

*Highland Meadows West
Community Development District*

Meeting Agenda

July 21, 2026

AGENDA

Highland Meadows West

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

July 14, 2026

Board of Supervisors Highland Meadows West Community Development District

A meeting of the Board of Supervisors of the **Highland Meadows West Community Development District** will be held **Tuesday, April 21, 2026 at 10:00 AM** at the **Offices of Prime Community Management – 375 Avenue A SE, Winter Haven FL.**

Those wishing to attend the meeting remotely can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/88233656477>

Call-In Information: +13052241968

Meeting ID: 882 3365 6477

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the April 21, 2026 Board of Supervisors Meeting
4. Public Hearing on Adoption of Fiscal Year 2027 Budget
 - a. Consideration of Resolution 2026-06 Adopting the Fiscal Year 2026 Budget and Appropriating Funds
5. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll
6. Consideration of Resolution 2026-08 Adopting the Fiscal Year 2027 Meeting Schedule
7. Ratification of Towing Services Agreement with New Generation Towing
8. Ratification of Fuel Surcharge Amendment with Prince and Sons
9. Right of Way Tree Discussion
 - a. Inspection Report
 - b. Consideration of Proposal from Prince & Sons for Tree Replacements
10. Staff Reports
 - a. Attorney
 - b. Engineer
 - i. Presentation of Annual Engineer's Report
 - c. Field Manager's Report
 - i. Ratification of Monument Repair Agreement with Extreme Graphics
 - ii. Ratification of Pond & Sod Repair Proposal with Prince & Sons
 - iii. Playground Replacement Updates
 1. Fire Department Report
 2. Ratification of Agreement with ProPlaygrounds for Playground Equipment
 3. Consideration of GMS Proposal #550 for Playground Repairs & Clean Up

- d. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters: 605
 - iv. Goals & Objectives
 - 1. Adoption of Fiscal Year 2027 Goals & Objectives
 - 2. Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives
 - v. Discussion of August Meeting Date (*Hotel not available*)
- 11. Other Business
- 12. Supervisors Requests
- 13. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Highland Meadows West Community Development District was held on Tuesday, **April 21, 2026**, at 10:00 a.m. at the Offices of Prime Community Management – 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley
Lindsey Roden
Jessica Spencer
Kristin Cassidy

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also, present were:

Katie O'Rourke
Savannah Hancock
Rey Malave
Chace Arrington
Marshall Tindall
Matt Fisher

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

The following is a summary of the discussions and actions taken at the March 10, 2026, Highland Meadows West Community Development District's Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. O'Rourke called the meeting to order. Four Supervisors were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke opened the meeting for public comments. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 17,
2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of the March 17, 2026, Board of Supervisors meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Minutes of the March 17, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-04
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing to
Adopt**

Ms. O'Rourke presented Resolution 2026-04 on page 11 of the agenda package. The resolution approves the proposed Fiscal Year 2027 budget and schedules the public hearing to adopt it. The hearing is set for July 21, 2026 at 10:00 a.m. during the Board's regularly scheduled meeting. Ms. O'Rourke suggested moving the locations for budget adoption, specifically Highland Meadows West and Scenic Highway, back to Prime due to frequent cancellations at the current venue and asked if the proposed date and time worked for everyone.

Ms. O'Rourke then outlined major changes in the budget, noting that most District revenue comes from CDD maintenance assessments collected via Polk County property taxes, with some interest income and surplus funds recognized. Administrative expenses had a few changes, with a proposed 5% increase for District management services and insurance premiums provided by Egis. These adjustments resulted in a slight increase in administrative costs from roughly \$136,000 to \$137,000.

Ms. O'Rourke noted the field expenditures section features the most changes, including a proposed 5% increase in field management services, a slight increase for right-of-way tree inspection, and an 11% increase in the landscaping contract requested by the vendor. Two new lines were added for pest control and a reserve study, the latter helping with long-term infrastructure planning. Pest control proposals will be reviewed at the next Board meeting but are included in the budget as a cap for treating playgrounds and the dog park. To offset these additions, the capital reserve transfer was reduced compared to the previous year. She emphasized that the overall budget is balanced and does not increase resident assessments, keeping the assessment

amount unchanged. The budget also covers debt service funds managed by a trustee, structured according to trust indentures, detailing assessment areas, unit counts, and required payments. Highland Meadow West has three debt service funds, each structured similarly, with the 2019 fund scheduled to retire in 2049.

Ms. O'Rourke explained that the capital reserve fund page shows the projected transfer for the fiscal year and, barring unexpected expenses, an ending balance of \$220,989. Completing the reserve study later in the year will help determine annual contributions moving forward. She concluded by asking if the Board had questions or changes to the budget.

Mr. Tindall explained that the landscaping vendor had previously been using older labor rates, which had remained unchanged for some time because the community has been largely built out. The recent 11% increase in the landscaping contract is an adjustment to bring costs in line with current market rates seen in similar communities. He noted that while the percentage increase seems high, the actual dollar amount is more reasonable and understandable. They also indicated a willingness to follow up with the vendor if there were any concerns but felt the explanation given was consistent with their own understanding of the situation.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing to Adopt, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-05 Relating to General Election Qualifying Period and Procedures

Ms. O'Rourke stated that Resolution 2026-05 concerns the General Election qualifying period. Two seats (Seats 4 and 5) will transition to residents during the upcoming November general election. Approval of the resolution will notify both the Supervisor of Elections and the community residents about these seats being up for election. The qualifying period for candidates is from noon on Monday, June 8th, to noon on Friday, June 12th. She stated that any interested candidates should contact the Supervisor of Elections with their questions or concerns.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2026-05 Relating to General Election Qualifying Period and Procedures, was approved.

SIXTH ORDER OF BUSINESS**Presentation of Fiscal Year 2025 Audit Report**

Ms. O'Rourke presented the Fiscal Year 2025 audit report, explaining that an annual independent audit is required for every CDD. This year's audit was completed by Bartolomeo, McBee, Hartley, and Barnes. She emphasized the importance of the management letter, located on page 70 of the agenda package, which outlined the auditor's findings. According to the letter, there were no instances of non-compliance and no recommendations for corrective action, meaning the audit was clean. She noted that once the Board approves the audit, it can be submitted by the June 30th deadline. As it is an independent report, the Board just needs to make a motion to accept it.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Accepting the Fiscal Year 2025 Audit Report, was approved.

SEVENTH ORDER OF BUSINESS**Discussion of Right of Way Trees**

Ms. O'Rourke opened up discussion about the right of way trees, noting that the related report starts on page 74. She thanked Mr. Tindall for his work and explained that the spreadsheet included in the report lists all addresses where trees are dead or missing. Addresses highlighted in red indicate locations where replacement trees were installed in June 2025. She referenced the previous meeting's approval of not-to-exceed amounts for replacing trees at Scenic Highway. However, after reviewing the updated spreadsheet, it was noted that some homeowners have not yet been notified, especially since new addresses have appeared. She suggested bringing the issue back to the Board for further discussion before proceeding with immediate replacements, and invited Mr. Tindall to provide additional context on potential next steps.

Mr. Tindall emphasized the importance of minimizing the CDD's expenses related to tree replacement, aiming to maximize the available budget and eventually reduce the budget line over time. They noted that ongoing and unforeseen costs are likely, especially due to factors like storms causing additional damage. He suggested that proactive communication with residents like sending notices to encourage them to address tree issues, would be a beneficial first step before replacing trees outright.

The Board discussed potential approaches for addressing tree replacement responsibilities within the District. Ms. Hammock reviewed archived emails for background, and it was noted that

GMS had previously sent letters to homeowners explaining the problem and requesting either replacement of the trees or reimbursement for District expenses. There was uncertainty about whether official documents require residents to care for trees, and enforcement is complicated by unclear declarations and HOA reluctance to form fining committees. The Board considered repeating the letter strategy, providing homeowners with a set time to act before the District intervenes. Board direction was to reach out to the HOA first, then send letters to residents, if necessary, with updates planned for the next meeting. The Board also discussed the importance of requiring resident responses to improve accountability and cost management. Chair Bobbie Shockley was going to look into the HOA documents and report back.

EIGHTH ORDER OF BUSINESS**Termination of Towing Services
Agreement with Downtown Tow & Hold
LLC**

Ms. O'Rourke stated that the next agenda item was the termination of the towing services agreement with Downtown Tow & Hold. She noted that everyone was already familiar with the issue and stated that Board approval was needed to send the termination letter to the company.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Termination of Towing Services Agreement with Downtown Tow & Hold LLC, was approved.

NINTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hancock had nothing additional to report.

B. Engineer

Mr. Duncan informed the Board that stormwater and facilities inspections will be conducted toward the end of the summer. He also noted that there is a state requirement for all stormwater facilities to submit a report every five years, with the next report due next year. Planning for this report will take place in the next fiscal year. He stated that this update was simply a notice and invited any questions from the group.

C. Field Manager's Report**i. Consideration of Prince Proposal for Plant Replacement**

Mr. Tindall reported essential maintenance work in the community, including repairs to playground platforms where coating was coming loose. Rather than replacing these platforms immediately, the team scraped off flaking material and recoated them to extend their lifespan, per advice from the playground vendor. Maintenance also included clearing sand from storm drains to prepare for upcoming inspections and keep the area tidy. Landscaping services were wrapping up their inventory and proposal for plant replacements, with some decisions about mulch and entrance plantings deferred for later refinement.

Mr. Tindall the main issue was playground damage caused by a fire, with photos available on page 120. He is working with the playground vendor to obtain needed parts, estimating costs at about \$7,300, not including installation or rubber mulch replacement. An insurance claim has been filed, and they are awaiting reports from the fire and police departments to clarify the cause of the incident. Based on previous experience, it's believed the fire started in the closed slide, acting like a chimney. He stated he is not an arson expert but thinks this is a reasonable theory given the evidence. They are still gathering official information and will update once more details are available.

D. District Manager's Report**i. Approval of Check Register**

Ms. O'Rourke presented the check register and invoice summary for January 10th through March 6th totaling \$135,611.28. She noted the large portion of the payment is for the interlocal amenity agreement to Davenport Road South.

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

ii. Balance Sheet and Income Statement

Ms. O'Rourke presented the unaudited financial statements. No action is required by the Board.

TENTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

SECTION A

RESOLUTION 2026-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Highland Meadows West Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), 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 (2) 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, 2027."
- 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

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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 2027 or within sixty (60) days following the end of the Fiscal Year 2027 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 21ST DAY OF JULY 2026.

ATTEST:

**HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Highland Meadows West
Community Development District

Proposed Budget
FY2027



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Highland Meadows West
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Proposed Budget FY2027
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Revenues

Assessments - Tax Roll	\$ 588,462	\$ 589,179	\$ -	\$ 589,179	\$ 588,462
Interest Income	\$ 4,768	\$ 13,021	\$ 3,255	\$ 16,277	\$ 8,138
Other Revenue	\$ -	\$ 3,675	\$ -	\$ 3,675	\$ -

Total Revenues	\$ 593,229	\$ 605,875	\$ 3,255	\$ 609,131	\$ 596,600
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Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 3,200	\$ 4,000	\$ 7,200	\$ 12,000
Employer FICA Expense	\$ 918	\$ 245	\$ 306	\$ 551	\$ 918
Engineering	\$ 15,000	\$ 2,290	\$ 5,000	\$ 7,290	\$ 13,000
District Counsel	\$ 18,961	\$ 5,546	\$ 6,320	\$ 11,866	\$ 18,961
Annual Audit	\$ 3,100	\$ 3,100	\$ -	\$ 3,100	\$ 3,150
Assessment Administration	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 5,408
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,489	\$ 4,326	\$ 2,163	\$ 6,489	\$ 6,813
Trustee Fees	\$ 11,141	\$ 10,663	\$ 479	\$ 11,141	\$ 11,141
Management Fees	\$ 46,350	\$ 30,900	\$ 15,450	\$ 46,350	\$ 48,668
Information Technology	\$ 1,947	\$ 1,298	\$ 649	\$ 1,947	\$ 2,044
Website Maintenance	\$ 1,298	\$ 865	\$ 433	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 970	\$ 489	\$ 323	\$ 812	\$ 970
Office Supplies	\$ 500	\$ 2	\$ 167	\$ 169	\$ 500
Copies	\$ 500	\$ 99	\$ 167	\$ 266	\$ 500
Insurance	\$ 7,626	\$ 7,029	\$ -	\$ 7,029	\$ 7,732
Legal Advertising	\$ 2,500	\$ 1,884	\$ 616	\$ 2,500	\$ 2,500
Other Current Charges	\$ 972	\$ 258	\$ 180	\$ 438	\$ 972
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<u>Subtotal Administrative</u>	\$ 136,754	\$ 78,227	\$ 36,702	\$ 114,929	\$ 137,715
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Highland Meadows West
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Proposed Budget FY2027
<u>Operations & Maintenance</u>					
Property Insurance	\$ 7,907	\$ 4,878	\$ -	\$ 4,878	\$ 4,634
Field Management	\$ 10,300	\$ 6,867	\$ 3,433	\$ 10,300	\$ 10,815
Interlocal Amenity Agreement	\$ 104,336	\$ 104,336	\$ -	\$ 104,336	\$ 102,301
Landscape Maintenance	\$ 57,938	\$ 38,553	\$ 19,352	\$ 57,905	\$ 64,416
Landscape Replacement	\$ 18,000	\$ 12,665	\$ 5,335	\$ 18,000	\$ 18,000
Right of Way Tree Inspections	\$ 10,625	\$ 7,083	\$ 3,542	\$ 10,625	\$ 11,156
Right of Way Tree Replacements	\$ 133,000	\$ -	\$ 44,333	\$ 44,333	\$ 133,000
Streetlights	\$ 22,869	\$ 12,420	\$ 6,400	\$ 18,820	\$ 22,869
Electric	\$ 7,928	\$ 4,765	\$ 2,800	\$ 7,565	\$ 9,500
Water & Sewer	\$ 5,940	\$ 1,363	\$ 1,400	\$ 2,763	\$ 5,940
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 833	\$ 833	\$ 2,500
Irrigation Repairs	\$ 6,000	\$ 972	\$ 1,200	\$ 2,172	\$ 6,000
General Repairs & Maintenance	\$ 18,000	\$ 3,486	\$ 14,514	\$ 18,000	\$ 18,000
Janitorial	\$ 3,600	\$ 2,080	\$ 1,280	\$ 3,360	\$ 4,200
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Holiday Decorations	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 6,500
Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Contingency	\$ 7,500	\$ 5	\$ 7,495	\$ 7,500	\$ 7,500
<u>Subtotal Operations & Maintenance</u>	\$ 422,942	\$ 205,973	\$ 111,918	\$ 317,890	\$ 435,431
<u>Other Expenditures</u>					
Capital Reserves	\$ 33,533	\$ -	\$ 33,533	\$ 33,533	\$ 23,454
<u>Total Other Expenditures</u>	\$ 33,533	\$ -	\$ 33,533	\$ 33,533	\$ 23,454
Total Expenditures	\$ 593,229	\$ 284,200	\$ 182,153	\$ 466,352	\$ 596,600
Excess Revenues/(Expenditures)	\$ -	\$ 321,676	\$ (178,897)	\$ 142,778	\$ -

Net Assessments	\$588,462
Add: Discounts & Collections 7%	\$44,293
Gross Assessments	\$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%

Highland Meadows West

Community Development District

General Fund Budget

Revenues:

Assessments

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

Interest Income

Represents interest earnings from funds held in the District's operating accounts.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$12,000 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 compensation.

Engineering

The District's engineer, Dewberry Engineering, provides 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 Van Wyk, PLLC, provides general legal services to the District, e.g., attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with 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.

Arbitrage

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

Highland Meadows West

Community Development District

General Fund Budget

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.

Trustee Fees

Represents cost incurred by the District for trustee related expenses.

Management Fees

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

Information Technology

Represents 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.

Website Maintenance

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

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.

Copies

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

Insurance

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

Highland Meadows West
Community Development District
General Fund Budget

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	\$ 5,368	\$ 64,416

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District. The District has contracted with Prince & Sons, Inc. to provide these services.

Highland Meadows West

Community Development District

General Fund Budget

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 services from Duke Energy and the cost to maintain streetlights currently in place within the District Boundaries.

Electric

Represents services from Duke Energy that provide 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 provided by City of Haines City.

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. This service is provided by Prince and Sons.

General Repairs & Maintenance

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

Highland Meadows West
Community Development District
General Fund Budget

Janitorial Services

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

Description	Monthly Amount	Annual Amount
Mail Trash Collection	\$ 200	\$ 2,400
Dog Park Trash Collection	\$ 100	\$ 1,200
Dog Bag Roll Replacements	\$ 50	\$ 600
Total	\$ 350	\$ 4,200

Pest Control

Represents anticipated costs associated with pest control services for the District's amenity facilities.

Holiday Decorations

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

Reserve Study

Represents the estimated cost to conduct a reserve study to evaluate the condition and useful life of the District's capital assets and to assist in planning for future repair and replacement funding needs.

Contingency

Represents funds allocated for unforeseen amenity-related expenses during the fiscal year.

Other Expenditures

Capital Reserve

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

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

Description	Adopted Budget FY2026	Actual Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 322,524	\$ 322,917	\$ -	\$ 322,917	\$ 322,524
Interest Income	\$ 8,056	\$ 10,347	\$ 1,725	\$ 12,072	\$ 6,036
Carry Forward Surplus	\$ 298,981	\$ 301,750	\$ -	\$ 301,750	\$ 320,164
Total Revenues	\$ 629,561	\$ 635,014	\$ 1,725	\$ 636,739	\$ 648,724
Expenditures					
Interest - 11/1	\$ 109,319	\$ 109,319	\$ -	\$ 109,319	\$ 107,256
Principal - 11/1	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 105,000
Interest - 5/1	\$ 107,256	\$ 107,256	\$ -	\$ 107,256	\$ 105,091
Total Expenditures	\$ 316,575	\$ 316,575	\$ -	\$ 316,575	\$ 317,347
Excess Revenues/(Expenditures)	\$ 312,986	\$ 318,439	\$ 1,725	\$ 320,164	\$ 331,377

Interest Expense 11/1/27	\$ 105,091
Principal Expense 11/1/27	\$ 110,000
Total	\$ 215,091

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

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

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

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

	\$	4,405,000.00	\$	3,110,568.75	\$	7,622,825.00
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Highland Meadows West
Community Development District
Proposed Budget
Series 2020 A2 Debt Service Fund

Description	Adopted Budget FY2026	Actual Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 157,625	\$ 157,817	\$ -	\$ 157,817	\$ 157,625
Interest Income	\$ 3,566	\$ 4,635	\$ 773	\$ 5,408	\$ 2,704
Carry Forward Surplus	\$ 88,087	\$ 88,930	\$ -	\$ 88,930	\$ 94,010
Total Revenues	\$ 249,277	\$ 251,382	\$ 773	\$ 252,154	\$ 254,339
Expenditures					
Interest - 11/1	\$ 46,572	\$ 46,572	\$ -	\$ 46,572	\$ 45,516
Principal - 5/1	\$ 65,000	\$ 65,000	\$ -	\$ 65,000	\$ 65,000
Interest - 5/1	\$ 46,572	\$ 46,572	\$ -	\$ 46,572	\$ 45,516
Total Expenditures	\$ 158,144	\$ 158,144	\$ -	\$ 158,144	\$ 156,031
Excess Revenues/(Expenditures)	\$ 91,133	\$ 93,238	\$ 773	\$ 94,010	\$ 98,308

Interest Expense 11/1/27	\$ 44,459
Total	\$ 44,459

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

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

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

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

	\$	2,540,000.00	\$	1,528,718.75	\$	4,177,015.63
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Highland Meadows West
Community Development District
Proposed Budget
Series 2020 A3 Debt Service Fund

Description	Adopted Budget FY2026	Actual Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Proposed Budget FY2027
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Revenues

Assessments	\$ 55,775	\$ 55,843	\$ -	\$ 55,843	\$ 55,775
Interest Income	\$ 1,370	\$ 1,814	\$ 302	\$ 2,116	\$ 1,058
Carry Forward Surplus	\$ 38,317	\$ 38,636	\$ -	\$ 38,636	\$ 44,477

Total Revenues	\$ 95,462	\$ 96,293	\$ 302	\$ 96,595	\$ 101,310
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Expenditures

Interest - 11/1	\$ 16,059	\$ 16,059	\$ -	\$ 16,059	\$ 15,734
Principal - 5/1	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ 20,000
Interest - 5/1	\$ 16,059	\$ 16,059	\$ -	\$ 16,059	\$ 15,734

Total Expenditures	\$ 52,119	\$ 52,119	\$ -	\$ 52,119	\$ 51,469
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Excess Revenues/(Expenditures)	\$ 43,343	\$ 44,174	\$ 302	\$ 44,477	\$ 49,841
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Interest Expense 11/1/27	\$ 15,409
Total	\$ 15,409

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

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

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

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

	\$	835,000.00	\$	463,212.50	\$	1,334,271.88
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Highland Meadows West
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY2026	Actual Thru 5/31/26	Projected Next 4 Months	Total Thru 9/30/26	Proposed Budget FY2027
<u>Revenues</u>					
Interest	\$ 2,075	\$ 3,481	\$ 1,740	\$ 5,221	\$ 2,611
Carry Forward Surplus	\$ 146,233	\$ 156,786	\$ -	\$ 156,786	\$ 195,540
Total Revenues	\$ 148,308	\$ 160,266	\$ 1,740	\$ 162,007	\$ 198,150
<u>Expenditures</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources/(Uses)</u>					
Transfer In/(Out)	\$ 33,533	\$ -	\$ 33,533	\$ 33,533	\$ 23,454
Total Other Financing Sources/(Uses)	\$ 33,533	\$ -	\$ 33,533	\$ 33,533	\$ 23,454
Excess Revenues/(Expenditures)	\$ 181,841	\$ 160,266	\$ 35,274	\$ 195,540	\$ 221,604

SECTION 5

RESOLUTION 2026-07

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 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; 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, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), 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 2027; 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 21ST DAY OF JULY 2026.

ATTEST:

**HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Highland Meadows West CDD FY 27 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	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000390	1	\$1,431.57	\$1,303.76			\$2,735.33
272708727508000400	1	\$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
272708727508000450	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

[illegible]

[illegible]

[illegible]

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

[illegible]

[illegible]

PARCEL ID	Units	O&M	2019	2020 (A2)	2020 (A3)	Total
27270872751000030	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000040	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000050	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000060	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000070	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000080	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000090	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000100	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000110	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000120	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000130	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000140	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000150	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000160	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000170	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000180	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000190	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000200	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000210	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000220	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000230	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000240	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000250	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000260	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000270	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000280	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000290	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000300	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000310	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000320	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000330	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000340	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000350	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000360	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000370	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000380	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000390	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000400	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000410	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000420	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000430	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000440	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000450	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000460	1	\$1,431.57			\$1,303.76	\$2,735.33
27270872751000470	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

SECTION 6

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 21st day of July 2026.

ATTEST:

**HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:
HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors (“**Board**”) of the Highland Meadows West Community Development District (“**District**”) will hold their regular meetings for Fiscal Year 2027 at Prime Community Management, 375 Avenue A Southeast, Winter Haven, Florida 33880, at **11:00 a.m.** on the following dates, unless otherwise indicated as follows:

October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 (“**District Manager’s Office**”).

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least three (3) business days 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 Manager’s Office.

A person who decides to appeal any decision made at a 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 7

TOWING SERVICES AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this 28 day of April 2026 by and between:

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

NEW GENERATION TOWING & RECOVERY, LLC, a Florida limited liability company with a principal address of 2603 Old Dixie Highway, Kissimmee, Florida 34744 (“**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the District has adopted *Amended Rules Relating to Overnight Parking and Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the Board of Supervisors (“**Board**”) of the District (“**Parking Rules**”); and

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Rules (“**Services**”); and

WHEREAS, Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

WHEREAS, Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes Contractor, and its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District’s designated representatives, who shall be the District Manager (Katie O’Rourke of Government Management Services – Central Florida, LLC), or her designee (“**District Representatives**”). All such Services shall be performed only at the times specified in the Parking Rules. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Rules, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

- A. Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal Services by Contractor.
- B. Upon towing/removal of a vehicle, such vehicle shall be stored by Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services. Any damage caused by Contractor shall diligently be repaired and shall be at Contractor's sole cost and expense.

SECTION 3. COMPENSATION. Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

SECTION 4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

SECTION 5. INSURANCE.

- A. Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance, including, but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) aggregate covering all work performed under this Agreement, and covering at least the following hazards:
 - 1. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractor's operation, if any.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District and the District's officers, directors, agents, and employees shall be named as additional insureds on all policies above, except for Workers' Compensation Insurance coverage. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver

of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.

- A.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, employees, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

SECTION 8. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

SECTION 9. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 10. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 11. NOTICES. All notices, requests, consents, and other communications hereunder (each a "**Notice**") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: **Highland Meadows West Community Development District**
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: **Kilinski | Van Wyk PLLC**
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Highland Meadows West CDD, District Counsel

B. If to Contractor: **New Generation Towing & Recovery, LLC**
2603 Old Dixie Highway
Kissimmee, Florida 34744
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

SECTION 12. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services – Central Florida, LLC** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

SECTION 13. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

SECTION 14. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 15. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 16. SCRUTINIZED COMPANIES. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies and Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies and Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may

immediately terminate this Agreement.

SECTION 17. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 18. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 19. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of the Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and the Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor. The parties acknowledge that the Contractor is not an employee for state or federal tax purposes. The Contractor shall hire and pay all of the Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor, all of whom shall be employees of the Contractor and not employees of the District and at all times entirely under the Contractor's supervision, direction, and control. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 20. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

SECTION 23. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

[Signature page follows]
[Signature page to Agreement for Towing Services]

IN WITNESS WHEREOF, the parties execute this Agreement effective as of the day and year first written above.

HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT DISTRICT

Signed by:

Bobbie Shockley

B4BFE8F149CE478...

Chairperson, Board of Supervisors

NEW GENERATION TOWING & RECOVERY,
LLC,
a Florida limited liability company

Signed by:

New Generation Towing

F8DC33A2807A4455...

By: New Generation Towing
Its: Manager

Exhibit A: Parking Rules

EXHIBIT A
Parking Rules

[See following pages]

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

In accordance with Chapter 190, Florida Statutes, and on January 16, 2024 at a duly noticed public meeting, the Board of Supervisors of the Highland Meadows West Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

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

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle(s).* Any mobile item which normally uses wheels, whether motorized or not. For purposes of this Policy, unless otherwise specified, any use of the term Vehicle(s) shall be interpreted so as to include Commercial Vehicle(s), Vessel(s), and Recreational Vehicle(s).
- C. *Vessel(s).* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle(s).* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F. *Tow Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District property not designated as a designated parking area is a**

Tow Away Zone.

- G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.
- H. *Mailbox and Playground Parking.* Spots designated for mail pick up and playground access.

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

The even numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Sections 4 and 5 herein ("**Tow Away Zone**").

SECTION 4. ESTABLISHMENT OF TOW AWAY ZONES. Each area set forth in **Exhibit A** attached hereto is hereby declared a Tow Away Zone. In addition, any Vehicle which is parked in a manner which prevents or inhibits the ability of emergency response vehicles to navigate streets within the District are hereby authorized to be towed.

SECTION 5. EXCEPTIONS.

- A. ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken down Vehicles are not permitted to be parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense.
- B. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company Vehicles in order to facilitate District business. All Vehicles so authorized must be identified by a Parking Pass.
- C. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District property while carrying out official duties.
- D. MAILBOX AND PLAYGROUND PARKING.** Mailbox Parking is limited to 5 minutes. Playground Parking is limited to 60 minutes. Any cars parked in the Mailbox and/or Playground Parking spots for extended periods of time, including Overnight, shall be subject to towing at Owner's expense.

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

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided, however, that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

EXHIBIT A – Tow Away Zones

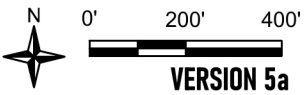
Effective date: January 16, 2024

EXHIBIT A – *Tow Away Zones*



- LEGEND
- TOW AWAY ZONE
 - CDD BOUNDARY
 - MAILBOX & PLAYGROUND PARKING

HIGHLAND MEADOWS WEST CDD
PARKING MAP



SECTION 8

ADDENDUM TO LANDSCAPE MAINTENANCE AGREEMENT

(Temporary Fuel Surcharge)

THIS ADDENDUM (“Addendum”) is made effective this 1 day of June 2026 (“Effective Date”), by and between:

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“District”); and

PRINCE AND SONS INC., a Florida limited liability company, whose mailing address is 200 F Street South, Haines City, Florida 33844 (“Contractor” and, with the District, “Parties”).

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Landscape Maintenance Agreement By and Between Highland Meadows West Community Development District and Prince and Sons, Inc.*, dated as of May 21, 2020, as amended (together with all amendments, “Agreement”), incorporated herein by this reference; and

WHEREAS, the District and Contractor desire to modify the Agreement to account for additional compensation for a temporary fuel surcharge, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 20 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement as described herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

2. TEMPORARY FUEL SURCHARGE.

A. Services, as that term is defined in the Agreement, rendered on or after the Effective Date of this Addendum shall be subject to a temporary fuel surcharge, as outlined in **Exhibit A** to this Addendum (“Surcharge”). The Surcharge will be in effect from the Effective Date through September 30, 2026.

- B.** The Surcharge must be shown as a separate line item on the invoices showing the compensation owed under the Agreement, plus the Surcharge, and a total amount for each month. Contractor shall provide a screenshot of the AAA Florida Average Gas Prices as of the first day of each month, which will be compared to the rates set forth in **Exhibit A** to evidence the Surcharge.

3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

4. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Addendum.

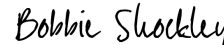
5. EXECUTION IN COUNTERPARTS. This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument.

6. EFFECTIVE DATE. This Addendum shall have an effective date as of the date first written above.

IN WITNESS WHEREOF, the Parties execute this Addendum the day and year first written above.

**HIGHLAND MEADOWS WEST COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:



Chairperson, Board of Supervisors

**PRINCE AND SONS INC., a Florida
corporation**

Signed by:



By: Lucas Martin

Its: VP

Exhibit A: Fuel Surcharge Proposal

Exhibit A Fuel Charge



Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of $\geq \$4$ /gallon we will have a 3% increase

Average gas price of \$3.50-\$3.99/gallon we will have a 2% increase

Average gas price $< \$3.49$ /gallon the fuel service charge will end

- **BASED ON STATE AVERAGE**
- **ONLY APPLIES TO CONTRACTED "ESSENTIAL SERVICES"**
- **FUEL SERVICE CHARGE APPLIES THROUGH SEPTEMBER IF PRICES WARRANT**
- **FY 2027 CHARGES WOULD NEED TO BE APPROVED FOR BUDGET**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office



SECTION 9

SECTION a)

Highland Meadows West CDD

Street Tree Compliance Report

Address	Dead Trees	Missing	Violation Description
Denali St, 112	1	0	Dead tree in front right-of-way
Denali St, 177	1	0	Dead tree in front right-of-way
Denali St, 181	1	0	Dead tree in front right-of-way
Denali St, 229	1	0	Dead tree. Too small and wrong type
Kobuk Dr, 1048	1	0	Dead tree. Too small; wrong type
Catskill Dr, 1117	1	0	Dead tree. Too small; wrong type. Front right-of-way
Catskill Dr, 1148	1	0	Dead tree. Too small; wrong type. Front right-of-way
Catskill Dr, 1156	1	0	Dead tree in front right-of-way
Catskill Dr, 1185	1	0	Dead tree. Wrong type. Front right-of-way
Catskill Dr, 1201	0	1	Missing tree front right-of-way
Teton St, 872	1	1	Dead tree. Front right-of-way. Too small. One missing tree on side of home
Guadalupe St, 305	0	1	Missing tree. Front right-of-way
Guadalupe St, 324	0	1	Missing tree. Side of home
Guadalupe St, 329	0	1	Missing tree. Front right-of-way
Guadalupe St, 337	0	1	Missing tree. Front right-of-way
Royale Ct, 925	0	1	Missing tree. Side of the house
Saguaro St, 1108	0	1	Missing tree front right-of-way
Saguaro St, 1117	0	1	Missing tree front right-of-way
Saguaro St, 1124	1	0	Dead tree. Front right-of-way
Saguaro St, 1188	1	0	Dead tree front right-of-way
Lassen St, 1451	1	0	Dead tree front right-of-way
Lassen St, 1219	1	0	Dead tree front right-of-way
Lassen St, 1223	1	0	Dead tree front right-of-way
Lassen St, 1259	1	0	Dead tree. Front right-of-way
Lassen St, 1299	0	1	Missing tree front right-of-way
Lassen St, 1303	0	1	Missing tree front right-of-way
Tortugas St, 434	1	0	Dead tree front right-of-way
Tortugas St, 508	0	0	Fallen tree. Needs to be braced.
Tortugas St, 528	1	0	Dead tree. Front right-of-way
Tortugas St, 540	1	0	Dead tree; wrong type. Front right-of-way
Tortugas St, 556	1	0	Dead tree. Front right-of-way
Tortugas St, 560	1	0	Dead tree. Front right-of-way
Tortugas St, 564	0	2	Missing trees. Front and side right-of-way
Tortugas St, 571	1	0	Dead tree. Front right-of-way
Tortugas St, 579	1	0	Dead tree. Front right-of-way
Tortugas St, 583	1	0	Dead tree; wrong type; too small. Front right-of-way

Tortugas St, 587	1	0	Dead tree; wrong type; too small. Front right-of-way
Tortugas St, 595	1	0	Dead tree; Front right-of-way
Tortugas St, 598	0	2	Missing trees. Front and side right-of-way
Tortugas St, 610	1	0	Dead tree. Front right-of-way
Tortugas St, 611	1	0	Dead tree. Front right-of-way
Tortugas St, 618	1	0	Dead tree. Front right-of-way
Tortugas St, 627	1	0	Dead tree. Front right-of-way
Tortugas St, 643	0	1	Missing tree. Front right-of-way
Tortugas St, 647	0	1	Missing tree. Front right-of-way
Tortugas St, 655	1	0	Dead tree. Front right-of-way
Tortugas St, 659	1	0	Dead tree. Front right-of-way
Tortugas St, 692	1	0	Dead tree. Front right-of-way
Tortugas St, 664	1	0	Dead tree. Front right-of-way
Tortugas St, 680	1	0	Dead tree. Front right-of-way
Tortugas St, 699	1	0	Dead tree; Wrong type; Too small. Front right-of-way
Tortugas St, 716	1	0	Dead tree. Front right-of-way

Summary

- Total Properties Listed: 52
- Total Dead Trees: 37
- Total Missing Trees: 17
- Grand Total Dead and Missing Trees: 54

Highlighted properties have been added since April's Board meeting

SECTION b)



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: July 15, 2026

SUBMITTED TO:

GMS Services
135 W. Central Blvd
Orlando, FL 32801
Matt Fisher
Phone: (863)-956-6207
Email: mfisher@gmscfl.com

Job Name / Location:

Orchid Terrace

Tree Replacement

PROPOSAL TO REPLACE ALL DEAD TREES IN FRONT OF DESIGNATED HOUSES

	Qty	Unit	Unit Cost	TOTAL
Live Oak Trees	54	45g	\$812.50	\$43,875.00
Gator Watering Bags	54	EA	\$35.00	\$1,890.00
Gator Bag Watering 2x per week (6 monthes total)	54	EA	\$960.00	\$51,840.00
			TOTAL	\$97,605.00

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

Submitted by: Brian Bubendorf

Date Submitted: July 14, 2026

Accepted by:

Date Accepted: _____

SECTION 10

SECTION B

SECTION i



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

Sent Via Email: tadams@gmscfl.com

June 30, 2026

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

Subject: **District Engineers Report - 2026
Highland Meadows West Community Development District
Bond Series 2019 and 2020
Section 9.21 of the Master Trust Indenture**

Dear Ms. Adams:

In accordance with Section 9.21 of the Master Trust Indenture for the Highland Meadows West Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonably good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2027 and believe that it is sufficient for the proper operation and maintenance of the Highland Meadows West CDD.

In addition, and in accordance with Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage, and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (904) 423.4935.

Sincerely,

A handwritten signature in blue ink, appearing to read "JD", with a stylized flourish extending to the right.

Joey V. Duncan, P.E.
District Engineer
Highland Meadows West Community Development District

JD:ap
Q \\dewberry.dewberryroot.local\offices\Orlando\Projects\HIGHLAND MEADOWS WEST CDD50138450\Adm\Reports\Annual Engineer's Report\2026Annual Engineer's Report\Highland Meadows West District Engineer's Report 2026 Bond Series 2019 and 2020_06-30-2026

MEMORANDUM

DATE: JUNE 30, 2026

TO: HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT (CDD)

FROM: REY MALAVE PE, ASSOCIATE VICE PRESIDENT, DEWBERRY

SUBJECT: HIGHLAND MEADOWS WEST CDD ANNUAL GOALS INSPECTION REPORT

Introduction

This memorandum provides the findings of an annual inspection of the structures and areas owned by Highland Meadows West CDD, conducted on June 23, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned by the CDD were found to be in generally good condition. Maintenance on the roads, sidewalks, gutters, and curbs is recommended. Stormwater structure maintenance and repairs are recommended. Recommended maintenance, if applicable, is provided in the attached photo log using the following rating system.

In general, ensure all storm grates are chained.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map

Attachment 2. 2026 Annual Goals Inspection Photo Log

**Attachment 1: 2026 Annual Goals Inspection Map
Highland Meadows West CDD**

Legend

-  Highland Meadows West CDD
-  Photo Locations

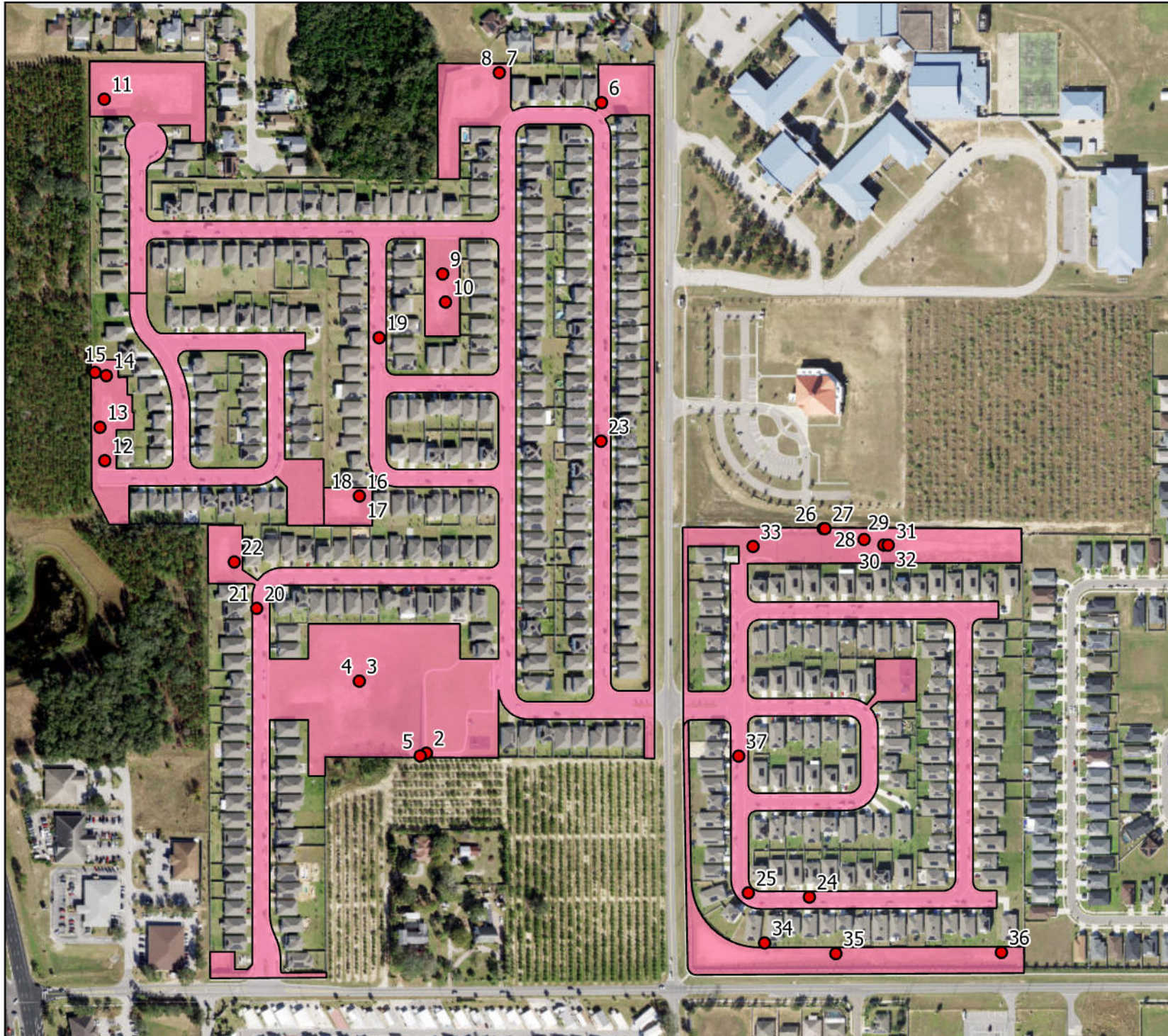


Photo Map Highland Meadows West

Attachment 2: Inspection Photo Log

Photo 1

Location: Tract K

Condition: 2 – Poor

Comments: Fence panel damaged and removed

Recommendations: Repair panel



Photo 2

Location: Tract K

Condition: 2 – Poor

Comments: Graffiti on retaining wall

Recommendations: Clean.



Photo 3

Location: Tract L

Condition: 2 – Poor

Comments: Grate displaced, vegetative overgrowth

Recommendations: Ensure grate is properly placed on structure and that structure is not damaged. Remove vegetation and replace riprap.



Photo 4

Location: Tract L

Condition: 2 – Poor

Comments: Moderate erosion

Recommendations: Fill and sod.



Photo 5

Location: Tract K

Condition: 2 – Poor

Comments: Graffiti on retaining wall

Recommendations: Clean.



Photo 6

Location: Tract H

Condition: 2 – Poor

Comments: Resident installed fence is too low, drainage swale is blocked.

Recommendations: Inform resident that fence must be raised to allow flow under it. We recommend minimum 4" distance.



Photo 7

Location: Tract G

Condition: 2 – Poor

Comments: Vegetative growth in MES, riprap depleted

Recommendations: Clean out MES and replace riprap.



Photo 8

Location: Tract G

Condition: 2 – Poor

Comments: Fence panel missing

Recommendations: Repair fence.



Photo 9

Location: Tract O

Condition: 2 – Poor

Comments: Moderate erosion

Recommendations: Monitor.



Photo 10

Location: Tract O

Condition: 2 – Poor

Comments: Minor erosion, edge of sidewalk is exposed

Recommendations: Monitor.



Photo 11

Location: Tract F

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out MES. Replace riprap.



Photo 12

Location: Tract C

Condition: 2 – Poor

Comments: Debris in MES, loss of vegetation around structure.

Recommendations: Clean out MES. Replace riprap. Ensure area is mowed, not sprayed, to reduce loss of sod.



Photo 13

Location: Tract C

Condition: 2 – Poor

Comments: Debris in MES, loss of vegetation around structure.

Recommendations: Clean out MES. Replace riprap. Ensure area is mowed, not sprayed, to reduce loss of sod.



Photo 14

Location: Tract C

Condition: 2 – Poor

Comments: Moderate erosion causing separation between fence and ground

Recommendations: Monitor for further erosion.



Photo 15

Location: Tract C

Condition: 2 – Poor

Comments: Moderate erosion

Recommendations: Fill and sod.



Photo 16

Location: Tract M

Condition: 2 – Poor

Comments: Debris in MES, loss of vegetation around structure.

Recommendations: Clean out MES. Replace riprap. Ensure area is mowed, not sprayed, to reduce loss of sod.



Photo 17

Location: Tract M

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out MES and replace riprap.



Photo 18

Location: Tract M

Condition: 2 – Poor

Comments: Washout at top of bank.

Recommendations: Fill to restore grade and sod.



Photo 19

Location: Guadalupe Street

Condition: 2 – Poor

Comments: Utility structures above ground are settling

Recommendations: Monitor.



Photo 20

Location: Tract D

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out MES and replace riprap.



Photo 21

Location: Tract D

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out MES and replace riprap.



Photo 22

Location: Tract D

Condition: 2 – Poor

Comments: Moderate erosion

Recommendations: Fill and sod. Ensure discharges from adjacent homeowner's storm system is being conveyed properly.



Photo 23

Location: Tortugas St.

Condition: 2 – Poor

Comments: Minor surface damage to asphalt

Recommendations: Monitor.



Photo 24

Location: Lassen St.

Condition: 2 – Poor

Comments: Minor surface damage to asphalt

Recommendations: Monitor.



Photo 25

Location: Lassen St.

Condition: 2 – Poor

Comments: Minor surface damage to asphalt

Recommendations: Monitor.



Photo 26

Location: Tract F

Condition: 2 – Poor

Comments: Loss of sod around fence

Recommendations: Reduce over spraying of herbicide.



Photo 27

Location: Tract F

Condition: 2 – Poor

Comments: Debris in MES.

Recommendations: Clean out MES and replace riprap.



Photo 28

Location: Tract F

Condition: 2 – Poor

Comments: Minor erosion on bank

Recommendations: Sod and monitor.



Photo 29

Location: Tract F

Condition: 2 – Poor

Comments: Grate is displaced, and structure is overgrown

Recommendations: Ensure grate is properly replaced. Remove overgrowth and replace riprap.



Photo 30

Location: Tract F

Condition: 2 – Poor

Comments: Moderate erosion on bank

Recommendations: Sod and monitor.



Photo 31

Location: Tract F

Condition: 2 – Poor

Comments: Fence panel missing

Recommendations: Repair panel.



Photo 32

Location: Tract F

Condition: 2 – Poor

Comments: Fence panel missing

Recommendations: Repair panel.



Photo 33

Location: Tract D

Condition: 2 – Poor

Comments: Deep hole close to dog park

Recommendations: Fill and sod.



Photo 34

Location: Tract B

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out MES and replace riprap. Restore surrounding area to grade.



Photo 35

Location: Tract B

Condition: 2 – Poor

Comments: Severe erosion

Recommendations: Fill and sod.
Communicate with homeowner
regarding possible cause(s) of
erosion.



Photo 36

Location: Tract B

Condition: 2 – Poor

Comments: Debris in MES

Recommendations: Clean out
MES and replace riprap.



Photo 37

Location: Lassen St.

Condition: 2 – Poor

Comments: Asphalt damaged

Recommendations: Monitor.



SECTION C

Highland Meadows West CDD

Field Management Report

Completed Items

- Knocked out fencing panels have been repaired.
- Missing column cap has been resecured to the front wall.
- Crack on front wall has been repaired and painted.

Contracted Services

- The landscaping service vendor continues to provide satisfactory service and maintains compliance with their contract requirements.

In Progress

- Broken underscores on two monuments are scheduled to be installed once fabrication is completed.
- Soft wash a portion of the perimeter wall to remove algae build up.
- Touch up paint the solar lights adjacent to the mailboxes with rust preventing paint.
- Erosion repair on pond bank near 200 Denali St.
- Fill dirt along sidewalk and sod install between 1315 Lassen St. and 1319 Lassen St.
- The playground parts are being ordered.



SECTION i

AGREEMENT

Extreme Graphics LLC dba EGX Group

Remit to:
29996 US HWY 27
PO BOX 7
Lake Hamilton, FL 33851

ESTIMATE

Quote #: Q-20260526-4317 Date: 5/25/2026
Terms: Net 30

BILL TO

Matthew Fisher
MFisher@gmscfl.com
(863) 956-6207

Project: Matthew Fisher

Item	Qty	Unit Price	Total
Acrylic Bar	2	\$224.00	\$448.00

Produce and install 1/2" acrylic bars with studs. Painted front and sides to match existing lettering already installed on monument signs.

Subtotal:	\$448.00
Tax Exempt	\$0.00
TOTAL:	\$448.00

Terms & Conditions:
Payment is due according to the payment terms specified above. All work is guaranteed for 90 days from date of installation. Customer is responsible for obtaining any necessary permits or approvals. Pricing is valid for 30 days from the date of this estimate.

ADDENDUM

Agreement: Agreement between Highland Meadows West Community Development District and Extreme Graphics LLC d/b/a EGX Group (“**Agreement**”)
Contractor: Extreme Graphics LLC d/b/a EGX Group (“**Contractor**”)
District: Highland Meadows West Community Development District (“**District**”)
Services: Monument repair services, as described in the Agreement (“**Services**”)

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the Services described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor agrees to commence repair of any damage resulting from Contractor’s activities and work within twenty-four (24) hours.
 - c. Contractor agrees to notify the District prior to performing any work subject to any price increases, and to proceed with the work only upon written consent from the District.
 - d. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of the Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to the Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for

any other damage resulting therefrom to District property or the property of landowner's within the District.

- e. All permits or licenses necessary for Contractor to perform under the Agreement shall be obtained and paid for by Contractor.
3. Compensation. In exchange for completing the Services as described in the Agreement, and upon final completion and approval by the District of the Services, the District agrees to pay Contractor the total not to exceed amount of **Four Hundred Forty-Eight Dollars and Zero Cents (\$448.00)** as set forth in the Agreement. This compensation includes all parts, materials, and labor necessary to complete the Services as described in the Agreement and this Addendum. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render invoices to the District, in writing, which shall be delivered or mailed to the District. These invoices are due and payable in accordance with Florida's Prompt Payment Act, sections 218.70 et seq. of the Florida Statutes. Each invoice shall include such supporting information as the District may reasonably require Contractor to provide.
4. Additional Work. Should the District desire that Contractor provide additional work and/or services, such additional work and/or services shall be fully performed by Contractor after the District's prior approval of a required change order. Contractor agrees that the District shall not be liable for the payment of any additional work and/or services, unless the District first authorizes Contractor to perform such additional work and/or services through an authorized and fully executed change order.
5. Termination. The Agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that Contractor shall be entitled to payment for any Services provided through the effective date of termination, subject to any offsets.
6. Insurance.
 - a. Contractor, and any subcontractor performing the Services described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including

Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

- iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$100,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- b. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Additional Insureds") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.
- c. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. Indemnification.

- a. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Indemnitees"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the work, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to the Agreement or any services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in the Agreement or any services.
- b. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than One Million Dollars (\$1,000,000.00), which amount the

District and Contractor agree bears a reasonable commercial relationship to this Agreement. Nothing in this section is intended to waive or alter any other remedies that the District may have as against Contractor.

- c. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in the Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to the Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of the Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
 - d. Contractor shall ensure that all subcontracts related to the Services include this section for the benefit of the Indemnitees.
8. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
9. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Katie O'Rourke** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement's term and following the Agreement term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, KOROURKE@GMSCFL.COM, OR AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

10. Amendments. Amendments to and waivers of the provisions contained in the Agreement may be made only by an instrument in writing executed by both parties hereto.
11. Assignment. Neither the District nor Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
12. Liens and Claims. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under the Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under the Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under the Agreement, may terminate the Agreement to be effective immediately upon the giving of notice of termination.
13. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Polk County, Florida.
14. E-Verify. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.091, *Florida Statutes*. By entering into the Agreement and this Addendum, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

15. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
16. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in a form acceptable to the District, in compliance with section 787.06(13), *Florida Statutes*.
17. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.
18. Authorization. The execution of the Agreement and this Addendum has been duly authorized by the appropriate body or official of the parties, the parties have complied with all the requirements of law, and the parties have full power and authority to comply with the terms and provisions of the Agreement and this Addendum.

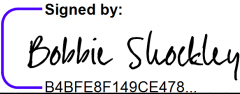
[signatures on following page]

[Signature page to Addendum to Agreement]

**EXTREME GRAPHICS LLC D/B/A
EGX GROUP,**
a Florida limited liability company

**HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Its: _____
Date: _____

Signed by:

B4BFE8F149CE478...
By: Bobbie Shockley
Its: Chairman, Board of Supervisors
Date: 2026-06-16

[Signature page to Addendum to Agreement]

**EXTREME GRAPHICS LLC D/B/A
EGX GROUP,**
a Florida limited liability company

**HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT DISTRICT**


By: Spencer Evans
Its: President
Date: 6/19/2026

By: Bobbie Shockley
Its: Chairman, Board of Supervisors
Date: _____

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Spencer Evans, as President, on behalf of Extreme Graphics LLC d/b/a EGX Group, a Florida limited liability company (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

Date: June 19, 2026

FURTHER AFFIANT SAYETH NAUGHT.

EXTREME GRAPHICS LLC D/B/A EGX GROUP

By: [Signature]
Name: Spencer Evans
Title: President
Date: June 19, 2026

STATE OF FLORIDA
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Spencer Evans, as Contractor, of Extreme Graphics LLC d/b/a EGX Group, who is ☐ personally known to me or ☒ who produced FL DL as identification this 19 day of June, 2026.

(Notary Seal)

[Signature]
Notary Public



SECTION ii

**LANDSCAPE MAINTENANCE AGREEMENT
ADDITIONAL SERVICES ORDER**

THIS ADDITIONAL SERVICES ORDER (the “**ASO**”) is presented according to the requirements established within the executed *Landscape Maintenance Agreement* dated May 21, 2020 (the “**Agreement**”). This ASO is made and entered into effective this 30 day of June 2026, by and between:

HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Polk County, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), and

PRICE AND SONS, INC., a Florida corporation, with a mailing address of 200 South F Street, Haines City, Florida 33844 (the “**Contractor**” and, together with the District, the “**Parties**”).

1. SCOPE OF WORK. In addition to the services described in the Agreement and any Exhibits thereto, Contractor will provide the additional work described below and in **Exhibit A** hereto, in accordance with the unit prices pricing provided herein (the “**Additional Work**”). Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amount includes all materials and labor necessary to complete the Additional Work and all items, labor, materials, or otherwise, to provide the District the maximum benefit of the Additional Work.

Proposal Name	Cost	Notes
Pond and Sod Repair (Exhibit A)	\$3,120.00	N/A
Total		\$3,120.00

2. EFFECTIVE DATE. This ASO shall be effective as of the date listed above.

3. ACCEPTANCE. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to any other services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect. To the extent that any other terms provided in **Exhibit A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have caused this ASO to be executed the day and year first above written.

**HIGHLAND MEADOWS WEST COMMUNITY
DEVELOPMENT DISTRICT**

Signed by:

B4BFE8F149CE478...

Signature

By: Bobbie Shockley
Print Name

Its: Chairman, Board of Supervisors
Title

PRINCE AND SONS, INC.

Signed by:

C7CB56360E5C44C...

Signature

By: Lucas Martin
Print Name

Its: VP
Title

Exhibit A: Pond and Sod Repair

Exhibit A

Pond and Sod Repair



200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: 4.20.2026

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Marshall Tindall
Phone: 407.346.2453
Email: mtindall@gmscfl.com

Job Name / Location:

Orchid Terrace
Haines City, FL 33884
200 Denali Street POND

Pond at 200 denali street

	Qty	Unit	Unit Cost	TOTAL
Bahia Sod	4	pallet	\$400.00	\$1,600.00
Fill dirt	2	yds	\$60.00	\$120.00
Drainage Gravel	2	cy	\$250.00	\$500.00
machine and labor	4	ea	\$125.00	\$500.00
Wattles	4	ea	\$100.00	\$ 400.00
			total	\$3,120.00

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

Submitted by: Mark Stripling

Date Submitted 4.20.2026

Accepted by: *Bohlin S. Slocum*

Date Accepted: _____

SECTION iii

SECTION 1



Haines City Fire Department
138 N. 11th Street
Haines City, FL 33844
Phone: (863) 421-3611
Fax: (863) 421-3622
www.hainescity.com

General

FDID 05042	Station Fire Station 2	State FL	Shift A	Internal Incident HF260002077	Exposures 0	Incident # 2602022	CAD # S260891947
Incident Date 3/30/2026	Event / Call Time 15:55:06	Emergency / Non Emergency Emergency			Population Density		
Risk Category			Aid Given or Received		None		

Incident Types

Fire

Primary	Level 1	Level 2	Level 3
☒	Fire	Outside Fire	Other Outside Fire

Did any casualties (injuries or death) and/or rescues occur to firefighters during this incident?

Did any casualties (injuries or death) and/or rescues occur to non-firefighters during this incident?

Did the incident involve any emerging hazards? (Electric/Battery/Power Generation/CSST)?

Number Of Animal Rescued?

0

Incident Modifier(s)

NO modifiers

Incident Actions

Suppression	Outside Fire Suppression	Fire Control / Extinguishment
	Structural Fire Suppression	Exterior

Times

Alarm Time

03/30 15:57:01

En Route

03/30 15:57:24

Arrival

03/30 16:03:47

Last Unit Cleared

03/30 16:37:45

Address and Location

Main**Is there a parcel address associated with this incident?** Yes**Number/Milepost**

0

Street or Highway

CROSS DENALI ST & CROSS TORTUGAS St

Apt./Suit/Room**Crossing street(s)****City**

Haines City

Zip Code**Zip Ext.****County**

POLK

State

FL

Property ID**Census Tract****District****Box****Zone**

F630C

Neighborhood**Full Address**

0 CROSS DENALI ST & CROSS TORTUGAS St Haines City

Location**Location Type**

Outdoor

Is location in use?**Location Sub Type**Playground / Park / Recreational Area /
Monument / Statue**Were people present?****Number Of People Displaced?**

0

Is location used as intended?

Narrative

Haines City units were dispatched to an outside fire involving a playground slide. Squad 2 arrived on scene to find a fully involved playground set with no exposures threatened. There were no individuals in the immediate area and no reported injuries. Squad 2 deployed an 1¾-inch preconnect for fire attack and began suppression efforts. HCBC1 arrived on scene and observed Squad 2 actively deploying the line and applying water to the fire, which was communicated to dispatch. Squad 2 achieved a quick knockdown, and the fire was extinguished using less than 300 gallons of water. HCBC1 made contact with law enforcement upon arrival. Initial scene assessment showed no clear signs of foul play. However, witness statements indicated that a minor had been seen in the area pouring a powder substance that appeared to intensify the fire. The individual was not located on scene. A description was provided to law enforcement, who are continuing the investigation. HCBC1 also made contact with the neighborhood HOA president and relayed all pertinent information. Contact information was provided for

FDID :

CAD # : S260891947

Dep. Name :

Incident # : 2602022

Date Printed :

5/26/2026

Page 2 of 4

any follow-up questions or updates regarding the incident. The scene was turned over to law enforcement for further investigation. HCBC1 advised the HOA representative to keep the playground area clear of children until repairs are completed and all damaged materials are removed. Squad 2 secured the area with caution tape to prevent access.

Fire

Primary Nature Of Fire Outside Fire

Supression Appliances

Small Diameter (1 inch to 2 inch) Fire Hose

Water Supply
Tank Water

Cause Of Outside Fire
Unable to be Determined

Estimated Acres Burned

Fire Investigation Needed
No

Type Of Investigation

Investigated by Law Enforcement (Nonfire)

Estimated Dollar Value and Losses	
PRE-INCIDENT VALUES	LOSSES (If no loss, leave blank)
Property	Property
Contents	Contents

Extinguishing
Gallons of Water Used
300
Gallons of Foam Used
0

Authorization

Member Making Report

Member Making Assignment

Report Completed Date

4/2/2026 11:42:24 AM

Officer In Charge

Officer In Charge Assignment

Review

Report Reviewed Date

4/2/2026 11:42:30 AM

SECTION 2

AGREEMENT



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Date	Estimate #
6/22/2026	58908

Project Name



WE WILL BEAT ANY PRICE BY 5%

Customer / Bill To
Highland Meadows CDD Marshall Tindall 219 E. Livingston St. Orlando, FL 32801

Ship To
4530 Eagle Falls Pl Tampa, FL 33619

Item	Description	Qty	Cost	Total:
	1. Supply and deliver Misc parts for Tidewater design			
	EQUIPMENT			
CPE	4ft 3.5IN Tube Slide Part 001106	1	3,665.20	3,665.20
CPE	Part 000217 Tic Tac Toe panel 3.5 in	1	380.80	380.80
CPE	Part 000233 3.5in Store Panel	1	340.20	340.20
CPE	Deck, rectangle 3.5 Part 000106	1	497.00	497.00
CPE	Deck, rectangle 3.5in Part 000161	1	462.00	462.00
CPE	Timber 12 w stake 4ft L x 12inH	6	32.20	193.20
CPE	6ft expanded metal bench PSA002 BK	1	588.00	588.00
CPE	TOUCHUP touch up paint individual cans 4x green, 4x brown	8	24.00	192.00
Shipping	Combined Shipping and Freight Charges	1	1,560.00	1,560.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

B4BFE8F149CE478 Name / Title

Date

Bobbie Shockley Bobbie Shockley 2026-06-23

Subtotal: \$7,878.40

Sales Tax: (7.5%) \$0.00

Total: \$7,878.40

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

1-800-573-7529 | www.proplaygrounds.com

ADDENDUM

Agreement: Proposal Number 58908 dated June 22, 2026 (“**Agreement**”)
Contractor: Legacy Construction Services Group Inc. d/b/a Pro Playgrounds (“**Contractor**”)
District: Highland Meadows West Community Development District (“**District**”)
Services: Playground equipment, as described in the Agreement (“**Services**”)

The following provisions govern the Agreement referenced above:

1. Effective Date. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.
2. Duties.
 - a. Contractor agrees, as an independent contractor, to undertake the Services described in the Agreement in a neat and professional manner reasonably acceptable to the District, in accordance with industry standards, and in accordance with all applicable federal, state, and local laws, regulations, and ordinances.
 - b. Contractor shall use reasonable care in performing the Services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor agrees to commence repair of any damage resulting from Contractor’s activities and work within twenty-four (24) hours.
 - c. Contractor agrees to notify the District prior to performing any work subject to any price increases, and to proceed with the work only upon written consent from the District.
 - d. Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of the Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to the Agreement shall be warranted for labor and workmanship for one (1) year from the date of acceptance of the Services by the District. Contractor shall replace or repair warranted items to the District’s satisfaction and in the District’s discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for

any other damage resulting therefrom to District property or the property of landowner's within the District.

- e. All permits or licenses necessary for Contractor to perform under the Agreement shall be obtained and paid for by Contractor.
3. Compensation. In exchange for completing the Services as described in the Agreement, and upon final completion and approval by the District of the Services, the District agrees to pay Contractor the total not to exceed amount of **Seven Thousand Eight Hundred Seventy-Eight Dollars and Forty Cents (\$7,878.40)** as set forth in the Agreement. This compensation includes all parts, materials, and labor necessary to complete the Services as described in the Agreement and this Addendum. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render invoices to the District, in writing, which shall be delivered or mailed to the District. These invoices are due and payable in accordance with Florida's Prompt Payment Act, sections 218.70 et seq. of the Florida Statutes. Each invoice shall include such supporting information as the District may reasonably require Contractor to provide.
4. Additional Work. Should the District desire that Contractor provide additional work and/or services, such additional work and/or services shall be fully performed by Contractor after the District's prior approval of a required change order. Contractor agrees that the District shall not be liable for the payment of any additional work and/or services, unless the District first authorizes Contractor to perform such additional work and/or services through an authorized and fully executed change order.
5. Termination. The Agreement may be terminated immediately by the District for cause, or upon thirty (30) days' written notice by either party for any or no reason, provided however that any termination by Contractor shall only be effective after providing the District with a reasonable opportunity to cure any default. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any termination by the District, provided however that Contractor shall be entitled to payment for any Services provided through the effective date of termination, subject to any offsets.
6. Insurance.
 - a. Contractor, and any subcontractor performing the Services described in the Agreement, shall maintain throughout the term of the Agreement the following insurance:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including

Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

- iii. Automobile Liability Insurance for bodily injuries in limits of not less than \$100,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- b. The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Additional Insureds") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.
- c. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. Indemnification.

- a. To the fullest extent permitted by law, and in addition to any other obligations of Contractor under the Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "Indemnitees"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the work, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to the Agreement or any services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in the Agreement or any services.
- b. To the extent a limitation is required by law, the obligations under this section shall be limited to no more than One Million Dollars (\$1,000,000.00), which amount the

District and Contractor agree bears a reasonable commercial relationship to this Agreement. Nothing in this section is intended to waive or alter any other remedies that the District may have as against Contractor.

- c. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in the Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to the Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of the Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
 - d. Contractor shall ensure that all subcontracts related to the Services include this section for the benefit of the Indemnitees.
8. Limitations on Governmental Liability. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability contained in section 768.28, *Florida Statutes*, or other statute, and nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
9. Public Records. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Katie O'Rourke** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the work; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement's term and following the Agreement term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements.

All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, KOROURKE@GMSCFL.COM, OR AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

10. Amendments. Amendments to and waivers of the provisions contained in the Agreement may be made only by an instrument in writing executed by both parties hereto.
11. Assignment. Neither the District nor Contractor may assign the Agreement or any monies to become due hereunder without the prior written approval of the other.
12. Liens and Claims. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under the Agreement. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under the Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under the Agreement, may terminate the Agreement to be effective immediately upon the giving of notice of termination.
13. Controlling Law and Venue. In the event that either party is required to enforce the Agreement, as amended by this Addendum, by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The Agreement, as amended, and the provisions contained in the Agreement and this Addendum shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding the Agreement or this Addendum shall be Polk County, Florida.
14. E-Verify. Contractor shall comply with and perform all applicable provisions of section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate the Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated section 448.09(1), *Florida Statutes*. By entering into the Agreement and this Addendum, Contractor represents that no public employer has terminated a contract with Contractor under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.

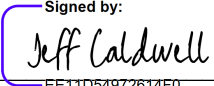
15. Scrutinized Companies Statement. In accordance with section 287.135, *Florida Statutes*, Contractor represents that in entering into the Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate the Agreement.
16. Anti-Human Trafficking Requirements. Contractor certifies, by acceptance of the Agreement, that neither it nor its principals utilize coercion for labor or services as defined in section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit, in a form acceptable to the District, in compliance with section 787.06(14), *Florida Statutes*.
17. Addendum Controls. The Agreement, as amended by this Addendum, shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.
18. Authorization. The execution of the Agreement and this Addendum has been duly authorized by the appropriate body or official of the parties, the parties have complied with all the requirements of law, and the parties have full power and authority to comply with the terms and provisions of the Agreement and this Addendum.

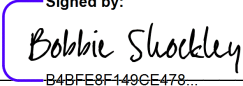
[signatures on following page]

[Signature page to Addendum to Agreement]

**LEGACY CONSTRUCTION SERVICES
GROUP INC. D/B/A PRO
PLAYGROUNDS,**
a Florida corporation

**HIGHLAND MEADOWS WEST
COMMUNITY DEVELOPMENT DISTRICT**

Signed by:

EE11D54972614F0...
By: Jeff Caldwell
Its: Sales Consultant
Date: 2026-06-24

Signed by:

B4BFE8F149GE478...
By: Bobbie Shockley
Its: Chairman, Board of Supervisors
Date: 2026-06-23

SECTION 3

Proposal #550



Governmental Management Services

Maintenance
Services

Date: 6/22/2026

Bill To/District: Highland Meadows West CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
<u>Highland Meadows West CDD – Playground repairs and cleanup - Fire Dept Incident #2602022</u>	
- Proposal is for delivery replacement of x1 slide, x2 platforms, x1 Tic-tac-toe panel, x1 storefront panel, x12 mulch border panels, and x1 playground bench. - Includes removal and disposal of damaged rubber mulch, playground equipment, and bench. - Includes cleaning the playground equipment. - Includes material prep and touch up painting based on provided topcoat from playground manufacturer. - Please note: This does <u>NOT</u> include new rubber mulch.	

Qty	Description	Unit Price	Line Total
	Labor		\$6925.00
	Mobilization		\$325.00
	Equipment		\$788.00
	Materials		\$2,433.60
Total Due:			\$10,146.60

This Proposal is Valid for 30 days.

Client Signature: _____

Date: _____

SECTION D

SECTION i

Highland Meadows West Community Development District

Summary of Check Register

April 11, 2026 to July 13, 2026

Fund	Date	Check No.'s	Amount
<u>General Fund</u>			
	4/16/26	790-792	\$ 14,673.71
	4/22/26	793-794	\$ 6,238.24
	5/7/26	795	\$ 5,013.59
	5/14/26	796	\$ 6,475.79
	5/20/26	797-800	\$ 3,918.84
	6/5/26	801-803	\$ 37,881.37
	6/18/26	804-806	\$ 8,039.61
	6/24/26	807	\$ 4,838.00
	7/9/26	808	\$ 4,838.00
		Autodrafts	\$ 6,473.03
			<u>\$ 98,390.18</u>
<u>Supervisors - April 2026</u>			
	Kristin K Cassidy	50028	\$ 184.70
	Lindsey E Roden	50029	\$ 150.00
	Bobbie J Shockley	50030	\$ 150.00
	Jessica M Spencer	50031	\$ 184.70
			<u>\$ 669.40</u>
Total Amount			\$ 99,059.58

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
4/16/26	00001	4/01/26 279	202604 320-53800-46500		*	885.42	
		TREE INSPECTION-APR26					
		4/01/26 280	202604 320-53800-12000		*	858.33	
		FIELD MANAGEMENT-APR26					
		4/01/26 281	202604 310-51300-34000		*	3,862.50	
		MANAGEMENT FEES-APR26					
		4/01/26 281	202604 310-51300-35200		*	108.17	
		WEBSITE MANAGEMENT-APR26					
		4/01/26 281	202604 310-51300-35100		*	162.25	
		INFORMATION TECH-APR26					
		4/01/26 281	202604 310-51300-31300		*	540.75	
		DISSEMINATION SVCS-APR26					
		4/01/26 281	202604 310-51300-51000		*	.36	
		OFFICE SUPPLIES					
		4/01/26 281	202604 310-51300-42000		*	8.92	
		POSTAGE					
		4/01/26 281	202604 310-51300-42500		*	7.80	
		COPIES					
			GOVERNMENTAL MANAGEMENT SERVICES-CF				6,434.50 000790
4/16/26	00036	4/11/26 14750	202603 310-51300-31500		*	1,181.58	
		ATTORNEY SVCS-MAR26					
			KILINSKI VAN WYK PLLC				1,181.58 000791
4/16/26	00027	3/25/26 8125203	202603 310-51300-32300		*	4,116.95	
		TRUSTEE FEES S2020A FY26					
		3/25/26 8125203	202603 300-15500-10000		*	2,940.68	
		TRUSTEE FEES S2020A FY27					
			U.S. BANK				7,057.63 000792
4/22/26	00037	4/16/26 22485803	202603 310-51300-31100		*	1,127.50	
		ENGINEERING SVCS-MAR26					
			DEWBERRY ENGINEERS, INC				1,127.50 000793
4/22/26	00024	4/20/26 04202026	202604 300-20700-10200		*	3,075.69	
		ASSESSMENT TXF SER-2019					
		4/20/26 04202026	202604 300-20700-10200		*	1,503.16	
		ASSESSMENT TXF S-2020 A-2					
		4/20/26 04202026	202604 300-20700-10200		*	531.89	
		ASSESSMENT TXF S-2020 A-3					
			HIGHLAND MEADOWS WEST CDD CO				5,110.74 000794
5/07/26	00026	4/01/26 23387	202604 320-53800-47300		*	77.92	
		REPLACE/ADJUST NOZZLES					
		4/08/26 23334	202604 320-53800-47300		*	97.67	
		REPLACE SPRAY W/NOZZLE					
			HIMW --HIGH WEST-- BOH				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		5/01/26 23797	202605 320-53800-46200		*	4,838.00	
			LANDSCAPE MAINT-MAY26				
				PRINCE & SONS INC.			5,013.59 000795
5/14/26 00001		5/01/26 285	202605 320-53800-46500		*	885.42	
			TREE INSPECTION-MAY26				
		5/01/26 286	202605 320-53800-12000		*	858.33	
			FIELD MANAGEMENT-MAY26				
		5/01/26 287	202605 310-51300-34000		*	3,862.50	
			MANAGEMENT FEES-MAY26				
		5/01/26 287	202605 310-51300-35200		*	108.17	
			WEBSITE MANAGEMENT-MAY26				
		5/01/26 287	202605 310-51300-35100		*	162.25	
			INFORMATION TECH-MAY26				
		5/01/26 287	202605 310-51300-31300		*	540.75	
			DISSEMINATION SVCS-MAY26				
		5/01/26 287	202605 310-51300-51000		*	.42	
			OFFICE SUPPLIES				
		5/01/26 287	202605 310-51300-42000		*	10.40	
			POSTAGE				
		5/01/26 287	202605 310-51300-42500		*	47.55	
			COPIES				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,475.79 000796
5/20/26 00052		3/24/26 17535	202603 320-53800-48200		*	320.00	
			CLEANING SVCS-MAR26				
				CLEAN STAR SERVICES OF CENTRAL FL			320.00 000797
5/20/26 00037		5/18/26 22490343	202604 310-51300-31100		*	437.50	
			ENGINEERING SVCS-APR26				
				DEWBERRY ENGINEERS, INC			437.50 000798
5/20/26 00024		5/19/26 05192026	202605 300-20700-10200		*	774.95	
			ASSESSMENT TXF SER-2019				
		5/19/26 05192026	202605 300-20700-10200		*	378.74	
			ASSESSMENT TXF S-2020 A-2				
		5/19/26 05192026	202605 300-20700-10200		*	134.02	
			ASSESSMENT TXF S-2020 A-3				
				HIGHLAND MEADOWS WEST CDD CO			1,287.71 000799
5/20/26 00036		5/15/26 14920	202604 310-51300-31500		*	1,873.63	
			ATTORNEY SVCS-APR26				
				KILINSKI VAN WYK PLLC			1,873.63 000800
6/05/26 00053		6/04/26 06042026	202606 300-58100-10000		*	33,533.00	
			FY25 CAPITAL RESERVE TSFR				
				HIGHLAND MEADOWS WEST CAP RES ACCT			33,533.00 000801
				HIMW --HIGH WEST-- BOH			

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
6/05/26	00068	5/31/26	00077344 NOT OF BOS MTG	202605	310-51300	00-48000				*	253.87		
								USE TODAY MEDIA CORP				253.87	000802
6/05/26	00027	5/22/26	8196532 TRUSTEE FEES S2019 FY26	202605	310-51300	00-32300				*	1,706.04		
		5/22/26	8196532 TRUSTEE FEES S2019 FY27	202605	300-15500	00-10000				*	2,388.46		
								U.S. BANK				4,094.50	000803
6/18/26	00052	5/27/26	18050 CLEANING SVCS-MAY26	202605	320-53800	00-48200				*	300.00		
								CLEAN STAR SERVICES OF CENTRAL FL				300.00	000804
6/18/26	00001	6/01/26	289 TREE INSPECTION-JUN26	202606	320-53800	00-46500				*	885.42		
		6/01/26	290 FIELD MANAGEMENT-JUN26	202606	320-53800	00-12000				*	858.33		
		6/01/26	291 MANAGEMENT FEES-JUN26	202606	310-51300	00-34000				*	3,862.50		
		6/01/26	291 WEBSITE MANAGEMEN-JUN26	202606	310-51300	00-35200				*	108.17		
		6/01/26	291 INFORMATION TECH-JUN26	202606	310-51300	00-35100				*	162.25		
		6/01/26	291 DISSEMINATION SVC-JUN26	202606	310-51300	00-31300				*	540.75		
		6/01/26	291 OFFICE SUPPLIES	202606	310-51300	00-51000				*	.24		
		6/01/26	291 POSTAGE	202606	310-51300	00-42000				*	5.94		
								GOVERNMENTAL MANAGEMENT SERVICES-CF				6,423.60	000805
6/18/26	00024	6/17/26	06172026 ASSESSMENT TXF SER-2019	202606	300-20700	00-10200				*	791.99		
		6/17/26	06172026 ASSESSMENT TXF S-2020 A-2	202606	300-20700	00-10200				*	387.06		
		6/17/26	06172026 ASSESSMENT TXF S-2020 A-3	202606	300-20700	00-10200				*	136.96		
								HIGHLAND MEADOWS WEST CDD CO				1,316.01	000806
6/24/26	00026	6/01/26	24363 LANDSCAPE MAINT-JUN26	202606	320-53800	00-46200				*	4,838.00		
								PRINCE & SONS INC.				4,838.00	000807
7/09/26	00026	7/01/26	24865 LANDSCAPE MAINT-JUL26	202607	320-53800	00-46200				*	4,838.00		
								PRINCE & SONS INC.				4,838.00	000808
								TOTAL FOR BANK A			91,917.15		
								HIMW --HIGH WEST-- BOH					

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/15/26	00021	4/13/26 0279-03. 407 TORTUGAS	202603 320-53800-43000 ST-MAR.26	DUKE ENERGY	*	98.19	98.19 080056
4/15/26	00021	4/13/26 7019-03. 103 DENALI	202603 320-53800-43000 ST-MAR.26	DUKE ENERGY	*	32.65	32.65 080057
4/15/26	00021	4/14/26 9771-03. 00 ORCHID	202603 320-53800-43100 DR-MAR.26	DUKE ENERGY	*	159.33	159.33 080058
5/06/26	00021	4/28/26 0039-04. 2500 ORCHID	202604 320-53800-43000 DR-APR.26	DUKE ENERGY	*	245.09	245.09 080059
5/06/26	00021	4/28/26 0740-04. 2501 ORDHID	202604 320-53800-43000 DR-APR.26	DUKE ENERGY	*	83.76	83.76 080060
5/06/26	00021	5/04/26 0526-04. 0 ORCHID	202604 320-53800-43100 DR LITE-APR.26	DUKE ENERGY	*	1,379.11	1,379.11 080061
5/13/26	00020	4/30/26 9041-04. 1141 CATSKILL	202604 320-53800-43200 DR-APR.26	CITY OF HAINES CITY	*	49.70	49.70 080062
5/13/26	00020	4/30/26 9042-04. 809 TETON	202604 320-53800-43200 ST-APR.26	CITY OF HAINES CITY	*	19.88	19.88 080063
5/13/26	00021	5/12/26 0279-04. 407 TORTUGAS	202604 320-53800-43000 ST-APR.26	DUKE ENERGY	*	75.84	75.84 080064
5/13/26	00021	5/12/26 7019-04. 103 DENALI	202604 320-53800-43000 ST-APR.26	DUKE ENERGY	*	32.65	32.65 080065
5/13/26	00021	5/13/26 9771-04. 00 ORCHID	202604 320-53800-43100 DR-APR.26	DUKE ENERGY	*	159.33	159.33 080066
6/04/26	00020	5/29/26 9041-05. 1141 CATSKILL	202605 320-53800-43200 DR-MAY.26	CITY OF HAINES CITY	*	88.22	88.22 080067
HIMW --HIGH WEST-- BOH							

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/04/26	00020	5/29/26	9042-05. 202605 320-53800-43200 809 TETON ST-MAY.26		CITY OF HAINES CITY	*	29.50	29.50	080068
6/04/26	00021	5/27/26	0039-05. 202605 320-53800-43000 2500 ORCHID DR-MAY.26		DUKE ENERGY	*	216.70	216.70	080069
6/04/26	00021	5/27/26	0740-05. 202605 320-53800-43000 2501 ORDHID DR-MAY.26		DUKE ENERGY	*	141.13	141.13	080070
6/04/26	00021	6/04/26	0526-05. 202605 320-53800-43100 0 ORCHID DR-MAY.26		DUKE ENERGY	*	1,370.54	1,370.54	080071
6/15/26	00021	6/10/26	0279-05. 202605 320-53800-43000 407 TORTUGAS ST-MAY.26		DUKE ENERGY	*	68.66	68.66	080072
6/15/26	00021	6/10/26	7019-05. 202605 320-53800-43000 103 DENALI ST-MAY.26		DUKE ENERGY	*	32.64	32.64	080073
6/23/26	00021	6/11/26	9771-05. 202605 320-53800-43100 00 ORCHID DR-MAY.26		DUKE ENERGY	*	158.42	158.42	080074
6/29/26	00021	6/25/26	0039-06. 202606 320-53800-43000 2500 ORCHID DR-JUN.26		DUKE ENERGY	*	241.63	241.63	080075
6/29/26	00021	6/25/26	0740-06. 202606 320-53800-43000 2501 ORDHID DR-JUN.26		DUKE ENERGY	*	239.82	239.82	080076
7/08/26	00020	6/30/26	9041-06. 202606 320-53800-43200 1141 CATSKILL DR-JUN.26		CITY OF HAINES CITY	*	143.77	143.77	080077
7/08/26	00020	6/30/26	9042-06. 202606 320-53800-43200 809 TETON ST-JUN.26		CITY OF HAINES CITY	*	35.93	35.93	080078
7/08/26	00021	7/02/26	0526-06. 202606 320-53800-43100 0 ORCHID DR-JUN.26		DUKE ENERGY	*	1,370.54	1,370.54	080079
TOTAL FOR BANK Z							6,473.03		

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						98,390.18	

HIMW --HIGH WEST-- BOH

SECTION ii

Highland Meadows West
Community Development District

Unaudited Financial Reporting
May 31, 2026



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11	<u>Assessment Receipt Schedule</u>

Highland Meadows West

Community Development District

Combined Balance Sheet

May 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 138,974	\$ -	\$ -	\$ 138,974
State Board Administration	\$ 583,945	\$ -	\$ -	\$ 583,945
Money Market Funds	\$ -	\$ -	\$ 160,266	\$ 160,266
<u>Investments:</u>				
<u>Series 2019</u>				
Reserve	\$ -	\$ 160,125	\$ -	\$ 160,125
Revenue	\$ -	\$ 317,233	\$ -	\$ 317,233
Prepayment	\$ -	\$ 1,207	\$ -	\$ 1,207
<u>Series 2020A2</u>				
Reserve	\$ -	\$ 78,728	\$ -	\$ 78,728
Revenue	\$ -	\$ 93,237	\$ -	\$ 93,237
Prepayment	\$ -	\$ 1	\$ -	\$ 1
<u>Series 2020A3</u>				
Reserve	\$ -	\$ 27,886	\$ -	\$ 27,886
Revenue	\$ -	\$ 44,173	\$ -	\$ 44,173
Prepayment	\$ -	\$ 1	\$ -	\$ 1
Prepaid Expenses	\$ 5,329	\$ -	\$ -	\$ 5,329
Total Assets	\$ 728,248	\$ 722,591	\$ 160,266	\$ 1,611,105
Liabilities:				
Accounts Payable	\$ 7,084	\$ -	\$ -	\$ 7,084
Employee FICA	\$ 122	\$ -	\$ -	\$ 122
Federal Withholding	\$ 69	\$ -	\$ -	\$ 69
Total Liabilities	\$ 7,276	\$ -	\$ -	\$ 7,276
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 5,329	\$ -	\$ -	\$ 5,329
Restricted for:				
Debt Service - Series 2019	\$ -	\$ 478,564	\$ -	\$ 478,564
Debt Service - Series 2020A2	\$ -	\$ 171,966	\$ -	\$ 171,966
Debt Service - Series 2020A3	\$ -	\$ 72,060	\$ -	\$ 72,060
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 160,266	\$ 160,266
Unassigned	\$ 715,643	\$ -	\$ -	\$ 715,643
Total Fund Balances	\$ 720,972	\$ 722,591	\$ 160,266	\$ 1,603,829
Total Liabilities & Fund Balance	\$ 728,248	\$ 722,591	\$ 160,266	\$ 1,611,105

Highland Meadows West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance

Revenues:

Assessments - Tax Roll	\$ 588,462	\$ 588,462	\$ 589,179	\$ 717
Interest Income	\$ 4,768	\$ 4,768	\$ 13,021	\$ 8,254
Other Revenue	\$ -	\$ -	\$ 3,675	\$ 3,675
Total Revenues	\$ 593,229	\$ 593,229	\$ 605,875	\$ 12,646

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 3,200	\$ 4,800
Employer FICA Expense	\$ 918	\$ 612	\$ 245	\$ 367
Engineering	\$ 15,000	\$ 10,000	\$ 2,290	\$ 7,710
District Counsel	\$ 18,961	\$ 12,641	\$ 5,546	\$ 7,095
Annual Audit	\$ 3,100	\$ 3,100	\$ 3,100	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ (1)
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,489	\$ 4,326	\$ 4,326	\$ -
Trustee Fees	\$ 11,141	\$ 10,663	\$ 10,663	\$ -
Management Fees	\$ 46,350	\$ 30,900	\$ 30,900	\$ -
Information Technology	\$ 1,947	\$ 1,298	\$ 1,298	\$ (0)
Website Maintenance	\$ 1,298	\$ 865	\$ 865	\$ (0)
Postage & Delivery	\$ 970	\$ 647	\$ 489	\$ 158
Office Supplies	\$ 500	\$ 333	\$ 2	\$ 331
Copies	\$ 500	\$ 333	\$ 99	\$ 234
Insurance	\$ 7,626	\$ 7,626	\$ 7,029	\$ 597
Legal Advertising	\$ 2,500	\$ 1,667	\$ 1,884	\$ (218)
Other Current Charges	\$ 972	\$ 648	\$ 258	\$ 391
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 136,754	\$ 99,691	\$ 78,227	\$ 21,464

Highland Meadows West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 7,907	\$ 7,907	\$ 4,878	\$ 3,029
Field Management	\$ 10,300	\$ 6,867	\$ 6,867	\$ -
Interlocal Amenity Agreement	\$ 104,336	\$ 104,336	\$ 104,336	\$ -
Landscape Maintenance	\$ 57,938	\$ 38,625	\$ 38,553	\$ 72
Landscape Replacement	\$ 18,000	\$ 12,000	\$ 12,665	\$ (665)
Right of Way Tree Inspections	\$ 10,625	\$ 7,083	\$ 7,083	\$ (0)
Right of Way Tree Replacements	\$ 133,000	\$ 88,667	\$ -	\$ 88,667
Streetlights	\$ 22,869	\$ 15,246	\$ 12,420	\$ 2,826
Electric	\$ 7,928	\$ 5,285	\$ 4,765	\$ 521
Water & Sewer	\$ 5,940	\$ 3,960	\$ 1,363	\$ 2,597
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 6,000	\$ 4,000	\$ 972	\$ 3,028
General Repairs & Maintenance	\$ 18,000	\$ 12,000	\$ 3,486	\$ 8,514
Janitorial	\$ 3,600	\$ 2,400	\$ 2,080	\$ 320
Holiday Decorations	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Contingency	\$ 7,500	\$ 5,000	\$ 5	\$ 4,995
Subtotal Operations & Maintenance	\$ 422,942	\$ 321,542	\$ 205,973	\$ 115,570
Total Expenditures	\$ 559,696	\$ 421,233	\$ 284,200	\$ 137,033
Excess (Deficiency) of Revenues over Expenditures	\$ 33,533	\$ 171,996	\$ 321,676	\$ (124,388)
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserves	\$ (33,533)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (33,533)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 321,676	
Fund Balance - Beginning	\$ -		\$ 399,297	
Fund Balance - Ending	\$ -		\$ 720,972	

Highland Meadows West

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Assessments	\$ 322,524	\$ 322,524	\$ 322,917	\$ 393
Interest Income	\$ 8,056	\$ 8,056	\$ 10,347	\$ 2,291
Total Revenues	\$ 330,580	\$ 330,580	\$ 333,264	\$ 2,684
Expenditures:				
Interest - 11/1	\$ 109,319	\$ 109,319	\$ 109,319	\$ -
Principal - 11/1	\$ 100,000	\$ 100,000	\$ 100,000	\$ -
Interest - 5/1	\$ 107,256	\$ 107,256	\$ 107,256	\$ -
Total Expenditures	\$ 316,575	\$ 316,575	\$ 316,575	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 14,005	\$ 14,005	\$ 16,689	\$ 2,684
Net Change in Fund Balance	\$ 14,005		\$ 16,689	
Fund Balance - Beginning	\$ 298,981		\$ 461,875	
Fund Balance - Ending	\$ 312,986		\$ 478,564	

Highland Meadows West

Community Development District

Debt Service Fund Series 2020 A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Assessments	\$ 157,625	\$ 157,625	\$ 157,817	\$ 192
Interest Income	\$ 3,566	\$ 3,566	\$ 4,635	\$ 1,070
Total Revenues	\$ 161,190	\$ 161,190	\$ 162,452	\$ 1,262
Expenditures:				
Interest - 11/1	\$ 46,572	\$ 46,572	\$ 46,572	\$ -
Principal - 5/1	\$ 65,000	\$ 65,000	\$ 65,000	\$ -
Interest - 5/1	\$ 46,572	\$ 46,572	\$ 46,572	\$ -
Total Expenditures	\$ 158,144	\$ 158,144	\$ 158,144	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,046	\$ 3,046	\$ 4,308	\$ 1,262
Net Change in Fund Balance	\$ 3,046		\$ 4,308	
Fund Balance - Beginning	\$ 88,087		\$ 167,658	
Fund Balance - Ending	\$ 91,133		\$ 171,966	

Highland Meadows West

Community Development District

Debt Service Fund Series 2020 A3

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
Revenues:				
Assessments	\$ 55,775	\$ 55,775	\$ 55,843	\$ 68
Interest Income	\$ 1,370	\$ 1,370	\$ 1,814	\$ 443
Total Revenues	\$ 57,145	\$ 57,145	\$ 57,657	\$ 511
Expenditures:				
Interest - 11/1	\$ 16,059	\$ 16,059	\$ 16,059	\$ -
Principal - 5/1	\$ 20,000	\$ 20,000	\$ 20,000	\$ -
Interest - 5/1	\$ 16,059	\$ 16,059	\$ 16,059	\$ -
Total Expenditures	\$ 52,119	\$ 52,119	\$ 52,119	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 5,027	\$ 5,027	\$ 5,538	\$ 511
Net Change in Fund Balance	\$ 5,027		\$ 5,538	
Fund Balance - Beginning	\$ 38,317		\$ 66,522	
Fund Balance - Ending	\$ 43,343		\$ 72,060	

Highland Meadows West

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
Revenues				
Interest Income	\$ 2,075	\$ 2,075	\$ 3,481	\$ 1,406
Total Revenues	\$ 2,075	\$ 2,075	\$ 3,481	\$ 1,406
Expenditures:				
Capitla Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 2,075	\$ 2,075	\$ 3,481	\$ 1,406
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 33,533	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 33,533	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 35,608		\$ 3,481	
Fund Balance - Beginning	\$ 146,233		\$ 156,786	
Fund Balance - Ending	\$ 181,841		\$ 160,266	

Highland Meadows West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 20,202	\$ 552,632	\$ 2,416	\$ 4,125	\$ 2,778	\$ 5,623	\$ 1,403	\$ -	\$ -	\$ -	\$ -	\$ 589,179
Interest Income	\$ 1,004	\$ 727	\$ 684	\$ 1,456	\$ 2,393	\$ 2,448	\$ 2,170	\$ 2,139	\$ -	\$ -	\$ -	\$ -	\$ 13,021
Total Revenues	\$ 1,004	\$ 20,929	\$ 553,317	\$ 3,872	\$ 6,518	\$ 5,226	\$ 11,438	\$ 3,572	\$ -	\$ -	\$ -	\$ -	\$ 605,875
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ 800	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
Employer FICA Exp	\$ 61	\$ -	\$ -	\$ 61	\$ -	\$ 61	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Engineering	\$ 425	\$ -	\$ -	\$ 300	\$ -	\$ 1,128	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,290
District Counsel	\$ 1,136	\$ 137	\$ 142	\$ 709	\$ 367	\$ 1,182	\$ 1,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,546
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ 541	\$ -	\$ -	\$ -	\$ -	\$ 4,326
Trustee Fees	\$ 4,840	\$ -	\$ -	\$ -	\$ -	\$ 4,117	\$ -	\$ 1,706	\$ -	\$ -	\$ -	\$ -	\$ 10,663
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ 30,900
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ 1,298
Website Maintenance	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ 865
Postage & Delivery	\$ 33	\$ 9	\$ 5	\$ 373	\$ 8	\$ 40	\$ 9	\$ 10	\$ -	\$ -	\$ -	\$ -	\$ 489
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 2
Printing & Binding	\$ 26	\$ 18	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ 99
Insurance	\$ 7,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,029
Legal Advertising	\$ 280	\$ -	\$ 1,030	\$ -	\$ -	\$ 321	\$ -	\$ 254	\$ -	\$ -	\$ -	\$ -	\$ 1,884
Other Current Charges	\$ -	\$ -	\$ 18	\$ 44	\$ 41	\$ 41	\$ 57	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ 258
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 24,887	\$ 4,839	\$ 5,869	\$ 6,961	\$ 5,541	\$ 15,463	\$ 7,920	\$ 6,748	\$ -	\$ -	\$ -	\$ -	\$ 78,227

Highland Meadows West
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Expenditures													
Property Insurance	\$ 4,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,878
Field Management	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ 858	\$ -	\$ -	\$ -	\$ -	6,867
Interlocal Amenity Agreement	\$ -	\$ -	\$ -	\$ -	\$ 104,336	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	104,336
Landscape Maintenance	\$ 4,687	\$ 4,838	\$ 4,838	\$ 4,838	\$ 4,838	\$ 4,838	\$ 4,838	\$ 4,838	\$ -	\$ -	\$ -	\$ -	38,553
Landscape Replacement	\$ 12,665	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,665
Right of Way Tree Inspections	\$ 885	\$ 885	\$ 885	\$ 885	\$ 885	\$ 885	\$ 885	\$ 885	\$ -	\$ -	\$ -	\$ -	7,083
Right of Way Tree Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,575	\$ 1,575	\$ 1,587	\$ 1,539	\$ 1,538	\$ 1,538	\$ 1,538	\$ 1,529	\$ -	\$ -	\$ -	\$ -	12,420
Electric	\$ 629	\$ 696	\$ 893	\$ 678	\$ 554	\$ 419	\$ 437	\$ 459	\$ -	\$ -	\$ -	\$ -	4,765
Water & Sewer	\$ 265	\$ 172	\$ 304	\$ 210	\$ 137	\$ 89	\$ 70	\$ 118	\$ -	\$ -	\$ -	\$ -	1,363
Irrigation Repairs	\$ 124	\$ 489	\$ 183	\$ -	\$ -	\$ -	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	972
Janitorial	\$ 100	\$ 100	\$ 320	\$ 310	\$ 300	\$ 320	\$ 330	\$ 300	\$ -	\$ -	\$ -	\$ -	2,080
General Repairs & Maintenance	\$ 2,881	\$ -	\$ 330	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,486
Holiday Decorations	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,500
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5
Total Operations & Maintenance	\$ 36,047	\$ 9,619	\$ 10,198	\$ 9,593	\$ 113,448	\$ 8,948	\$ 9,133	\$ 8,988	\$ -	\$ -	\$ -	\$ -	205,973
Total Expenditures	\$ 60,933	\$ 14,458	\$ 16,067	\$ 16,554	\$ 118,988	\$ 24,411	\$ 17,053	\$ 15,736	\$ -	\$ -	\$ -	\$ -	284,200
Excess (Deficiency) of Revenues over Expenditures	\$ (59,930)	\$ 6,472	\$ 537,249	\$ (12,682)	\$ (112,471)	\$ (19,185)	\$ (5,615)	\$ (12,164)	\$ -	\$ -	\$ -	\$ -	321,676
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (59,930)	\$ 6,472	\$ 537,249	\$ (12,682)	\$ (112,471)	\$ (19,185)	\$ (5,615)	\$ (12,164)	\$ -	\$ -	\$ -	\$ -	321,676

Highland Meadows West

Community Development District

Long Term Debt Report

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	4.000%, 4.125%, 4.875%, 5.000%	
MATURITY DATE:	11/1/2049	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$160,125	
RESERVE FUND BALANCE	\$160,125	
BONDS OUTSTANDING - 04/25/19		\$6,385,000
LESS: SPECIAL CALL - 05/01/20		(\$500,000)
LESS: SPECIAL CALL - 08/01/20		(\$885,000)
LESS: PRINCIPAL PAYMENT - 11/01/20		(\$105,000)
LESS: SPECIAL CALL - 11/01/20		(\$30,000)
LESS: PRINCIPAL PAYMENT - 11/01/21		(\$85,000)
LESS: PRINCIPAL PAYMENT - 11/01/22		(\$90,000)
LESS: PRINCIPAL PAYMENT - 11/01/23		(\$90,000)
LESS: PRINCIPAL PAYMENT - 11/01/24		(\$95,000)
LESS: PRINCIPAL PAYMENT - 11/01/25		(\$100,000)
CURRENT BONDS OUTSTANDING		\$4,405,000

SERIES 2020 ASSESSMENT AREA 2, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	2.875%, 3.250%, 3.625%, 4.000%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$78,728	
RESERVE FUND BALANCE	\$78,728	
BONDS OUTSTANDING - 02/18/20		\$2,770,000
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$55,000)
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$55,000)
LESS: PRINCIPAL PAYMENT - 05/01/23		(\$60,000)
LESS: PRINCIPAL PAYMENT - 05/01/24		(\$60,000)
LESS: PRINCIPAL PAYMENT - 05/01/25		(\$60,000)
LESS: PRINCIPAL PAYMENT - 05/01/26		(\$65,000)
CURRENT BONDS OUTSTANDING		\$2,415,000

SERIES 2020 ASSESSMENT AREA 3, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	2.875%, 3.250%, 3.625%, 4.000%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$27,886	
RESERVE FUND BALANCE	\$27,886	
BONDS OUTSTANDING - 02/18/20		\$955,000
LESS: PRINCIPAL PAYMENT - 05/01/21		(\$20,000)
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$20,000)
LESS: PRINCIPAL PAYMENT - 05/01/23		(\$20,000)
LESS: PRINCIPAL PAYMENT - 05/01/24		(\$20,000)
LESS: PRINCIPAL PAYMENT - 05/01/25		(\$20,000)
LESS: PRINCIPAL PAYMENT - 05/01/26		(\$20,000)
CURRENT BONDS OUTSTANDING		\$835,000

HIGHLAND MEADOWS WEST CDD

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	\$	632,753.94	\$	346,800.16	\$	169,488.80	\$	59,972.96	\$	1,209,015.86
Net Assessments	\$	588,461.16	\$	322,524.15	\$	157,624.58	\$	55,774.85	\$	1,124,384.75

52.34%	28.68%	14.02%	4.96%	100.00%
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Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2019 Debt Service	2020 Debt Service AA2	2020 Debt Service AA3	Total
11/14/25	10/01-10/31/25	\$2,735.33	(\$109.42)	(\$52.52)	\$0.00	\$2,573.39	\$1,346.82	\$738.16	\$360.76	\$127.65	\$2,573.39
11/21/25	11/01-11/07/25	\$27,353.30	(\$1,094.09)	(\$525.18)	\$0.00	\$25,734.03	\$13,468.23	\$7,381.68	\$3,607.59	\$1,276.53	\$25,734.03
11/26/25	11/08-11/15/25	\$10,941.32	(\$437.64)	(\$210.07)	\$0.00	\$10,293.61	\$5,387.30	\$2,952.67	\$1,443.03	\$510.61	\$10,293.61
12/08/25	11/16-11/25/25	\$27,353.30	(\$3,720.01)	(\$472.67)	\$0.00	\$23,160.62	\$12,121.40	\$6,643.51	\$3,246.83	\$1,148.88	\$23,160.62
12/17/25	INV#4652305	(\$5,762.62)	\$0.00	\$0.00	\$0.00	(\$5,762.62)	(\$3,015.94)	(\$1,652.98)	(\$807.85)	(\$285.85)	(\$5,762.62)
12/17/25	INV#4652306	(\$6,327.54)	\$0.00	\$0.00	\$0.00	(\$6,327.54)	(\$3,311.60)	(\$1,815.02)	(\$887.04)	(\$313.88)	(\$6,327.54)
12/19/25	11/26-11/30/25	\$1,099,602.66	(\$43,982.43)	(\$21,112.40)	\$0.00	\$1,034,507.83	\$541,422.93	\$296,743.40	\$145,024.97	\$51,316.53	\$1,034,507.83
12/31/25	12/01-12/15/25	\$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
01/09/26	12/16-12/31/25	\$2,735.33	(\$82.08)	(\$53.07)	\$0.00	\$2,600.18	\$1,360.84	\$745.85	\$364.51	\$128.98	\$2,600.18
01/29/26	10/01-12/31/25	\$0.00	\$0.00	\$0.00	\$2,016.29	\$2,016.29	\$1,055.25	\$578.36	\$282.66	\$100.02	\$2,016.29
02/13/26	01/01-01/30/26	\$8,205.99	(\$164.12)	(\$160.84)	\$0.00	\$7,881.03	\$4,124.64	\$2,260.63	\$1,104.82	\$390.94	\$7,881.03
03/13/26	02/01-02/28/26	\$5,415.96	\$0.00	(\$108.32)	\$0.00	\$5,307.64	\$2,777.83	\$1,522.47	\$744.06	\$263.28	\$5,307.64
04/17/26	03/01-03/31/26	\$10,941.32	\$0.00	(\$218.83)	\$0.00	\$10,722.49	\$5,611.75	\$3,075.69	\$1,503.16	\$531.89	\$10,722.49
04/30/26	01/01-01/31/26	\$0.00	\$0.00	\$0.00	\$7.99	\$7.99	\$4.18	\$2.29	\$1.12	\$0.40	\$7.99
04/30/26	02/01-03/31/26	\$0.00	\$0.00	\$0.00	\$13.05	\$13.05	\$6.83	\$3.74	\$1.83	\$0.65	\$13.05
05/13/26	04/01-04/30/26	\$2,735.33	\$0.00	(\$54.71)	\$0.00	\$2,680.62	\$1,402.94	\$768.92	\$375.79	\$132.97	\$2,680.62
TOTAL		\$ 1,196,871.00	\$ (49,972.74)	\$ (23,179.78)	\$ 2,037.33	\$ 1,125,755.81	\$ 589,178.74	\$ 322,917.41	\$ 157,816.79	\$ 55,842.87	\$ 1,125,755.81

100%	Net Percent Collected
0	Balance Remaining to Collect

SECTION iii



May 4, 2026

Monica Virgen – Recording Secretary
Highland Meadows West CDD
219 E. Livingston St.
Orlando, FL 32801

RE: Highland Meadows West Community Development District Registered Voters

Dear Ms. Virgen,

In response to your request, there are currently **605** voters within the Highland Meadows West Community Development District as of **April 15, 2026**.

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

Sincerely,

A handwritten signature in blue ink that reads 'Melony M. Bell'. The signature is written in a cursive, flowing style.

Melony M. Bell
Supervisor of Elections
Polk County, Florida

SECTION iv

SECTION 1

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

October 1, 2026 – September 30, 2027

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 ☐ No ☐

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 ☐ No ☐

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: _____

Date: _____

Print Name: _____

Highland Meadows West Community Development District

District Manager: _____

Date: _____

Print Name: _____

Highland Meadows West Community Development District

SECTION 2

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 ☐

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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 ☐

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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 ☐ No ☐

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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 ☐ No ☐

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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: _____

Date: _____

Print Name: _____

Highland Meadows West Community Development District

District Manager: _____

Date: _____

Print Name: _____

Highland Meadows West Community Development District