01/42	\$ 365,000.00	\$ -	\$ 7,300.00	\$ 55,400.00
05/01/42	\$ 405,000.00	\$ 40,000.00	\$ 8,100.00	
11/01/41	\$ 405,000.00	\$ -	\$ 8,100.00	\$ 51,900.00
05/01/41	\$ 440,000.00	\$ 35,000.00	\$ 8,800.00	
11/01/40	\$ 440,000.00	\$ -	\$ 8,800.00	\$ 53,234.38
05/01/40	\$ 475,000.00	\$ 35,000.00	\$ 9,434.38	
11/01/39	\$ 475,000.00	\$ -	\$ 9,434.38	\$ 54,503.13
05/01/39	\$ 510,000.00	\$ 35,000.00	\$ 10,068.75	

Community Development District Adopted Budget Capital Reserve Fund

	Adopted Budget FY2025	Actual Thru 5/31/25	Projected Next 4 Months	Total Thru 9/30/25	Proposed Budget FY2026
Revenues					
Interest	\$ -	\$ 2,767	\$ 1,383	\$ 4,150	\$ 2,075
Carry Forward Surplus	\$ 136,985	\$ 102,987	\$ -	\$ 102,987	\$ 146,233
Total Revenues	\$ 136,985	\$ 105,754	\$ 1,383	\$ 107,137	\$ 148,308
Expenditures					
Captial Outlay	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ -
Total Expenditures	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ -
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 49,096	\$ 49,096	\$ -	\$ 49,096	\$ 39,533
Total Other Financing Sources/(Uses)	\$ 49,096	\$ 49,096	\$ -	\$ 49,096	\$ 39,533
Excess Revenues/(Expenditures)	\$ 176,081	\$ 154,850	\$ (8,617)	\$ 146,233	\$ 187,841

Exhibit B

Highland Meaedows West CDD FY 26 Assessment Roll

PARCEL ID	Units	O&M	2019	2020 (A2)	2020 (A3)	Total
272708727508000010	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000020	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000030	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000040	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000050	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000060	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000070	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000080	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000090	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000100	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000110	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000120	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000130	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000140	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000150	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000160	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000170	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000180	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000190	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000200	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000210	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000220	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000230	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000240	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000250	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000260	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000270	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000280	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000290	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000300	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000310	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000320	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000330	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000340	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000350	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000360	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000370	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000380	1					
272708727508000390		\$1,431.57	\$1,303.76			\$2,735.33
272708727508000390	1 1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000400		\$1,431.57	\$1,303.76			\$2,735.33
272708727508000410	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000420	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000430	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000440	1	\$1,431.57	\$1,303.76			\$2,735.33
	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000460	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000470	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000480	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000490	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000500	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000510	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000520	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000530	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000540	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000550	1	\$1,431.57	\$1,303.76			\$2,735.33

PARCEL ID	Units	O&M	2019	2020 (A2)	2020 (A3)	Total
272708727508000560	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000570	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000580	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000590	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000600	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000610	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000620	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000630	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000640	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000650	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000660	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000670	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000680	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000690	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000700	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000710	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000720	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000730	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000740	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000750	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000760	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000770	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000780	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000790	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000800	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000810	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000820	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000830	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000840	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000850	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000860	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000870	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000880	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000890	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000900	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000910	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000920	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000930	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000940	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000950	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000960	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000970	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000980	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000990	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001000	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001010	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001020	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001030	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001040	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001050	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001060	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001070	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001080 272708727508001090	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001090	1 1	\$1,431.57 \$1,431.57	\$1,303.76 \$1,303.76			\$2,735.33 \$2,735.33
272708727508001100	1	\$1,431.57 \$1,431.57	\$1,303.76			\$2,735.33 \$2,735.33
272708727508001110	1	\$1,431.57 \$1,431.57	\$1,303.76			\$2,735.33 \$2,735.33
272708727508001120	1	\$1,431.57	\$1,303.76			\$2,735.33
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PARCEL ID	Units	O&M	2019	2020 (A2)	2020 (A3)	Total
272708727508001140	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001150	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001160	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001170	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001180	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001190	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001200	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001210	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001220	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001230	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001240	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001250	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001260	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001270	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001280	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001290	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001300	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001310	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001320	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001330	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001340	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001350	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001360	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001370	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001380	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001390	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001400	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001410	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001420	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001430	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001440	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001450	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001460	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001470	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001480	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001490	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001500	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001510	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001520	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001530	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001540	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001550	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001560	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001570	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001580	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001590	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001600	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001610	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001620	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001630	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001640	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001650	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001660	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001670	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001680	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001690	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001700	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001710	1	\$1,431.57	\$1,303.76			\$2,735.33

PARCEL ID	Units	O&M	2019	2020 (A2)	2020 (A3)	Total
272708727508001720	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001730	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001740	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001750	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001760	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001770	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001780	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001790	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001800	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001810	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001820	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001830	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001840	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001850	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001860	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001870	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001880	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001890	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001900	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001910	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001920	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001930	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001940	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001950	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001960	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001970	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001980	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508001990	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002000	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002010	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002020	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002030	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002040	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002050	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002060	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002070	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002080	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002090	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002100	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002110	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002120	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002130	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002140	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002150	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002160	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002170 272708727508002180	1	\$1,431.57	\$1,303.76			\$2,735.33 \$2,735.33
	1	\$1,431.57	\$1,303.76			
272708727508002190 272708727508002200	1 1	\$1,431.57 \$1,431.57	\$1,303.76 \$1,303.76			\$2,735.33 \$2,735.33
272708727508002200	1	\$1,431.57 \$1,431.57	\$1,303.76			\$2,735.33 \$2,735.33
272708727508002220	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002230	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002240	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002250	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002260	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002270	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002280	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002290	1	\$1,431.57	\$1,303.76			\$2,735.33
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PARCEL ID	Units	O&M	2019	2020 (A2)	2020 (A3)	Total
272708727508002300	1	\$1,431.57	\$1,303.76	• •		\$2,735.33
272708727508002310	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002320	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002330	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002340	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002350	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002360	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002370	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002380	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002390	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002400	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002410	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002420	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002430	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002440	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002450	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002460	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002470	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002480	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002490	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002500	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002510	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002520	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002530	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002540	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002550	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002560	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002570	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002580	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002590	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002600	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002610	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002620	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002630	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002640	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002650	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002660	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508002670	0	\$0.00				\$0.00
272708727508002680	0	\$0.00				\$0.00
272708727508002690	0	\$0.00				\$0.00
272708727509000010	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000020	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000030	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000040	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000050	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000060	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000070	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000080	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000090	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000100	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000110	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000120	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000130	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000140	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000150	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000160	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000170	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000180	1	\$1,431.57		\$1,303.76		\$2,735.33

	020 (A3) Total
272708727509000190 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000200 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000210 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000220 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000230 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000240 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000250 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000260 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000270 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000280 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000290 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000300 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000310 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000320 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000330 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000340 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000350 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000360 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000370 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000380 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000390 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000400 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000410 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000420 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000430 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000440 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000450 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000460 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000470 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000480 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000490 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000500 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000510 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000520 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000530 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000540 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000550 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000560 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000570 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000580 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000590 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000600 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000610 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000620 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000630 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000640 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000650 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000660 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000670 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000680 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000690 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000700 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000710 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000720 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000730 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000740 1 \$1,431.57 \$1,303.76 272708727509000770 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000750 1 \$1,431.57 \$1,303.76 272708727509000760 1 \$1,431.57 \$1,303.76	\$2,735.33
272708727509000760 1 \$1,431.57 \$1,303.76	\$2,735.33

PARCEL ID	Units	O&M	2019	2020 (A2)	2020 (A3)	Total
272708727509000770	1	\$1,431.57		\$1,303.76	(- /	\$2,735.33
272708727509000780	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000790	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000800	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000810	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000820	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000830	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000840	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000850	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000860	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000870	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000880	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000890	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000900	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000910	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000920	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000930	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000940	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000950	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000960	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000970	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000980	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509000990	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001000	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001010	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001020	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001030	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001040	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001050	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001060	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001070	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001080	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001090	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001100	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001110	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001120	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001130	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001140	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001150	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001160	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001170	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001180	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001190	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001200	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001210	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001220	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001230	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001240	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001250	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001260	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001270	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001280	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001290	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001300	1	\$1,431.57		\$1,303.76		\$2,735.33
272708727509001310 272708727509001320	0	\$0.00				\$0.00
272708727510000010	0	\$0.00 \$1,431.57			¢1 202 76	\$0.00 \$2,735.33
272708727510000010	1 1	\$1,431.57 \$1,431.57			\$1,303.76 \$1,303.76	\$2,735.33 \$2,735.33
2, 2, 00, 2, 31000020	T	Υ,+,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			γ1,505.70	<i>γ</i> ∠, <i>ι</i>

PARCEL ID	Units	O&M	2019	2020 (A2)	2020 (A3)	Total
272708727510000030	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000040	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000050	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000060	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000070	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000080	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000090	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000100	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000110	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000120	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000130	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000140	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000150	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000160	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000170	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000180	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000190	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000200	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000210	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000220	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000230	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000240	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000250	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000260	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000270	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000280	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000290	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000300	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000300	1	\$1,431.57 \$1,431.57			\$1,303.76	\$2,735.33
272708727510000310	1					
272708727510000320		\$1,431.57			\$1,303.76	\$2,735.33
	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000340	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000350	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000360	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000370	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000380	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000390	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000400	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000410	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000420	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000430	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000440	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000450	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000460	1	\$1,431.57			\$1,303.76	\$2,735.33
272708727510000470	0	\$0.00				\$0.00
Total Gross Assessments		\$632,753.94	\$346,800.16	\$169,488.80	\$59,972.96	\$1,209,015.86
Total Net Assessments		\$588,461.16	\$322,524.15	\$157,624.58	\$55,774.85	\$1,124,384.75
TOTAL NET ASSESSIVEITS		ψ300, 4 01.10	4JZZ,JZ4.10	φ1J1,024.J0	φ 33,114 .00	ψ1,124,304.73

SECTION 5

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, **April 15, 2025**, at 10:03 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 Lindsey Roden Jessica Spencer Kristin Cassidy Chairperson Vice Chairperson Assistant Secretary Assistant Secretary

Also, present were:

Monica Virgen Savannah Hancock *by Zoom* Meredith Hammock *by Zoom* Marshall Tindall Joey Duncan *by Zoom* District Manager, GMS District Counsel, KVW Law District Counsel, KVW Law Field Services Manager, GMS District Engineer, Dewberry

Public Comment Period

The following is a summary of the discussions and actions taken at the April 15, 2025, Highland Meadows West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Ms. Virgen called the meeting to order at 10:03 a.m. and called roll. Four Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Ms. Virgen stated there were no members of the public present in person or attending by Zoom.

Roll Call

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Appointment of Individuals to Fill Vacancies in Seats 1 and 2
- **B.** Administration of Oath of Office to Newly Appointed Supervisor(s)

C. Consideration of Resolution 2025-05 Electing Officers Items A, B, and C were tabled to a future meeting agenda.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 18, 2025, Board of Supervisors Meeting

Ms. Virgen presented the minutes of the March 18, 2025 Board of Supervisors meeting. She noted that these minutes have been reviewed by District manager and District staff. She offered to take any comments or corrections.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Minutes of the March 18, 2025, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-08 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt

Ms. Virgen stated approval of Resolution 2025-08 will approve the proposed budget attached as Exhibit 'A' to this resolution. It will also set the public hearing for July 15, 2025 at 10:00 a.m. at this location at the Holiday Inn, Winter Haven, 200 Cypress Gardens Blvd, Winter Haven FL. They will need to confirm a quorum for that date as well. This resolution allows District staff to transmit the proposed budget to Polk County at least 60 days prior to the date of the public hearing. It also allows District staff to post the proposed budget on the District website and publish a notice in the newspaper. This sets the cap for assessments. If the Board approves this budget, you can change individual line items and decrease but cannot go above what is listed on this budget. She reviewed the proposed budget. A Board member asked if there is any possibility to reduce the right of way tree replacement based on the actual and proposed. Mr. Tindall stated the proposal in front of the Board is to treat the worst offenders which are the ones that are dead to the ground and as a whole. He will wait for more information from the city.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2025-08 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt on July 15, 2025, was approved.

SIXTH ORDER OF BUSINESS

Presentation of Series 2019 Arbitrage Rebate Report

Ms. Virgen stated this is on page 34 of the agenda package. Page 4 of the report which is page 37 of the agenda package shows a negative arbitrage amount listed. It shows the District is not earning more interest than they pay on the bonds.

On MOTION by Ms. Spencer, seconded by Ms. Henley, with all in favor, Acceptance of the Series 2019 Arbitrage Rebate Reports, was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hancock reminded the Board of the 4-hours ethics training due by December 31st.

B. Engineer

Mr. Duncan noted they are there in case the Board has any questions. Ms. Virgen excused the Engineer from the meeting.

C. Field Manager's Report

Mr. Tindall reviewed the Field Manager's Report. Topics included landscaping, tree issues, and fence repair. Ms. Virgen was contacted by the HOA president of a neighboring community with photos of the individuals involved in kicking the fence out. She will make a police report to see what can be done.

Mr. Tindall presented a proposal from Prince & Sons for ROW tree replacement. Ms. Hancock asked Mr. Tindall to email her the Prince proposal.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Proposal from Prince & Sons for ROW Tree Replacement, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Virgen presented the check register from March 8th through April 1st totaling \$489,195.74. Immediately following the register is a detailed run summary.

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

ii. Balance Sheet and Income Statement

Ms. Virgen noted on page 62 of the agenda package are the unaudited financials through

February 28, 2025. These are for informational purposes. She offered to answer any questions.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

Supervisors Requests

Adjournment

SECTION 6

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING AN ASSISTANT SECREARY, AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

SECTION 1. DISTRICT OFFICERS.

Katie O'Rourke is appointed as Assistant Secretary.

Monica Virgen is removed as Assistant Secretary.

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

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

PASSED AND ADOPTED 15th day of July 2025

ATTEST:

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION 7

RESOLUTION 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND **MEADOWS WEST COMMUNITY** DISTRICT DEVELOPMENT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK **PREVIOUSLY APPROVED: AUTHORIZING THE CHAIR** OR VICE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE **REPEAL OF PRIOR SPENDING AUTHORIZATIONS; 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; and

WHEREAS, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District ("**Board**") typically meets on an as needed basis, and in no event more than monthly, to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses; and

WHEREAS, the Board contracted with the District Manager to timely pay the District's vendors and perform other management functions; and

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment; and

WHEREAS, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings; and

WHEREAS, to conduct the business of the District in an efficient manner, recurring, nonrecurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

- 1. <u>Authorization to Pay Invoices for Work Previously Approved</u>. The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
- 2. <u>Limited Spending Authorization</u>. The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The District Manager may individually authorize such expense up to \$2,500.00 per proposal and/or event.
 - b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal and/or event.
 - c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to \$25,000.00 per proposal and/or event.
- **3.** <u>Ratification of Spending Authorization at Future Meeting</u>. Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.
- 4. <u>Repeal of Prior Spending Authorizations</u>. All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
- 5. <u>Effective Date</u>. This Resolution shall become effective immediately upon its adoption.
PASSED AND ADOPTED THIS 15th DAY OF JULY 2025.

ATTEST:

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman, Board of Supervisors

SECTION 8

FINANCIAL STATEMENTS

September 30, 2024

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DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors Highland Meadows West Community Development District Polk County, Florida

Opinions

DMHB

We have audited the accompanying financial statements of the governmental activities and each major fund of Highland Meadows West Community Development District, Polk County, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Member AICPA

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated June 6, 2025, on our consideration of the Highland Meadows West Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 6, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

SiBartolomeo, U.Bee, Hartley : Barred

DiBartolomeo, McBee, Hartley & Barnes, P.A. Fort Pierce, Florida June 6, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

Our discussion and analysis of Highland Meadows West Community Development District, Polk County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position balance of (\$2,753,959).
- The change in the District's total net position in comparison with the prior fiscal year was \$186,155, a decrease in the deficit. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,010,594. The general fund balance is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

The government-wide financial statements include all governmental activities that are principally supported by developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The balance of unrestricted net position may be used to meet the District's obligations.

Key components of net position were as follows:

Statement of Net Position

	2024	2023
Current assets	\$ 1,014,070	\$ 855,691
Capital assets	4,392,752	4,554,841
Total assets	5,406,822	5,410,532
Current liabilities	323,992	338,985
Long-term liabilities	7,836,789	8,011,661
Total liabilities	8,160,781	8,350,646
Net position		
Net invested in capital assets	(3,619,037)	(3,639,872)
Restricted for debt service	507,798	459,957
Restricted for capital projects	102,987	50,000
Unrestricted	254,293	189,801
Total net position	\$ (2,753,959)	\$ (2,940,114)

The District's net deficit decreased during the most recent fiscal year. The majority of the change represents the degree to which the program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2024	2023
Program revenues	\$ 977,690	\$ 1,011,215
General revenues	34,394	22,948
Total revenues	1,012,084	1,034,163
Expenses		
General government	105,519	104,972
Physical environment	367,962	421,972
Interest on long-term debt	352,448	365,458
Total expenses	825,929	892,402
Change in net position	186,155	141,761
Net position - beginning of year	(2,940,114)	(3,081,875)
Net position - end of year	\$ (2,753,959)	\$ (2,940,114)

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$825,929, which primarily consisted of interest payments on long term debt and costs associated with constructing and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had \$4,392,752 invested capital assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$8,011,789 in notes payable and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant with the District's adopted fiscal year 2025 budget; however, the District had an unanticipated cost increase in the fiscal year 2024 attributable to costs associated with compliance with local City ordinances related to inspections of vegetated verge abutting residential lots in cases where property owners within the District are failing to maintain trees in accordance with Haines City landscape ordinances. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2024

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Highland Meadows West Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

STATEMENT OF NET POSITION September 30, 2024

Septe	mber	30, 2	024	

	GOVERNMENTAL ACTIVITIES	
ASSETS		
Cash and cash equivalents	\$	196,409
Assessments receivable		960
Prepaid items		21,992
Restricted assets:		
Investments		793,526
Assessments receivable		1,183
Capital assets:		
Depreciable		4,392,752
TOTAL ASSETS	\$	5,406,822
LIABILITIES		
Accounts payable and accrued expenses	\$	3,476
Accrued interest payable		145,516
Bonds and notes payable, due within one year		175,000
Bonds and notes payable, due in more than one year		7,836,789
TOTAL LIABILITIES		8,160,781
NET POSITION		
Net investment in capital assets		(3,619,037)
Restricted for:		
Debt service		507,798
Capital projects		102,987
Unrestricted		254,293
TOTAL NET POSITION	\$	(2,753,959)

STATEMENT OF ACTIVITIES Year Ended September 30, 2024

				Program 1	Revenue	es	Rev Chai	(Expense) renues and nges in Net Position
			C	harges for	Op	erating	Go	vernmental
Functions/Programs	E	Expenses		Services	Cont	ributions	A	ctivities
Governmental activities								
General government	\$	105,519	\$	105,519	\$	-	\$	-
Physical environment		367,962		332,364		-		(35,598)
Interest on long-term debt		352,448		539,807		-		187,359
Total governmental activities	\$	825,929	\$	977,690	\$	-		151,761
	Gene	eral revenues:						
		vestment earni	ngs					34,064
		iscellaneous in	•					330
	-	Fotal general r	eveni	ies				34,394
		Change in no						186,155
	Net	position - Oct	ober	1, 2023			(2	2,940,114)
	Net	position - Sep	temb	er 30, 2024			\$ (2	2,753,959)

BALANCE SHEET – GOVERNMENTAL FUNDS

September 30, 2024

MAJOR FUNDS							TOTAL		
		DEBT		CAPITAL		GOVERNMENTAL			
G	GENERAL		VICE	PR	OJECTS		FUNDS		
\$	93 422	\$	_	\$	102 987	\$	196,409		
Ψ	· ·	Ψ	_	Ψ	-	Ψ	960		
			_		_		21,992		
	21,992						21,992		
	141.395	652	2.131		-		793,526		
	-				-		1,183		
\$	257,769	\$653	3,314	\$	102,987	\$	1,014,070		
<u>S</u>									
\$	3,476	\$	-	\$	-	\$	3,476		
	3,476		-		_		3,476		
	21,992		-		-		21,992		
	-	653	3,314		-		653,314		
	-		-		102,987		102,987		
	232,301		-		-		232,301		
	254,293	653	3,314		102,987		1,010,594		
\$	257,769	\$653	3,314	\$	102,987	\$	1,014,070		
	\$ <u>\$</u> <u>\$</u>	GENERAL \$ 93,422 960 21,992 141,395 - \$ 257,769 S \$ 3,476 3,476 21,992 - 21,992 - 21,992 - - 21,992 - - - 21,992 - - 232,301 254,293	$\begin{array}{c cccccc} & & & & & & & \\ \hline GENERAL & SER \\ & & & & \\ \$ & & & \\ 93,422 & \$ \\ & & & \\ 960 \\ 21,992 \\ \\ \hline 141,395 & 652 \\ \hline \\ \$ & & \\ 257,769 & \$ 653 \\ \hline \\ \hline \$ & & \\ \hline \\ \$ & & \\ 3,476 & \$ \\ \hline \\ \hline \\ 21,992 \\ \hline \\ \hline \\ 2232,301 \\ \hline \\ \hline \\ 254,293 & 653 \\ \hline \end{array}$	GENERAL DEBT SERVICE \$ 93,422 \$ - 960 - 21,992 - 141,395 652,131 - 1,183 \$ 257,769 \$ 653,314 \$ 3,476 \$ - 21,992 - - 653,314 \$ 3,476 \$ - 21,992 - - 653,314 - - 21,992 - - 653,314 - - 232,301 - 254,293 653,314	DEBT C. GENERAL SERVICE PR \$ 93,422 \$ - \$ 960 - 21,992 - 141,395 652,131 - 1,183 $\underline{\$$ 257,769 $\underline{\$$ 653,314 $\underline{\$}$ $\underline{\$$ 3,476 $\underline{\$$ - $\underline{\$}$ $\underline{\$$ 3,476 $\underline{\$$ - $\underline{\$}$ $\underline{\$$ 3,476 $\underline{\$$ - $\underline{\$}$ $\underline{\$$ 3,476 - $\underline{\$$ $\underline{\$$ $\underline{21,992}$ - - 653,314 - $\underline{-$ 653,314 - - - $\underline{21,992}$ - - - - $\underline{232,301}$ - - - - $\underline{254,293}$ 653,314 - -	DEBT CAPITAL GENERAL SERVICE PROJECTS \$ 93,422 \$ - \$ 102,987 960 - - 21,992 - - 141,395 652,131 - - 1,183 - \$ 257,769 \$ 653,314 \$ 102,987 \$ 3,476 - - - 3,476 - - 21,992 - - - \$ 257,769 \$ 653,314 \$ 102,987 \$ 3,476 - - - 653,314 - - 21,992 - - - - 653,314 - - 21,992 - - - - - 653,314 - - - 232,301 - - 254,293 653,314 102,987	DEBT CAPITAL GOV GENERAL SERVICE PROJECTS GOV \$ 93,422 \$ - \$ 102,987 \$ 960 - - - 21,992 - - - 141,395 652,131 - - - 1,183 - - \$ 257,769 \$ 653,314 \$ 102,987 \$ \$ 257,769 \$ 653,314 \$ 102,987 \$ \$ 21,992 - - \$ - 1,183 - - \$ \$ 257,769 \$ 653,314 \$ 102,987 \$ \$ 21,992 - - - \$ 21,992 - - - - - 653,314 - - - - - 102,987 - - - - - - - 232,301 - - - - -		

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	\$ 1,010,594
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	4,392,752
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(145,516)
Original issue discount	3,211
Governmental bonds payable	(8,015,000)
Net Position of Governmental Activities	\$ (2,753,959)

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS

Year Ended September 30, 2024

			TOTAL					
			DEBT		С	CAPITAL		ERNMENTAL
	G	ENERAL	SERVICE		PROJECTS		FUNDS	
REVENUES								
Special assessments	\$	437,883	\$	539,807	\$	-	\$	977,690
Miscellaneous revenue		330		-		-		330
Investment earnings		1,396		29,681		2,987		34,064
TOTAL REVENUES		439,609		569,488		2,987		1,012,084
EXPENDITURES								
General government		105,519		-		-		105,519
Physical environment		205,873		-		-		205,873
Debt								
Principal		13,052		170,000		-		183,052
Interest expense		673		354,101		-		354,774
TOTAL EXPENDITURES		325,117		524,101		-		849,218
EXCESS REVENUES OVER								
(UNDER) EXPENDITURES		114,492		45,387		2,987		162,866
OTHER SOURCES (USES)								
Transfers in (out)		(50,000)		-		50,000		-
TOTAL OTHER SOURCES (USES)		(50,000)		-		50,000		-
EXCESS REVENUES OVER								
(UNDER) EXPENDITURES AND OTHER SOURCES (USES)		64,492		45,387		52,987		162,866
FUND BALANCE		100 001		(07.007		50.000		047 700
Beginning of year		189,801		607,927		50,000		847,728
End of year	\$	254,293	\$	653,314	\$	102,987	\$	1,010,594

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 162,866
Amount reported for governmental activities in the Statement of Activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:	
Payments on long-term debt	183,052
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Current year provisioin for depreciation	(162,089)
Change in accrued interest payable	2,454
Provision for amortization of bond discount	(128)
Change in Net Position of Governmental Activities	\$ 186,155

NOTES TO FINANCIAL STATEMENTS September 30, 2024

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Highland Meadows West Community Development District ("District") was created on July 10, 2018, by the Board of County Commissioners of Polk County, Ordinance No. 18-045, effective July 16, 2018, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the owners of the property within the District; however, beginning in November 2024, election of Supervisors will begin to transition to the general election, with three seats remaining elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

- 1. Assessing and levying assessments.
- 2. Approving budgets.
- 3. Exercising control over facilities and properties.
- 4. Controlling the use of funds generated by the District.
- 5. Approving the hiring and firing of key personnel.
- 6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

September 30, 2024

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

New Accounting Standards Adopted

GASB Statement No. 87 – Leases

The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lesse is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Equipment	20
Infrastructure	15 - 40

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

September 30, 2024

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

Investment	Fair Value		Fair Value		Fair Value		Fair Value		Fair Value		Fair Value		Fair Value		Fair Value		Fair Value		Credit Risk	Maturities
Money Market Mutual Funds - First				Weighted average of the																
American Treasury Obligation CL Y	\$	652,131	S&P AAAm	fund portfolio: 31 days																
Investment in Local Government Surplus				Weighted average of the																
Funds Trust Fund (Florida PRIME)		141,395	S&P AAAm	fund portfolio: 39 days																
Total Investments	\$	793,526																		

NOTES TO FINANCIAL STATEMENTS September 30, 2024

NOTE D – DEPOSITS AND INVESTMENTS

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs other than quoted market prices are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

The District participated in the following external investment pools:

The State Board of Administration for participation in the Local Government Investment Pool (Florida PrimeTM) created by Section 218.415, Florida Statutes is an investment pool that operates under investment guidelines established by Section 215.47, Florida Statutes. The District's investments in Florida PrimeTM, a qualified external investment pool, meet the requirements of GASB Statement No. 79 and are reported at amortized cost.

NOTE E – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer In		Transfer Out	
Capital projects	\$	50,000	\$	-
General fund		-		50,000
Total	\$	50,000	\$	50,000

Transfers are used to move revenues and other financing sources from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund per the approved budget were made in order to accumulate funds for repairs and maintenance projects.

NOTE F - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance 10/01/2023	Increases	Decreases	Balance 09/30/2024
Governmental activities:				
Capital assets, being depreciated				
Infrastructure	4,965,188	-	-	4,965,188
Playground equipment - financed purchase	78,016	-	-	78,016
Total capital assets, being				
depreciated	5,043,204	-	-	5,043,204
Less accumulated depreciation for: Infrastructure	474,564	158,188	-	632,752
Playground equipment - financed purchase	13,799	3,901	_	17,700
Total accumulated depreciation	488,363	162,089		650,452
Total capital assets, being				
depreciated - net	4,554,841	(162,089)		4,392,752
Governmental activities capital assets - net	\$ 4,554,841	\$ (162,089)	\$ -	\$ 4,392,752

Depreciation expense was charged to physical environment.

NOTE G – LONG-TERM LIABILITIES

<u>**\$6,385,000**</u> Special Assessment Bonds, Series 2019</u> – On April 25, 2019, the District issued \$6,385,000 in Special Assessment Bonds, Series 2019. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable November 2049. The Bonds bear interest ranging from 4.0% to 5.0% payable semi-annually on the first day of each May and November. Principal is due serially each November 1, commencing November 2020.

<u>\$3,725,000</u> Special Assessment Bonds, Series 2020A – On February 18, 2020, the District issued \$3,725,000 in Special Assessment Bonds, Series 2020A, consisting of \$2,770,000 for Assessment Area 2 Project and \$955,000 for Assessment Area 3 Project. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable May 2050. The Bonds bear interest ranging from 2.875% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2021.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2024.

Financed Purchase Agreement

In June 2020, the District entered into an agreement for the acquisition of playground equipment. The total acquisition cost of the property was \$49,265, which was recognized as a financed purchase note payable during the current fiscal year. The term of the agreement is from June 2020 to July 2024 and is payable in monthly installments ranging from \$804 to \$1,260. The note payable was paid off in the current fiscal year.

September 30, 2024

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

Long-term Debt Activity

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance			Balance	Due Within
	10/01/2023	Additions	Deletions	09/30/2024	One Year
Special Assessment Bonds,					
Series 2019	\$4,690,000	\$ -	\$ 90,000	\$ 4,600,000	\$ 95,000
Special Assessment Bonds,					
Series 2020A2	2,600,000	-	60,000	2,540,000	60,000
Special Assessment Bonds,					
Series 2020A3	895,000	-	20,000	875,000	20,000
Note payable - financed					
purchase	13,052		13,052		
	8,198,052	-	183,052	8,015,000	175,000
Unamortized bond discount	(3,339)		(128)	(3,211)	
	\$ 8,194,713	\$ -	\$ 182,924	\$ 8,011,789	\$ 175,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total	
2025	\$ 175,000	\$ 248,100	\$ 423,100	
2026	185,000	341,838	526,838	
2027	190,000	334,847	524,847	
2028	200,000	327,650	527,650	
2029	205,000	320,188	525,188	
2030-2034	1,145,000	1,470,659	2,615,659	
2035-2039	1,425,000	1,197,316	2,622,316	
2040-2044	1,765,000	849,653	2,614,653	
2045-2049	2,220,000	398,550	2,618,550	
2050-2052	505,000	15,625	520,625	
	\$ 8,015,000	\$ 5,504,426	\$ 13,519,426	

NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE J - INTERLOCAL AGREEMENT

In 2019, the District entered into an interlocal agreement with Davenport Road South Community Development District for its share of the amenity costs. The allocation is based on the number of assessable units developed and to be developed within each District. The District's initial share of the amenity budget expenses is approximately 55%. During the year ended September 30, 2024, the District incurred expenses totaling \$101,034 for its share of the operations and maintenance of the amenity center.

STATEMENT OF REVENUES AND EXPENDITURES BUDGET AND ACTUAL – GENERAL FUND

Year Ended September 30, 2024

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES	ф <u>404</u> 500	• • • • • • • • • •	ф <u>о 1 го</u>
Special assessments	\$ 434,733	\$ 437,883	\$ 3,150
Miscellaneous revenue	-	330	330
Investment earnings	-	1,396	1,396
TOTAL REVENUES	434,733	439,609	4,876
EXPENDITURES			
Current			
General government	132,385	105,519	26,866
Physical environment	277,639	205,873	71,766
Debt			
Principal	-	13,052	(13,052)
Interest	-	673	(673)
TOTAL EXPENDITURES	410,024	325,117	84,907
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	24,709	114,492	89,783
OTHER FINANCING SOURCES (USES	5)		
Carry Forward Surplus	25,291	-	(25,291)
Transfer in (out)	(50,000)	(50,000)	
TOTAL OTHER FINANCING SOURCES (USES)	(24,709)	(50,000)	(25,291)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	<u>\$ -</u>	64,492	<u>\$ 64,492</u>
FUND BALANCES			
Beginning of year		189,801	
End of year		\$ 254,293	

* Original and final budget.

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors Highland Meadows West Community Development District Polk County, Florida

DMHB

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Highland Meadows West Community Development District, as of September 30, 2024 and for the year ended September 30, 2024, which collectively comprise the Highland Meadows West Community Development District's basic financial statements and have issued our report thereon dated June 6, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

SiBartolomeo, USBe, Hartly : Barned

DiBartolomeo, McBee, Hartley & Barnes, P.A. Fort Pierce, Florida June 6, 2025 DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors Highland Meadows West Community Development District Polk County, Florida

DMHB

We have examined Highland Meadows West Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Highland Meadows West Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

SiBartolomeo, U.Bee, Hartley : Barred

DiBartolomeo, McBee Hartley & Barnes, P.A. Fort Pierce, Florida June 6, 2025 DIBARTOLOMEO, MCBEE, HARTLEY & BARNES, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

Management Letter

To the Board of Supervisors Highland Meadows West Community Development District Polk County, Florida

Report on the Financial Statements

We have audited the financial statements of the Highland Meadows West Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 6, 2025.

Auditors' Responsibility

DMHB

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 6, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.
Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Highland Meadows West Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 11.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$324,604.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Highland Meadows West Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$1,058 to \$1,304 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$977,690.
- c. The total amount of outstanding bonds issued by the district as \$8,015,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

SiBartolomeo, USBe, Hartly : Barred

DiBartolomeo, McBee, Hartley & Barnes, P.A. Fort Pierce, Florida June 6, 2025

SECTION 9

SECTION B

SECTION i



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

Sent Via Email: tadams@gmscfl.com

May 29, 2025

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

Subject: Work Authorization Number 2025-2 Highland Meadows West Community Development District Annual Engineer's Report 2025

Dear Ms. Adams:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Highland Meadows West Community Development District (CDD). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows:

I. Scope of Work

We will provide the Annual Engineer's Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$4,500, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

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

Sincerely,

Joey V. Duncan, PE Principal Engineer

APPROVED AND ACCEPTED

Signed by: Bobbie Henley

By: <u>Upper Control Representative of</u> Authorized Representative of Highland Meadows West Community Development District

Date: 2025-05-30

Reinardo Malavé, P.E. Associate Vice President



STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$175.00, \$200.00, \$230.00
Engineer VII, VIII, IX	\$260.00, \$290.00, \$320.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$155.00
Senior Environmental Scientist IV, V, VI	\$175.00, \$195.00, \$215.00
Planner I, II, III	\$105.00, \$125.00, \$155.00
Senior Planner IV, V, VI	\$175.00, \$195.00, \$215.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$155.00
Senior Landscape Architect IV, V, VI	\$175.00, \$195.00, \$215.00
Principal	\$360.00
Technical	
CADD Technician I, II, III, IV, V	\$85.00, \$105.00, \$125.00, \$140.00, \$180.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$205.00, \$230.00
Construction	
Construction Professional I, II, III	\$125.00, \$160.00, \$185.00
Construction Professional IV, V, VI	\$220.00, \$245.00, \$290.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$100.00
Surveyor IV, V, VI	\$120.00, \$135.00, \$150.00
Surveyor VII, VIII, IX	\$165.00, \$195.00, \$235.00
Senior Surveyor IX	\$295.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$185.00, \$245.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$100.00, \$120.00, \$150.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

Company Confidential and Proprietary: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this report.

Revised 06-01-24\Subject to Revision\Standard Hourly Billing Rate Schedule

SECTION ii



MEMORANDUM

DATE: June 25, 2025 TO: Highland Meadows West CDD FROM: Joey Duncan, P.E., District Engineer, Dewberry SUBJECT: Highland Meadows West CDD Annual Report Inspection

Introduction

This report provides the findings of an annual inspection of the structures and areas owned by Highland Meadows West CDD, conducted on June 18, 2025, (see attached Inspection Maps)

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains a photo log (Inspection Photo Log) depicting areas and structures that were inspected and require attention.

Report Recommendations

Above each image you will find a recommendation of appropriate action to be taken to remedy the condition of the structure or area. Generally, please ensure all grates of control structures and curb inlets have been chained down.

Attachments

- 1. Highland Meadows West CDD: Inspection Map
- 2. Highland Meadows West: Inspection Photo Log





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Attachment 1

Highland Meadows West CDD Inspection Map

Author <Insert Initials> Date Saved 6/24/2025

Attachment 2



Figure 1. General Note: Ensure all grates are properly chained



Figure 2. Clear sediment and vegetation from inside MES







Figure 4. Replace fence panels. Nearby fence panels have been vandalized with spray paint as well.



Figure 5. Fence separating neighboring community has been knocked down.

Figure 6. Monitor damaged concrete panel.



Dewberry



Figure 7. Ensure grate is properly placed and chained to control structure.

Figure 8. Clear vegetation from grate



Figure 9. Clear sediment and vegetation from MES



Figure 10. Clear sediment and vegetation from MES





Figure 11. Remove riprap from inside MES and place outside of structure.



Figure 12. Remove sediment, vegetation and riprap from inside MES, and place riprap outside structure.



Figure 13. Ensure all riprap is outside of MES, and clean up trash.

Figure 14. Monitor







Dewberry



Figure 16. Ensure grate is properly placed on structure and chained down.

Figure 17. Remove sediment, vegetation and riprap from inside MES. Clear excess sediment from outside of structure



Figure 18. Clear debris from grate



Figure 19. Remove excess vegetation from MES



SECTION C

This item will be provided under

separate cover

SECTION D

SECTION i

Highland Meadows West Community Development District

Summary of Check Register

May 29, 2025 to June 30, 2025

Fund	Date	Check No.'s	Amount	
General Fund				
	6/2/25	704	\$	692.50
	6/17/25	705	\$	3,717.38
	6/19/25	707-709	\$	11,005.57
			\$	15,415.45
		Total Amount	\$	15,415.45

AP300R *** CHECK DATES	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK RI 05/29/2025 - 06/30/2025 *** HIGHLAND MEADOWS WEST-GF BANK A HIGHLAND MEADOW WEST	EGISTER RUN 7/02/25	PAGE 1
CHECK VEND# DATE	INVOICEEXPENSED TO VENDOR NAME STAT DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	TUS AMOUNT	CHECK AMOUNT #
6/02/25 00037	5/21/25 22449314 202504 310-51300-31100	* 692.50	
	ENGINEERING SVCS-APR25 DEWBERRY ENGINEERS, INC		692.50 000704
6/17/25 00027 5/23/25 7762128 202505 310-51300-3	5/23/25 7762128 202505 310-51300-32300	* 1,548.91	
	TRUSTEE FEES S2019 FY25 5/23/25 7762128 202505 300-15500-10000	* 2,168.47	
	TRUSTEE FEES S2019 FY26 U.S. BANK		3,717.38 000705
6/19/25 00052	5/23/25 15101 202505 320-53800-48200	* 100.00	
	CLEANING SVCS-MAY25 CLEAN STAR SERVICES OF CENTRAL FL		100.00 000706
6/19/25 00001	6/01/25 242 202506 320-53800-12000	* 833.33	
	FIELD MANAGEMENT-JUN25 6/01/25 242 202506 310-51300-42500	* 2.42	
	STAPLES-PRINT OUT BOS 6/01/25 242 202506 310-51300-42500	* 18.00	
	STAPLES-PRINT OUT BOS 6/01/25 243 202506 310-51300-34000	* 3,750.00	
	MANAGEMENT FEES-JUN25		
	6/01/25 243 202506 310-51300-35200 WEBSITE ADMIN-JUN25	103.00	
	6/01/25 243 202506 310-51300-35100 INFORMATION TECH-JUN25	* 157.50	
	6/01/25 243 202506 310-51300-31300 DISSEMINATION SVC-JUN25	* 525.00	
	6/01/25 243 202506 310-51300-51000	* .27	
	OFFICE SUPPLIES-JUN25 6/01/25 243 202506 310-51300-42000	* 62.88	
	POSTAGE-JUN25 GOVERNMENTAL MANAGEMENT SERVICES-CF		5,454.40 000707
6/19/25 00036 6/14/25 12491 202505 310-51300-3 ATTORNEY SVCS-MAY25	6/14/25 12491 202505 310-51300-31500	* 764.50	
	ATTORNEY SVCS-MAY25 KILINSKI VAN WYK PLLC		764.50 000708
6/19/25 00026		* 4,686.67	
0, 19, 20, 00020	LANDSCAPE MAINT-JUIN25	-,	
	PRINCE & SONS INC.		
	TOTAL FOR BANK A	15,415.45	
	TOTAL FOR REGISTER	15,415.45	
	HIMWHICH WEST BOH		

HIMW --HIGH WEST-- BOH

SECTION ii
Community Development District

Unaudited Financial Reporting

May 31, 2025



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6	Debt Service Fund Series 2020 A3
7	Capital Reserve Fund
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4.0	
10	Long Term Debt Report
11	Assessment Receipt Schedule

Community Development District Combined Balance Sheet

May 31, 2025

		General Fund	De	bt Service Fund	Сар	ital Reserve Fund	Gover	Totals mmental Func
Assets:								
<u>Cash:</u>								
Operating Account	\$	138,942	\$	-	\$	-	\$	138,942
State Board Administration	\$	387,939	\$	-	\$	-	\$	387,939
Money Market Funds	\$	-	\$	-	\$	154,850	\$	154,850
Investments:								
<u>Series 2019</u>								
Reserve	\$	-	\$	160,125	\$	-	\$	160,125
Revenue	\$	-	\$	292,111	\$	-	\$	292,111
Prepayment	\$	-	\$	1,164	\$	-	\$	1,164
<u>Series 2020A2</u>								
Reserve	\$	-	\$	78,728	\$	-	\$	78,728
Revenue	\$	-	\$	85,545	\$	-	\$	85,545
Prepayment	\$	-	\$	1	\$	-	\$	1
Series 2020A3								
Reserve	\$	-	\$	27,886	\$	-	\$	27,886
Revenue	\$	-	\$	37,344	\$	-	\$	37,344
Prepayment	\$	-	\$	1	\$	-	\$	1
Prepaid Expenses	\$	4,840	\$	-	\$	-	\$	4,840
1 1								,
Total Assets	\$	531,721	\$	682,905	\$	154,850	\$	1,369,476
Liabilities:								
Accounts Payable	\$	4,914	\$	-	\$	-	\$	4,914
Employee FICA	\$	122	\$	-	\$	-	\$	122
							-	
Total Liabilites	\$	5,037	\$	-	\$	-	\$	5,037
Fund Balance:								
Nonspendable:								
Prepaid Items	\$	4,840	\$	-	\$	-	\$	4,840
Restricted for:								,
Debt Service - Series 2019	\$	-	\$	453,400	\$	-	\$	453,400
Debt Service - Series 2020A2	\$	-	\$	164,274	\$	-	\$	164,274
Debt Service - Series 2020A3	\$	-	\$	65,231	\$	-	\$	65,231
Assigned for:				,				,
Capital Reserves	\$	-	\$	_	\$	154,850	\$	154,850
Unassigned	\$	521,844	\$	-	\$	-	\$	521,844
Total Fund Balances	\$	526,684	\$	682,905	\$	154,850	\$	1,364,439
I otal I alla Dalances	Ψ							
Total Liabilities & Fund Balance	Ψ		+	682,905	+			,,

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Proi	ated Budget		Actual		
		Budget	Thr	u 05/31/25	Thr	u 05/31/25	V	ariance
Revenues:								
Assessments - Tax Roll	\$	588,462	\$	588,462	\$	587,850	\$	(612)
Interest Income	\$	-	\$	-	\$	7,152	\$	7,152
Other Revenue	\$	-	\$	-	\$	240	\$	240
Total Revenues	\$	588,462	\$	588,462	\$	595,242	\$	6,780
Expenditures:								
<u>General & Administrative:</u>								
Supervisor Fees	\$	12,000	\$	8,000	\$	4,000	\$	4,000
Employer FICA Expense	\$	-	\$	-	\$	184	\$	(184)
Engineering	\$	15,000	\$	10,000	\$	2,175	\$	7,825
District Counsel	\$	18,961	\$	12,641	\$	9,010	\$	3,631
Annual Audit	\$	6,100	\$	-	\$	-	\$	-
Assessment Administration	\$	5,250	\$	5,250	\$	5,250	\$	-
Arbitrage	\$	900	\$	900	\$	1,800	\$	(900)
Dissemination	\$	6,300	\$	4,200	\$	4,200	\$	-
Trustee Fees	\$	12,297	\$	10,129	\$	10,129	\$	-
Management Fees	\$	45,000	\$	30,000	\$	30,000	\$	-
Information Technology	\$	1,890	\$	1,260	\$	1,260	\$	1
Website Maintenance	\$	1,260	\$	840	\$	840	\$	-
Postage & Delivery	\$	970	\$	970	\$	165	\$	805
Office Supplies	\$	1,000	\$	667	\$	4	\$	663
Copies	\$	500	\$	333	\$	170	\$	163
Insurance	\$	7,575	\$	7,575	\$	6,631	\$	944
Legal Advertising	\$	2,500	\$	2,500	\$	1,615	\$	885
Other Current Charges	\$	972	\$	648	\$	374	\$	274
Dues, Licenses & Subscriptions	\$	175	\$	175	\$	175	\$	-
Subtotal General & Administrative	\$	138,650	\$	96,087	\$	77,980	\$	18,107

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Pror	ated Budget				
		Budget	Thr	u 05/31/25	Thr	u 05/31/25	,	Variance
Operations & Maintenance								
Field Expenditures								
Property Insurance	\$	5,636	\$	5,636	\$	5,271	\$	365
Field Management	\$	10,000	\$	6,667	\$	6,667	\$	-
Interlocal Amenity Agreement	\$	101,937	\$	101,937	\$	101,937	\$	-
Landscape Maintenance	\$	56,250	\$	37,500	\$	35,045	\$	2,455
Landscape Replacement	\$	18,000	\$	12,000	\$	1,685	\$	10,315
Right of Way Tree Inspections	\$	10,625	\$	7,083	\$	7,083	\$	(0)
Right of Way Tree Replacements	\$	133,000	\$	88,667	\$	-	\$	88,667
Streetlights	\$	20,790	\$	13,860	\$	12,182	\$	1,678
Electric	\$	7,207	\$	4,805	\$	4,225	\$	580
Water & Sewer	\$	5,670	\$	3,780	\$	2,282	\$	1,498
Sidewalk & Asphalt Maintenance	\$	2,500	\$	1,667	\$	-	\$	1,667
Irrigation Repairs	\$	6,000	\$	4,000	\$	637	\$	3,363
General Repairs & Maintenance	\$	12,000	\$	12,000	\$	17,604	\$	(5,604)
Janitorial	\$	3,600	\$	2,400	\$	800	\$	1,600
Contingency	\$	7,500	\$	5,000	\$	357	\$	4,643
Subtotal Operations & Maintenance	\$	400,716	\$	307,001	\$	195,775	\$	111,227
Total Expenditures	\$	539,366	\$	403,089	\$	273,755	\$	129,334
Excess (Deficiency) of Revenues over Expen	(\$	49,096	\$	185,373	\$	321,487	\$	(122,554)
<u>Other Financing Sources/(Uses):</u>								
Transfer In/(Out) - Capital Reserves	\$	(49,096)	\$	(49,096)	\$	(49,096)	\$	-
Total Other Financing Sources/(Uses)	\$	(49,096)	\$	(49,096)	\$	(49,096)	\$	-
Net Change in Fund Balance	\$	-			\$	272,391		
Fund Balance - Beginning	\$	-			\$	254,293		
Fund Balance - Ending	\$	-			\$	526,684		

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	ated Budge		Actual		
		Budget	Thr	u 05/31/25	Thr	ru 05/31/25	V	ariance
Revenues:								
Assessments	\$	322,524	\$	322,524	\$	322,189	\$	(335)
Interest Income	\$	-	\$	-	\$	10,742	\$	10,742
Total Revenues	\$	322,524	\$	322,524	\$	332,931	\$	10,407
Expenditures:								
Interest - 11/1	\$	111,219	\$	111,219	\$	111,219	\$	-
Principal - 11/1	\$	95,000	\$	95,000	\$	95,000	\$	-
Interest - 5/1	\$	109,319	\$	109,319	\$	109,319	\$	-
Total Expenditures	\$	315,538	\$	315,538	\$	315,538	\$	-
Excess (Deficiency) of Revenues over Expen	\$	6,987	\$	6,987	\$	17,393	\$	10,407
Net Change in Fund Balance	\$	6,987			\$	17,393		
Fund Balance - Beginning	\$	270,369			\$	436,006		
Fund Balance - Ending	\$	277,356			\$	453,400		

Community Development District

Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	ated Budge		Actual		
		Budget	Thr	u 05/31/25	Thr	ru 05/31/25	V	ariance
Revenues:								
Assessments	\$	157,625	\$	157,625	\$	157,461	\$	(164)
Interest Income	\$	-	\$	-	\$	4,754	\$	4,754
Total Revenues	\$	157,625	\$	157,625	\$	162,215	\$	4,590
Expenditures:								
Interest - 11/1	\$	47,434	\$	47,434	\$	47,434	\$	-
Principal - 5/1	\$	60,000	\$	60,000	\$	60,000	\$	-
Interest - 5/1	\$	47,434	\$	47,434	\$	47,434	\$	-
Total Expenditures	\$	154,869	\$	154,869	\$	154,869	\$	-
Excess (Deficiency) of Revenues over Expen	\$	2,756	\$	2,756	\$	7,346	\$	4,590
Net Change in Fund Balance	\$	2,756			\$	7,346		
Fund Balance - Beginning	\$	75,886			\$	156,928		
Fund Balance - Ending	\$	78,642			\$	164,274		

Community Development District

Debt Service Fund Series 2020 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prora	ated Budge		Actual		
		Budget	Thru	u 05/31/25	Thru	u 05/31/25	V	ariance
Revenues:								
Assessments	\$	55,775	\$	55,775	\$	55,717	\$	(58)
Interest Income	\$	-	\$	-	\$	1,827	\$	1,827
Total Revenues	\$	55,775	\$	55,775	\$	57,544	\$	1,769
Expenditures:								
Interest - 11/1	\$	16,347	\$	16,347	\$	16,347	\$	-
Principal - 5/1	\$	20,000	\$	20,000	\$	20,000	\$	-
Interest - 5/1	\$	16,347	\$	16,347	\$	16,347	\$	-
Total Expenditures	\$	52,694	\$	52,694	\$	52,694	\$	-
Excess (Deficiency) of Revenues over Expen	\$	3,081	\$	3,081	\$	4,850	\$	1,769
Net Change in Fund Balance	\$	3,081			\$	4,850		
Fund Balance - Beginning	\$	31,629			\$	60,381		
Fund Balance - Ending	\$	34,710			\$	65,231		

Community Development District

Capital Projects Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ad	opted	Prorated Budget		Ac	tual		
	В	udget	Thru 0	5/31/25	Thru 0	5/31/25	Var	riance
<u>Revenues</u>								
Developer Contribution	\$	-	\$	-	\$	-	\$	-
Interest Income	\$	-	\$	-	\$	-	\$	-
Total Revenues	\$	-	\$	-	\$	-	\$	-
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expen	\$	-	\$	-	\$	-	\$	-
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	-		
Fund Balance - Beginning	\$	-			\$	-		
Fund Balance - Ending	\$	-			\$	-		

Community Development District

Capital Projects Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prorate	d Budget	Ac	tual			
	Budget		Thru 05	5/31/25	Thru 0	5/31/25	Vari	ance
<u>Revenues</u>								
Developer Contribution	\$	-	\$	-	\$	-	\$	-
Interest Income	\$	-	\$	-	\$	-	\$	-
Total Revenues	\$	-	\$	-	\$	-	\$	
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expen	\$	-	\$	-	\$	-	\$	-
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	-		
Fund Balance - Beginning	\$	-			\$	-		
Fund Balance - Ending	\$	-			\$	-		

Community Development District

Capital Projects Fund Series 2020 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ac	lopted	Prorat	ed Budget	Ac	ctual		
	В	udget	Thru	05/31/25	Thru 0	5/31/25	Va	riance
<u>Revenues</u>								
Developer Contribution	\$	-	\$	-	\$	-	\$	-
Interest Income	\$	-	\$	-	\$	-	\$	-
Total Revenues	\$	-	\$	-	\$	-	\$	-
Expenditures:								
Capital Outlay	\$	-	\$	-	\$	-	\$	-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expen	\$	-	\$	-	\$	-	\$	-
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-			\$	-		
Fund Balance - Beginning	\$	-			\$	-		
Fund Balance - Ending	\$	-			\$	-		

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prora	ated Budget		Actual		
		Budget	Thru	ı 05/31/25	Thr	u 05/31/25	Va	ariance
<u>Revenues</u>								
Interest Income	\$	-	\$	-	\$	2,767	\$	2,767
Total Revenues	\$	-	\$	-	\$	2,767	\$	2,767
Expenditures:								
Holiday Decorations	\$	10,000	\$	-	\$	-	\$	-
Lights at Park	\$	10,000	\$	-	\$	-	\$	-
Total Expenditures	\$	20,000	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expen	\$	(20,000)	\$	-	\$	2,767	\$	2,767
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	49,096	\$	49,096	\$	49,096	\$	-
Total Other Financing Sources (Uses)	\$	49,096	\$	49,096	\$	49,096	\$	-
Net Change in Fund Balance	\$	29,096			\$	51,863		
Fund Balance - Beginning	\$	136,985			\$	102,987		
Fund Balance - Ending	\$	166,081			\$	154,850		

Highland Meadows West Community Development District Month to Month

	 Oct		Nov	Dec	Jar	l	Feb	March	April	Мау	June	July	Aug	Sept	Total
Revenues:															
Assessments - Tax Roll	\$ -	\$ 12	2,121 \$	5 561,653	\$ (2,245)) \$	3,671 \$	4,167	\$ 7,038 \$	1,445 \$	- \$	- \$	- \$	- \$	587,850
Interest Income	\$ 605	\$	568 \$	5 569	\$ 555	\$	500 \$	783	\$ 1,917 \$	1,654 \$	- \$	- \$	- \$	- \$	7,152
Other Revenue	\$ 60	\$	- 4	5 -	\$ 60	\$	30 \$	-	\$ 60 \$	30 \$	- \$	- \$	- \$	- \$	240
Total Revenues	\$ 665	\$ 12	,690 S	562,222	\$ (1,630))\$	4,201 \$	4,950	\$ 9,015 \$	3,129 \$	- \$	- \$	- \$	- \$	595,242
<u>Expenditures:</u>															
<u>General & Administrative:</u>															
Supervisor Fees	\$ 800	\$	800 \$	5 -	\$-	\$	800 \$	800	\$ 800 \$	- \$	- \$	- \$	- \$	- \$	4,000
Employer FICA Exp	\$ -	\$	- \$	- 5	\$-	\$	61 \$	61	\$ 61 \$	- \$	- \$	- \$	- \$	- \$	184
Engineering	\$ 360	\$	- \$	- 5	\$-	\$	230 \$	893	\$ 693 \$	- \$	- \$	- \$	- \$	- \$	2,175
District Counsel	\$ 1,114	\$ 1	,090 \$	5 1,335	\$ 2,045	\$	185 \$	1,493	\$ 984 \$	765 \$	- \$	- \$	- \$	- \$	9,010
Annual Audit	\$ -	\$	- \$	- 5	\$-	\$	- \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	-
Assessment Administration	\$ 5,250	\$	- \$	- 5	\$-	\$	- \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	5,250
Arbitrage	\$ -	\$	- \$	- 5	\$-	\$	- \$	1,800	\$ - \$	- \$	- \$	- \$	- \$	- \$	1,800
Dissemination	\$ 525	\$	525 \$	5 525	\$ 525	\$	525 \$	525	\$ 525 \$	525 \$	- \$	- \$	- \$	- \$	4,200
Trustee Fees	\$ 4,840	\$	- \$	- 5	\$-	\$	- \$	3,740	\$ - \$	1,549 \$	- \$	- \$	- \$	- \$	10,129
Management Fees	\$ 30,000	\$	- \$	5 -	\$-	\$	- \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	30,000
Information Technology	\$ 158	\$	157 \$	5 158	\$ 158	\$	158 \$	158	\$ 158 \$	158 \$	- \$	- \$	- \$	- \$	1,260
Website Maintenance	\$ 105	\$	105 \$	5 105	\$ 105	\$	105 \$	105	\$ 105 \$	105 \$	- \$	- \$	- \$	- \$	840
Postage & Delivery	\$ 23	\$	13 \$	5 1	\$ 6	\$	13 \$	82	\$ 22 \$	4 \$	- \$	- \$	- \$	- \$	165
Office Supplies	\$ 0	\$	0 \$	5 0	\$ 0	\$	1 \$	1	\$ 0 \$	0 \$	- \$	- \$	- \$	- \$	4
Printing & Binding	\$ -	\$	- \$	5 33	\$ 18	\$	33 \$	8	\$ 37 \$	41 \$	- \$	- \$	- \$	- \$	170
Insurance	\$ 6,631	\$	- \$	5 -	\$-	\$	- \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	6,631
Legal Advertising	\$ -	\$	950 \$	665	\$-	\$	- \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	1,615
Other Current Charges	\$ 41	\$	41 \$	5 41	\$ 41	\$	43 \$	44	\$ 79 \$	44 \$	- \$	- \$	- \$	- \$	374
Dues, Licenses & Subscriptions	\$ 175	\$	- \$	5 -	\$-	\$	- \$	-	\$ - \$	- \$	- \$	- \$	- \$	- \$	175
Total General & Administrative	\$ 50,022	\$ 3	,681 9	5 2,862	\$ 2,898	\$	2,154 \$	9,710	\$ 3,464 \$	3,190 \$	- \$	- \$	- \$	- \$	77,980

Highland Meadows West Community Development District Month to Month

		Oct	Nov	Dec		Jan	Feb	March	April	Мау	June	July	Aug	Sept	Total
Operations & Maintenance															
Field Expenditures															
Property Insurance	\$	5,271	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	- \$	- \$	5,271
Field Management	\$	833	\$ 833	\$ 833	\$	833	\$ 833	\$ 833	\$ 833	\$ 833 \$	-	\$ - \$	- \$	- \$	6,667
Interlocal Amenity Agreement	\$	-	\$ -	\$ -	\$	-	\$ -	\$ 101,937	\$ -	\$ - \$	-	\$ - \$	- \$	- \$	101,937
Landscape Maintenance	\$	4,279	\$ 4,279	\$ 4,279	\$	4,279	\$ 4,279	\$ 4,279	\$ 4,687	\$ 4,687 \$	-	\$ - \$	- \$	- \$	35,045
Landscape Replacement	\$	675	\$ -	\$ -	\$	-	\$ 1,010	\$ -	\$ -	\$ - \$	-	\$ - \$	- \$	- \$	1,685
Right of Way Tree Inspections	\$	885	\$ 885	\$ 885	\$	885	\$ 885	\$ 885	\$ 885	\$ 885 \$	-	\$ - \$	- \$	- \$	7,083
Right of Way Tree Replacements	\$	-	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	- \$	- \$	-
Streetlights	\$	1,473	\$ 1,473	\$ 1,473	\$	152	\$ 2,893	\$ 1,570	\$ 1,575	\$ 1,575 \$	-	\$ - \$	- \$	- \$	12,182
Electric	\$	543	\$ 536	\$ 487	\$	513	\$ 510	\$ 499	\$ 541	\$ 596 \$	-	\$ - \$	- \$	- \$	4,225
Water & Sewer	\$	520	\$ 480	\$ 274	\$	282	\$ 273	\$ 187	\$ 137	\$ 128 \$	-	\$ - \$	- \$	- \$	2,282
Irrigation Repairs	\$	80	\$ 185	\$ -	\$	103	\$ -	\$ 127	\$ 141	\$ - \$	-	\$ - \$	- \$	- \$	637
Janitorial	\$	100	\$ 100	\$ 100	\$	100	\$ 100	\$ 100	\$ 100	\$ 100 \$	-	\$ - \$	- \$	- \$	800
General Repairs & Maintenance	\$	5,602	\$ 1,702	\$ 600	\$	-	\$ -	\$ 9,700	\$ -	\$ - \$	-	\$ - \$	- \$	- \$	17,604
Contingency	\$	357	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ - \$	-	\$ - \$	- \$	- \$	357
Total Operations & Maintenance	\$	20,618	\$ 10,474	\$ 8,931	\$	7,148	\$ 10,783	\$ 120,118	\$ 8,899	\$ 8,804 \$	-	\$ - \$	- \$	- \$	195,775
Total Expenditures	\$	70,640	\$ 14,154	\$ 11,794	\$	10,046	\$ 12,937	\$ 129,827	\$ 12,363	\$ 11,994 \$	-	\$ - \$	- \$	- \$	273,755
Excess (Deficiency) of Revenues over Expen	d \$	(69,975)	\$ (1,465)	\$ 550,428	\$	(11,675)	\$ (8,736)	\$ (124,877)	\$ (3,348)	\$ (8,865) \$	-	\$ - \$	- \$	- \$	321,487
Other Financing Sources/Uses:															
Transfer In/(Out) - Capital Reserves	\$	-	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ (49,096) \$	-	\$ - \$	- \$	- \$	(49,096)
Total Other Financing Sources/Uses	\$	-	\$ -	\$ -	\$	-	\$ -	\$ -	\$ -	\$ (49,096) \$	-	\$ - \$	- \$	- \$	(49,096)
Net Change in Fund Balance	\$	(69,975)	\$ (1,465)	\$ 550,428	\$ ((11,675)	\$ (8,736)	\$ (124,877)	\$ (3,348)	\$ (57,961) \$	-	\$ - \$	- \$	- \$	272,391

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 SE
RESERVE FUND REQUIREMENT	\$160,125
RESERVE FUND BALANCE	\$160,125
BONDS OUTSTANDING - 04/25/19 LESS: SPECIAL CALL - 05/01/20	\$6,385,000 (\$500,000)
LESS: SPECIAL CALL - 03/01/20 LESS: SPECIAL CALL - 08/01/20	(\$300,000) (\$885,000)
LESS: PRINCIPAL PAYMENT - 11/01	
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)
LESS: PRINCIPAL PAYMENT - 11/01	/24 (\$95,000)
CURRENT BONDS OUTSTANDING	\$4,505,000

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 SE
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)
LESS: PRINCIPAL PAYMENT - 05/01/	/25 (\$47,434)
CURRENT BONDS OUTSTANDING	\$2,492,566

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 SE
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)
LESS: PRINCIPAL PAYMENT - 05/01/	25 (\$16,347)
CURRENT BONDS OUTSTANDING	\$858,653

HIGHLAND MEADOWS WEST CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

ON ROLL ASSESSMENTS

					Gross Assessmen Net Assessment		######## ##########	######### ##########	\$ 59,972.96 \$ 55,774.85	########## ###########
					iver inspessionene,				φ 55,77 1.05	
						52.34%	28.68%	14.02%	4.96%	100.00%
						General	2019 Debt	2020 Debt	2020 Debt	
Date Distribution	Gross Amount	'scount/Penal	Commission	Interest	Net Receipts	Fund	Service	Service AA2	Service AA3	Total
######### 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
12/09/24 11/16-11/26/24	\$62,912.59	(\$2,516.44)	(\$1,207.92)	\$0.00	\$59,188.23	\$30,976.92	\$16,977.85	\$8,297.44	\$2,936.02	\$59,188.23
12/20/24 11/27-12/30/24	##########	(\$42,670.28)	(\$20,482.17)	\$0.00	#########	\$525,260.66	\$287,885.18	\$140,695.76	\$49,784.65	##########
12/27/24 12/01-12/15/24	\$10,941.32	(\$382.95)	(\$211.17)	\$0.00	\$10,347.20	\$5,415.34	\$2,968.04	\$1,450.55	\$513.27	\$10,347.20
01/13/25 12/16-12/31/24	\$8,205.99	(\$246.16)	(\$159.20)	\$0.00	\$7,800.63	\$4,082.56	\$2,237.57	\$1,093.55	\$386.95	\$7,800.63
01/24/25 1% Admin Fee	(\$12,090.16)	\$0.00	\$0.00	\$0.00	(\$12,090.16)	(\$6,327.54)	(\$3,468.00)	(\$1,694.89)	(\$599.73)	(\$12,090.16)
02/03/25 10/01-12/31/24	\$0.00	\$0.00	\$0.00	\$1,706.27	\$1,706.27	\$893.00	\$489.44	\$239.20	\$84.64	\$1,706.28
02/10/25)1/01-01/31/25	\$8,205.99	(\$2,790.05)	(\$108.32)	\$0.00	\$5,307.62	\$2,777.81	\$1,522.46	\$744.06	\$263.28	\$5,307.61
03/07/25)2/01-02/28/25	\$8,205.99	(\$82.06)	(\$162.48)	\$0.00	\$7,961.45	\$4,166.72	\$2,283.70	\$1,116.10	\$394.93	\$7,961.45
04/11/25)3/01-03/31/25		\$0.00	(\$273.53)	\$0.00	\$13,403.12	\$7,014.69	\$3,844.62	\$1,878.95	\$664.86	\$13,403.12
04/30/25)1/01-03/31/25	\$0.00	\$0.00	\$0.00	\$44.82	\$44.82	\$23.46	\$12.86	\$6.28	\$2.22	\$44.82
05/09/25)4/01-04/30/25	\$2,817.39	\$0.00	(\$56.35)	\$0.00	\$2,761.04	\$1,445.03	\$791.99	\$387.06	\$136.96	\$2,761.04
TOTAL	#########	########	########	\$ 1,751.09	########	########	########	########	########	#########

100% Net Percent Collected \$1,167.67 3alance Remaining to Collect

SECTION iii



April 15, 2025

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

RE: <u>Highland Meadows West Community Development District Registered</u> <u>Voters</u>

Dear Ms. Brookes,

In response to your request, there are currently 693 registered voters within the Highland Meadows West Community Development District. This number of registered voters in said District is as of April 15, 2025.

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

Sincerely,

Melony M. Bell

Melony M. Bell Supervisor of Elections Polk County, Florida

P.O. Box 1460, Bartow, FL 33831 • Phone: (863) 534-5888

PolkElections.gov

Para asistencia en Español, por favor de llamar al (863) 534-5888

SECTION iv

BOARD OF SUPERVISORS MEETING DATES HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

The Board of Supervisors of the Highland Meadows West Community Development District will hold their regular meetings for Fiscal Year 2026 on the 3rd Tuesday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 10:00 a.m., unless otherwise indicated as follows:

October 21, 2025 November 18, 2025 December 16, 2025 January 20, 2026 February 17, 2026 March 17, 2026 April 21, 2026 June 16, 2026 June 16, 2026 August 18, 2026 September 15, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

SECTION V

SECTION 1

Highland Meadows West Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year. **Achieved:** Yes □ No □

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes □ No □

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks. Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records. Standard: 100% of monthly website checks were completed by District Management. Achieved: Yes □ No □

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes 🗆 No 🗆

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems. **Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes \Box No \Box

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes \Box No \Box

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes 🗆 No 🗆

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes 🗆 No 🗆

Chair/Vice Chair:_____ Print Name:_____ Highland Meadows West Community Development District

Date:_____

Date:

District Manager:_____ Print Name:_____ Highland Meadows West Community Development District

SECTION 2

Highland Meadows West Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 - September 30, 2025

<u>1. Community Communication and Engagement</u>

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year. **Achieved:** Yes \Box No \Box

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication. **Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications). **Achieved:** Yes \Box No \Box

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes \Box No \Box

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes \Box No \Box

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems. **Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes \Box No \Box

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes \Box No \Box

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website. **Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes 🗆 No 🗆

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes 🗆 No 🗆

Chair/Vice Chair:_____ Print Name:_____ Highland Meadows West Community Development District

District Manager:
Print Name:
Highland Meadows West Community Development District

Date:_____

Date:_____