Highland Meadows West
Community Development District

Meeting Agenda

September 15, 2026

AGENDA

Highland Meadows West
Community Development District

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

September 15, 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, September 15, 2026** at **10:00 AM** at the **Holiday Inn Winter Haven, 200 Cypress Gardens Blvd, 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 July 21, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-09 Declaring Seats 4 & 5 Vacant
5. Consideration of Arbitrage Report for Series 2019
6. Consideration of Proposals for Holiday Décor
    a. Festive Glow
    b. TPG Lighting
7. Consideration of Proposal for Parking Lot Striping
8. Right of Way Tree Discussion
9. Staff Reports
    a. Attorney
    b. Engineer
        i. Consideration of Fiscal Year 2027 Engineering Work Authorization
    c. Field Manager's Report
        i. Consideration of Prince Proposals
            1. Mulch Touch Up at Monuments
            2. Playground Mulch
    d. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet and Income Statement
10. Other Business
11. Supervisors Requests
12. 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, **July 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	Chairperson
Lindsey Roden	Vice Chairperson
Jessica Spencer	Assistant Secretary
Kristin Cassidy	Assistant Secretary

Also, present were:

Katie O'Rourke	District Manager, GMS
Savannah Hancock	District Counsel, KVW Law
Chace Arrington	District Engineer, Dewberry
Matt Fisher	Field Manager, GMS

The following is a summary of the discussions and actions taken at the July 21, 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 April 21, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes of the April 21, 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 April 21, 20206 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Public Hearing on Adoption of Fiscal Year 2027 Budget**

Ms. O'Rourke stated that the Board was moving to the public hearing on adoption of the Fiscal Year 2027 budget. They noted the hearing was for adoption of the final budget, imposition of operations and maintenance special assessments, and certification of the assessment roll. She asked for a motion to open the public hearing.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Opening the Public Hearing, was approved.

A. Consideration of Resolution 2026-06 Adopting the Fiscal Year 2026 Budget and Appropriating Funds

Ms. O'Rourke stated that Resolution 2026-07 would adopt the District's Fiscal Year 2027 budget for the period of October 1, 2026 through September 30, 2027. The final budget was attached as an exhibit and had previously been reviewed and approved by the Board. She noted there were no substantive changes since the initial review, only updated financial information with actuals through the end of May. She also stated there was no increase in operations and maintenance assessments.

Ms. O'Rourke explained that after budget adoption, Resolution 2026-07 would establish the funding mechanism for the budget. The FY2027 operations and maintenance assessments would be collected on the Polk County tax bill, and the assessment roll would be certified for collection. As a result, the annual tax bill would include both debt service assessments and operations and maintenance assessments.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-06 Adopting the Fiscal Year 2026 Budget and Appropriating Funds, was approved.

Ms. O'Rourke asked for a motion to close the public hearing.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Opening the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll**

Ms. O'Rourke stated that Resolution 2026-07 involved imposing special assessments and certifying the assessment roll and noted that a copy of the assessment roll was included in the agenda package for any Board members who wished to review it.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-08 Adopting the Fiscal Year 2027 Meeting Schedule**

Ms. O'Rourke stated that the next item was the proposed Fiscal Year 2027 meeting schedule, found on page 51 of the agenda package. The proposed schedule would move the meeting time from 10:00 a.m. to 11:00 a.m., while keeping meetings on the third Tuesday of each month at Prime, after the Scenic Highway meeting rather than before.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Resolution 2026-08 Adopting the Fiscal Year 2027 Meeting Schedule, was approved.

SEVENTH ORDER OF BUSINESS **Ratification of Towing Services Agreement with New Generation Towing**

Ms. O'Rourke stated that the next item was ratification of the towing services agreement with New Generation Towing. The agreement was included on page 53 of the agenda package and had been signed outside of a meeting, so the Board was asked to ratify it.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor the Towing Services Agreement with New Generation Towing, was ratified.

EIGHTH ORDER OF BUSINESS **Ratification of Fuel Surcharge Amendment with Prince and Sons**

Ms. O'Rourke stated that the next item was ratification of the fuel surcharge amendment with Prince and Sons, located on page 67 of the agenda package. The amendment had been signed outside of a meeting and was set up similarly to prior fuel surcharge amendments. She noted that the addendum was included in the agenda package, would automatically expire on September 30, and would require Prince and Sons to reapply after that date.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Fuel Surcharge Amendment with Prince and Sons, was ratified.

NINTH ORDER OF BUSINESS **Right of Way Tree Discussion**

A. Inspection Report

Ms. O'Rourke introduced the item and noted it was listed on page 72 of the agenda package. Mr. Fisher explained that the agenda packet version was outdated and that the paper handout was the accurate updated version. He stated the Board had previously approved a not-to-exceed amount for 42 trees in March, which corresponded to the unhighlighted trees, while the highlighted trees were newly identified as missing or dead.

The discussion focused on whether to proceed immediately with replacements or first have the HOA send letters to homeowners. Staff noted that the CDD had limited enforcement ability, while the HOA may have more authority and homeowners may respond better to an HOA notice. The Board discussed sending letters to all affected addresses, waiting 30 days, then checking whether any homeowners or the HOA had responded before moving forward with installation.

B. Consideration of Proposal from Prince & Sons for Tree Replacements

Mr. Fisher stated he could conduct another review after 30 days and create a new proposal for any additional highlighted trees. Ms. O'Rourke noted there was $133,000 in the relevant budget line item and the previously approved not-to-exceed amount was about $116,000, so removing a few trees from the replacement list could be helpful. The group ultimately agreed to proceed by coordinating with the HOA, sending notices, doing an email check-in after 30 days, and then deciding how to move forward with the tree replacements.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Proposal from Prince & Sons for Tree Replacements, was approved.

TENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hancock stated that there were no major attorney updates but reminded Board members to complete their ethics training before the end of the calendar year if they had not already done so. She also noted they would be out of the office the following week and asked that any needed items be directed to Amy and Meredith until their return on August 1.

B. Engineer

i. Presentation of Annual Engineer's Report

Mr. Arrington stated that the engineer's report was included around page 79 of the agenda package and was prepared as required by the District's annual goals and objectives. He stated the report had been completed and found the District to be in reasonably good repair. They also reviewed the Fiscal Year 2027 operations and maintenance budget and believed it was sufficient for proper operation and maintenance of Highland Meadows West CDD. In addition, he stated the current insurance coverage limits appeared adequate for the community.

He noted that the full report included a map identifying issue locations, mostly involving general repair, maintenance, and operational items. Those items had already been sent to field staff so repairs could be arranged, and he offered to answer any questions.

C. Field Manager's Report

i. Ratification of Monument Repair Agreement with Extreme Graphics

Mr. Fisher presented the field manager's report, noting several completed and in-progress maintenance items. Completed work included minor community upkeep, repair and painting of a wall crack, replacement of a fallen column cap, and continued review and repair of damaged fence panels by maintenance staff.

For upcoming or in-progress work, he stated he was seeking a proposal for striping in front of the mailboxes because the existing lines were badly faded and vehicles had been parking over them. He also reported that soft washing of the perimeter wall was being addressed through the maintenance program due to noticeable algae growth.

He requested ratification of two items approved outside the meeting: a monument repair involving broken and dangling underscores, and a pond erosion repair near a resident's home. The engineer had reviewed the pond erosion issue, staff developed a plan, and a proposal from Prince and Sons was signed outside the meeting for ratification.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Monument Repair Agreement with Extreme Graphics, was ratified.

ii. Ratification of Pond & Sod Repair Proposal with Prince & Sons

Mr. Fisher stated that Prince and Sons expected the pond erosion repair work to be finished by the end of the week, and he would inspect it once completed

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Pond & Sod Repair Proposal with Prince & Sons, was ratified.

iii. Playground Replacement Updates

1. **Fire Department Report**
2. **Ratification of Agreement with ProPlaygrounds for Playground Equipment**

Mr. Fisher reviewed the playground fire damage. He explained that a deposit invoice had been received and paid to Pro Playgrounds for replacement equipment, which had been approved

outside the meeting due to the cost and need to order parts quickly, and the Board was asked to ratify that deposit.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Agreement with ProPlaygrounds for Playground Equipment, was ratified.

3. Consideration of GMS Proposal #550 for Playground Repairs & Clean UP

Ms. O'Rourke explained that the District would pay the deductible and insurance should reimburse costs above that amount. She noted the equipment deposit was about $7,800 and that a related GMS proposal totaled $10,146, putting the claim over the deductible.

Mr. Fisher explained that the GMS scope included receiving and delivering the playground equipment, installing it, disposing of burned sections, cleaning salvageable equipment, making necessary repairs, and removing burned mulch. When asked whether additional rubber mulch would be needed, he stated the existing mulch appeared sufficient and that, at most, only a few bags might be needed. Ms. O'Rourke stated the deductible could be paid from contingency because there was no specific budget line item for fires.

Ms. O'Rourke noted that Mr. Fisher had included the fire department report for review. Mr. Fisher explained that the report took some time to obtain through public records and was requested by insurance. Once received, it was sent to Aegis and satisfied the remaining documentation request for the claim.

A Board member asked whether anyone was trying to determine who caused the playground fire. Ms. O'Rourke stated that law enforcement responded to the scene, took witness and interview statements, and attempted to locate the person responsible, but based on the report, they were unable to identify them. Mr. Fisher then stated that was all he had unless there were further questions.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the GMS Proposal #550 for Playground Repairs & Clean UP, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke presented the check register and invoice summary on page 138 for April 11th through July 13th totaling $99,059.58.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, 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.

iii. Presentation of Number of Registered Voters: 605

Ms. O'Rourke stated that, as of April 15, there were 605 registered voters within the District. She explained that the District is required to announce this number annually to the Board, and no Board action was needed.

iv. Goals & Objectives

1. Adoption of Fiscal Year 2027 Goals & Objectives

Ms. O'Rourke stated that the goals and objectives section began on page 164 of the agenda package. The item was for adoption of the Fiscal Year 2027 goals and objectives, which were the same as the Fiscal Year 2026 goals and objectives. She stated that unless the Board wanted to make changes, staff was looking for approval of the FY2027 goals and objectives.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Adoption of Fiscal Year 2027 Goals & Objectives, was approved.

2. Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives

Ms. O'Rourke presented authorizing the chair to execute the current year's goals and objectives. Approval would allow Ms. Shockley to sign off on the current goals and objectives at the end of the year so they could be posted on the District website in compliance with the applicable statute.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, Authorizing Chair to Execute Fiscal Year 2026 Goals & Objectives, was approved.

v. Discussion of August Meeting Date *(Hotel not available)*

Ms. O'Rourke stated that the Holiday Inn was not available for the August meeting date and that there was currently nothing on the August agenda. She gave the Board options to cancel the meeting, wait until closer to the date before deciding, or move the location to Prime.

A Board member preferred moving the location and waiting to decide on cancellation in case something came up, such as violations requiring Board action

ELEVENTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS Supervisors Requests

There being no comments, the next item followed.

THIRTEENTH 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

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on November 3, 2026, two (2) members of the Board of Supervisors (the "Board") are to be elected by the "Qualified Electors" of the District, as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Polk County Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for the available seats designated as "Seat 4" and "Seat 5"; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seat 4 and Seat 5 vacant, effective the second Tuesday following the general election, and Qualified Electors are to be appointed to such seats within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 4 and Seat 5 as vacant.

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

SECTION 1. The following seats are hereby declared vacant effective as of November 17, 2026: Seat 4 (currently held by Bobbie Shockley) and Seat 5 (currently held by Jessica Spencer).

SECTION 2. Until such time as the Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Supervisor for Seat 4 and Seat 5 shall remain in office.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 15th day of September 2026.

ATTEST:	**HIGHLAND MEADOWS WEST COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	□Chairperson/ □Vice Chairperson

SECTION 5

REBATE REPORT

$6,385,000

Highland Meadows West
Community Development District

(Haines City, Florida)

Special Assessment Bonds, Series 2019

Dated: April 25, 2019
Delivered: April 25, 2019

Rebate Report to the Computation Date
April 25, 2029
Reflecting Activity To
August 31, 2026

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
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www.amteccorp.com

September 8, 2026

Highland Meadows West Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: $6,385,000 Highland Meadows West Community Development District (Haines City, Florida), Special Assessment Bonds, Series 2019

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of the Highland Meadows West Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatable Arbitrage.

We have scheduled our next Report as of April 30, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the April 25, 2029 Computation Date
Reflecting Activity from April 25, 2019 through August 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	1.787142%	37,674.66	(103,181.16)
Reserve Account	2.138588%	32,070.56	(57,076.55)
Interest Account	1.816810%	1,493.98	(3,983.81)
Cost of Issuance Account	1.949794%	6.95	(16.68)
Totals	**1.926181%**	**$71,246.15**	**$(164,258.20)**
Bond Yield	**4.882446%**		
Rebate Computation Credits			(18,231.74)
		Net Rebatable Arbitrage	**$(182,489.94)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from April 25, 2019, the date of the closing, to August 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 25, 2029.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between April 25, 2019 and August 31, 2026, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

   Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or $1/12^{th}$ of the principal and interest payments on the issue for the immediately preceding bond year.

   We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

April 25, 2029.

7. Computation Period

The period beginning on April 25, 2019, the date of the closing, and ending on August 31, 2026.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Accounts	Account Number
Revenue	249938000
Interest	249938001
Sinking	249938002
Reserve	249938003
Prepayment	249938004
Acquisition & Construction	249938005
Cost of Issuance	249938006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of August 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 25, 2029. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 25, 2029, is the Rebatable Arbitrage.

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019
Delivered: April 25, 2019

Sources of Funds	
Par Amount	**$6,385,000.00**
Total	**$6,385,000.00**

Uses of Funds	
Acquisition & Construction Account	**$5,510,264.05**
Reserve Account	**411,968.76**
Interest Account	**157,567.19**
Cost of Issuance Account	**177,500.00**
Underwriter's Discount	**127,700.00**
Total	**$6,385,000.00**

PROOF OF ARBITRAGE YIELD

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019

Date	Debt Service	Present Value to 04/25/2019 @ 4.8824460611%
11/01/2019	157,567.19	153,688.68
05/01/2020	152,484.38	145,186.65
11/01/2020	257,484.38	239,319.16
05/01/2021	150,384.38	136,444.03
11/01/2021	260,384.38	230,617.36
05/01/2022	148,184.38	128,116.40
11/01/2022	263,184.38	222,120.00
05/01/2023	145,884.38	120,188.14
11/01/2023	265,884.38	213,831.10
05/01/2024	143,484.38	112,643.96
11/01/2024	268,484.38	205,753.66
05/01/2025	140,984.38	105,468.99
11/01/2025	265,984.38	194,238.43
05/01/2026	138,406.25	98,664.29
11/01/2026	273,406.25	190,255.82
05/01/2027	135,621.88	92,126.49
11/01/2027	275,621.88	182,765.28
05/01/2028	132,734.38	85,918.89
11/01/2028	277,734.38	175,493.14
05/01/2029	129,743.75	80,028.04
11/01/2029	279,743.75	168,438.51
05/01/2030	126,650.00	74,440.87
11/01/2030	281,650.00	161,599.96
05/01/2031	122,871.88	68,819.14
11/01/2031	287,871.88	157,391.48
05/01/2032	118,850.00	63,431.71
11/01/2032	288,850.00	150,489.03
05/01/2033	114,706.25	58,337.09
11/01/2033	294,706.25	146,309.42
05/01/2034	110,318.75	53,463.52
11/01/2034	300,318.75	142,074.42
05/01/2035	105,687.50	48,807.02
11/01/2035	305,687.50	137,803.93
05/01/2036	100,812.50	44,363.27
11/01/2036	310,812.50	133,515.87
05/01/2037	95,693.75	40,127.61
11/01/2037	315,693.75	129,226.30
05/01/2038	90,331.25	36,095.09
11/01/2038	320,331.25	124,949.55
05/01/2039	84,725.00	32,260.58
11/01/2039	324,725.00	120,698.43
05/01/2040	78,875.00	28,618.74
11/01/2040	328,875.00	116,484.26
05/01/2041	72,625.00	25,110.06
11/01/2041	337,625.00	113,951.87
05/01/2042	66,000.00	21,744.83
11/01/2042	341,000.00	109,670.99
05/01/2043	59,125.00	18,562.38
11/01/2043	349,125.00	106,996.31
05/01/2044	51,875.00	15,519.27
11/01/2044	356,875.00	104,220.82
05/01/2045	44,250.00	12,614.70
11/01/2045	364,250.00	101,365.09
05/01/2046	36,250.00	9,847.41
11/01/2046	371,250.00	98,447.75
05/01/2047	27,875.00	7,215.72
11/01/2047	382,875.00	96,749.08

PROOF OF ARBITRAGE YIELD

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019

Date	Debt Service	Present Value to 04/25/2019 @ 4.8824460611%
05/01/2048	19,000.00	4,686.72
11/01/2048	389,000.00	93,667.71
05/01/2049	9,750.00	2,291.77
11/01/2049	399,750.00	91,723.22
	12,450,936.03	6,385,000.00

Proceeds Summary

Delivery date	04/25/2019
Par Value	6,385,000.00
Target for yield calculation	6,385,000.00

BOND DEBT SERVICE

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/25/2019					
11/01/2019			157,567.19	157,567.19	157,567.19
05/01/2020			152,484.38	152,484.38	
11/01/2020	105,000	4.000%	152,484.38	257,484.38	409,968.76
05/01/2021			150,384.38	150,384.38	
11/01/2021	110,000	4.000%	150,384.38	260,384.38	410,768.76
05/01/2022			148,184.38	148,184.38	
11/01/2022	115,000	4.000%	148,184.38	263,184.38	411,368.76
05/01/2023			145,884.38	145,884.38	
11/01/2023	120,000	4.000%	145,884.38	265,884.38	411,768.76
05/01/2024			143,484.38	143,484.38	
11/01/2024	125,000	4.000%	143,484.38	268,484.38	411,968.76
05/01/2025			140,984.38	140,984.38	
11/01/2025	125,000	4.125%	140,984.38	265,984.38	406,968.76
05/01/2026			138,406.25	138,406.25	
11/01/2026	135,000	4.125%	138,406.25	273,406.25	411,812.50
05/01/2027			135,621.88	135,621.88	
11/01/2027	140,000	4.125%	135,621.88	275,621.88	411,243.76
05/01/2028			132,734.38	132,734.38	
11/01/2028	145,000	4.125%	132,734.38	277,734.38	410,468.76
05/01/2029			129,743.75	129,743.75	
11/01/2029	150,000	4.125%	129,743.75	279,743.75	409,487.50
05/01/2030			126,650.00	126,650.00	
11/01/2030	155,000	4.875%	126,650.00	281,650.00	408,300.00
05/01/2031			122,871.88	122,871.88	
11/01/2031	165,000	4.875%	122,871.88	287,871.88	410,743.76
05/01/2032			118,850.00	118,850.00	
11/01/2032	170,000	4.875%	118,850.00	288,850.00	407,700.00
05/01/2033			114,706.25	114,706.25	
11/01/2033	180,000	4.875%	114,706.25	294,706.25	409,412.50
05/01/2034			110,318.75	110,318.75	
11/01/2034	190,000	4.875%	110,318.75	300,318.75	410,637.50
05/01/2035			105,687.50	105,687.50	
11/01/2035	200,000	4.875%	105,687.50	305,687.50	411,375.00
05/01/2036			100,812.50	100,812.50	
11/01/2036	210,000	4.875%	100,812.50	310,812.50	411,625.00
05/01/2037			95,693.75	95,693.75	
11/01/2037	220,000	4.875%	95,693.75	315,693.75	411,387.50
05/01/2038			90,331.25	90,331.25	
11/01/2038	230,000	4.875%	90,331.25	320,331.25	410,662.50
05/01/2039			84,725.00	84,725.00	
11/01/2039	240,000	4.875%	84,725.00	324,725.00	409,450.00
05/01/2040			78,875.00	78,875.00	
11/01/2040	250,000	5.000%	78,875.00	328,875.00	407,750.00
05/01/2041			72,625.00	72,625.00	
11/01/2041	265,000	5.000%	72,625.00	337,625.00	410,250.00
05/01/2042			66,000.00	66,000.00	
11/01/2042	275,000	5.000%	66,000.00	341,000.00	407,000.00
05/01/2043			59,125.00	59,125.00	
11/01/2043	290,000	5.000%	59,125.00	349,125.00	408,250.00
05/01/2044			51,875.00	51,875.00	
11/01/2044	305,000	5.000%	51,875.00	356,875.00	408,750.00
05/01/2045			44,250.00	44,250.00	
11/01/2045	320,000	5.000%	44,250.00	364,250.00	408,500.00
05/01/2046			36,250.00	36,250.00	
11/01/2046	335,000	5.000%	36,250.00	371,250.00	407,500.00
05/01/2047			27,875.00	27,875.00	
11/01/2047	355,000	5.000%	27,875.00	382,875.00	410,750.00

BOND DEBT SERVICE

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2048			19,000.00	19,000.00	
11/01/2048	370,000	5.000%	19,000.00	389,000.00	408,000.00
05/01/2049			9,750.00	9,750.00	
11/01/2049	390,000	5.000%	9,750.00	399,750.00	409,500.00
	6,385,000		6,065,936.03	12,450,936.03	12,450,936.03

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.882446%)
04/25/19	Beg Bal	-5,510,264.05	-8,926,218.36
05/03/19		624.00	1,009.75
05/03/19		614,684.00	994,675.59
06/06/19		9,000.00	14,499.46
06/06/19		1,256.75	2,024.69
06/06/19		2,952.50	4,756.63
06/06/19		1,550.00	2,497.13
06/17/19		223,609.70	359,715.95
06/28/19		166,713.83	267,793.83
06/28/19		9,000.00	14,456.78
06/28/19		599.87	963.58
06/28/19		2,230.00	3,582.07
06/28/19		1,440.00	2,313.08
06/28/19		2,033.50	3,266.43
07/10/19		22,204.73	35,610.34
07/10/19		5,000.00	8,018.64
07/23/19		6,000.00	9,605.62
07/23/19		95,598.00	153,046.33
07/23/19		426.00	682.00
07/25/19		295,659.66	473,205.51
08/20/19		676,708.55	1,079,455.03
09/11/19		522,806.71	831,614.38
09/11/19		25,835.57	41,095.94
09/11/19		44,926.00	71,462.56
09/11/19		290,994.38	462,876.83
09/11/19		3,000.00	4,772.02
09/11/19		154,355.19	245,528.59
09/16/19		121.00	192.34
09/17/19		6,000.00	9,536.37
09/17/19		30,641.56	48,701.52
10/01/19		610,265.34	968,134.46
10/01/19		120,871.29	191,752.10
10/01/19		37,770.00	59,918.92
10/01/19		6,786.71	10,766.54
10/01/19		3,000.00	4,759.25
10/16/19		59,793.62	94,667.07
10/16/19		3,000.00	4,749.69
10/18/19		10,295.75	16,296.18
10/28/19		2,910.00	4,599.80
10/28/19		3,000.00	4,742.06
11/07/19		43.50	68.68
11/07/19		3,000.00	4,736.34
11/08/19		686,320.87	1,083,405.50
11/22/19		150.00	236.34
11/22/19		68,471.25	107,884.09
11/26/19		36,410.15	57,337.51
11/26/19		646.42	1,017.96
11/26/19		3,000.00	4,724.30

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.882446%)
11/26/19		34,449.54	54,250.01
11/26/19		29,499.00	46,454.06
12/05/19		406,842.75	639,910.45
12/05/19		14,358.84	22,584.58
12/09/19		3,000.00	4,716.08
12/19/19		3,000.00	4,709.76
12/23/19		89,165.27	139,907.46
12/30/19		7,186.15	11,265.07
01/14/20		3,000.00	4,694.01
01/14/20		56,000.00	87,621.59
01/28/20		3,000.00	4,685.22
01/28/20		250.00	390.43
01/28/20		9,350.00	14,602.26
02/13/20		-59,302.38	-92,428.86
02/25/20		34,800.00	54,152.24
02/25/20		41,310.84	64,283.75
03/25/20		-973.75	-1,509.17
03/25/20		-19,146.25	-29,673.93
03/25/20		-14,358.84	-22,254.14
03/31/20		-323,511.91	-501,061.10
04/01/20		-190,345.00	-294,770.28
04/13/20		69,762.37	107,861.17
04/13/20		91,898.56	142,086.43
04/13/20		6,715.00	10,382.21
04/13/20		68,839.25	106,433.91
04/13/20		118,723.87	183,561.65
04/13/20		7,630.00	11,796.91
04/13/20		59,905.00	92,620.47
04/13/20		24,500.00	37,880.00
04/13/20		93,773.00	144,984.55
04/13/20		4,562.50	7,054.18
05/14/20		-64,189.00	-98,832.67
05/28/20		25,389.55	39,019.37
05/28/20		969.00	1,489.19
05/28/20		7,201.50	11,067.47
05/28/20		3,631.39	5,580.82
05/28/20		6,387.50	9,816.49
05/29/20		-132,701.26	-203,911.66
06/08/20		22.71	34.85
06/08/20		8,700.00	13,352.50
07/31/20		-25,389.55	-38,696.55
08/05/20		1,350.00	2,056.17
08/05/20		400.00	609.24
08/05/20		132,701.26	202,116.29
08/05/20		218.75	333.18
09/11/20		-144,685.36	-219,308.73
09/21/20		740.00	1,120.16
10/26/20		14.50	21.85

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019
Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.882446%)
11/06/20		181,586.43	273,221.01
04/14/22		1.08	1.52
04/25/29	TOTALS:	37,674.66	-103,181.16

ISSUE DATE:	04/25/19	REBATABLE ARBITRAGE:	-103,181.16
COMP DATE:	04/25/29	NET INCOME:	37,674.66
BOND YIELD:	4.882446%	TAX INV YIELD:	1.787142%

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.882446%)
04/25/19	Beg Bal	-411,968.76	-667,358.78
05/02/19		139.39	225.59
06/04/19		701.08	1,129.78
07/02/19		663.05	1,064.49
08/02/19		678.99	1,085.71
09/04/19		603.05	960.16
10/02/19		572.66	908.36
11/04/19		513.74	811.41
12/03/19		438.76	690.30
01/03/20		430.63	674.79
02/04/20		418.36	652.84
03/03/20		390.24	606.60
04/02/20		169.90	263.07
05/04/20		2.06	3.18
05/29/20		89,442.50	137,439.31
05/29/20		132,701.26	203,911.66
06/02/20		2.00	3.07
07/02/20		0.93	1.42
08/04/20		0.97	1.48
09/02/20		0.97	1.47
10/02/20		0.93	1.41
11/02/20		28,784.37	43,333.14
11/03/20		0.97	1.46
12/02/20		0.80	1.20
12/17/20		915.63	1,370.14
01/05/21		0.82	1.22
02/02/21		0.81	1.20
03/02/21		0.74	1.10
04/02/21		0.81	1.20
05/04/21		0.79	1.16
06/02/21		0.82	1.20
07/02/21		0.79	1.15
08/03/21		0.81	1.18
09/02/21		0.82	1.19
10/04/21		0.79	1.14
11/02/21		0.81	1.16
12/02/21		0.79	1.13
12/30/21		0.02	0.03
01/04/22		0.81	1.15
02/02/22		0.81	1.15
03/02/22		0.74	1.04
04/04/22		0.82	1.15
05/03/22		0.79	1.11
06/02/22		40.36	56.29
07/05/22		92.17	127.99
08/02/22		160.92	222.64
09/02/22		242.41	334.05
10/04/22		276.92	379.97

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.882446%)
11/02/22		362.70	495.81
12/02/22		442.02	601.81
01/04/23		499.38	677.00
02/02/23		531.72	718.14
03/02/23		509.65	685.57
04/04/23		576.10	771.64
05/02/23		581.76	776.31
06/02/23		632.89	841.15
07/05/23		619.46	819.67
08/02/23		647.22	853.30
09/05/23		672.00	882.07
10/03/23		650.75	850.97
11/02/23		673.76	877.65
12/04/23		653.56	847.69
12/22/23		0.16	0.21
01/03/24		675.13	872.27
02/02/24		671.88	864.71
03/04/24		625.91	802.10
03/22/24		0.01	0.01
04/02/24		667.68	852.42
05/02/24		644.74	819.83
06/04/24		666.55	843.94
07/02/24		644.86	813.42
08/02/24		665.42	835.99
09/04/24		662.70	829.01
10/02/24		619.61	772.20
11/04/24		604.45	750.08
12/03/24		564.41	697.68
01/03/25		565.10	695.73
02/04/25		544.43	667.50
03/04/25		489.16	597.33
04/02/25		536.95	653.24
05/02/25		518.28	627.99
06/03/25		533.04	643.20
07/02/25		514.41	618.31
08/04/25		531.61	636.25
09/03/25		530.20	632.10
10/02/25		500.89	594.85
11/04/25		503.40	595.27
12/02/25		471.19	555.09
01/05/26		464.11	544.34
03/03/26		405.20	471.57
04/02/26		446.66	517.80
05/04/26		430.89	497.38
06/02/26		440.77	506.88
07/02/26		429.41	491.84
08/04/26		444.72	507.19

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019
Reserve Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.882446%)
08/31/26	Bal	160,125.00	181,984.14
08/31/26	Acc	447.81	508.94
04/25/29	TOTALS:	32,070.56	-57,076.55

ISSUE DATE:	04/25/19	REBATABLE ARBITRAGE:	-57,076.55
COMP DATE:	04/25/29	NET INCOME:	32,070.56
BOND YIELD:	4.882446%	TAX INV YIELD:	2.138588%

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019
Interest Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.882446%)
04/25/19	Beg Bal	-157,567.19	-255,247.14
10/22/19	from COI	-131.95	-208.74
11/01/19		157,567.19	248,964.24
05/01/20		-150,858.46	-232,683.77
05/01/20		152,484.38	235,191.59
08/03/20		-10,593.74	-16,139.57
08/03/20		10,593.75	16,139.59
04/25/29	TOTALS:	1,493.98	-3,983.81

ISSUE DATE: 04/25/19 REBATABLE ARBITRAGE: -3,983.81
COMP DATE: 04/25/29 NET INCOME: 1,493.98
BOND YIELD: 4.882446% TAX INV YIELD: 1.816810%

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019
Cost of Issuance Account

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.882446%)
04/25/19	Beg Bal	-177,500.00	-287,536.81
04/25/19		30,000.00	48,597.77
04/25/19		5,000.00	8,099.63
04/25/19		48,000.00	77,756.43
04/25/19		43,500.00	70,466.77
04/25/19		44,000.00	71,276.73
05/01/19		1,500.00	2,427.94
05/13/19		5,375.00	8,686.13
10/22/19	to Int	131.95	208.74
04/25/29	TOTALS:	6.95	-16.68

ISSUE DATE: 04/25/19 REBATABLE ARBITRAGE: -16.68
COMP DATE: 04/25/29 NET INCOME: 6.95
BOND YIELD: 4.882446% TAX INV YIELD: 1.949794%

$6,385,000
Highland Meadows West Community Development District
(Haines City, Florida)
Special Assessment Bonds, Series 2019
Rebate Computation Credits

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.882446%)
04/25/20		-1,760.00	-2,716.80
04/25/21		-1,780.00	-2,618.28
04/25/22		-1,830.00	-2,565.06
04/25/23		-1,960.00	-2,617.90
04/25/24		-2,070.00	-2,634.62
04/25/25		-2,120.00	-2,571.19
04/25/26		-2,170.00	-2,507.89
04/25/29	TOTALS:	-13,690.00	-18,231.74

ISSUE DATE: 04/25/19 REBATABLE ARBITRAGE: -18,231.74
COMP DATE: 04/25/29
BOND YIELD: 4.882446%

SECTION 6

SECTION a)

Festive Glow

PROPOSAL

Checks payable to: Festive Glow
6333 SW 46th Drive Gainesville, FL. 32608
P: (352) 827 – XMAS (9627)
FestiveGlowLighting.com

Residential • Commercial • Community
Supplies • Installation • Removal
FestiveGlow@outlook.com

Customer: Highland Meadows West CDD – Attn: Matt Fisher Date: 08 / 06 / 2026

Address: 3331 Pine Lily Avenue City: Poinciana Zip: 34759

Phone W: (407) 841- 5524 C: (863) 956-6207 E-mail: MFisher@gmscfl.com

Highland Meadows West (Orchid Terrace) – 2026 Holiday Lighting Proposal

Two main entrance monuments (Denali Street & Patterson Street)

- Douglas Fir Wreath lit with LED Mini Lights – Warm White (2 wreaths needed - 1 per sign); centered on monument over community name. Wreath will be adorned with Red/Gold UV-protected bow
- 2 Teardrop sprays lit with warm white LED mini lights to be hung on each of the pillars of the sign. Teardrops to be adorned with Red/Gold UV protected bow (2 per sign – 1 on each pillar of the monument)
- Garland lit with warm white LED mini lights will be hung on the top of the main entry sign

➔ Cost - $1,100 per sign - (x 2 signs) = $2,200.00

Only one of these signs has Crepe Myrtles - which is why we didn't wrap these at these two entrance monuments (They would not be uniform)

Four Main Entrance Monuments (Orchid Drive & Saguaro Street (2 signs); Tortugas Street & Orchid Drive (2 signs))

- Douglas Fir Wreath lit with LED Mini Lights – Warm White (4 wreaths needed - 1 per sign); centered on monument over community name. Wreath will be adorned with Red/Gold UV-protected bow
- Trunk wrap Crepe Myrtles in front of the pillars of the signs with warm white LED mini lights - 2 trees per sign x 4 signs
- Garland lit with warm white LED mini lights will be hung on the top of the main entry sign

***Price includes design, lease of commercial grade products, installation, removal, and storage**

Client responsible for providing adequate power supply

➔ Cost - $1,100.00 per sign (x 4 signs) = $4,400.00

Proposal Total - ~~$6,600.00~~ $6,500.00

Pricing based off of 3-Year Agreement for the 2026, 2027, and 2028 Holiday Seasons!
(Price lock for 3 years; Pending budget availability)

SECTION b)

Christmas Lighting Proposal

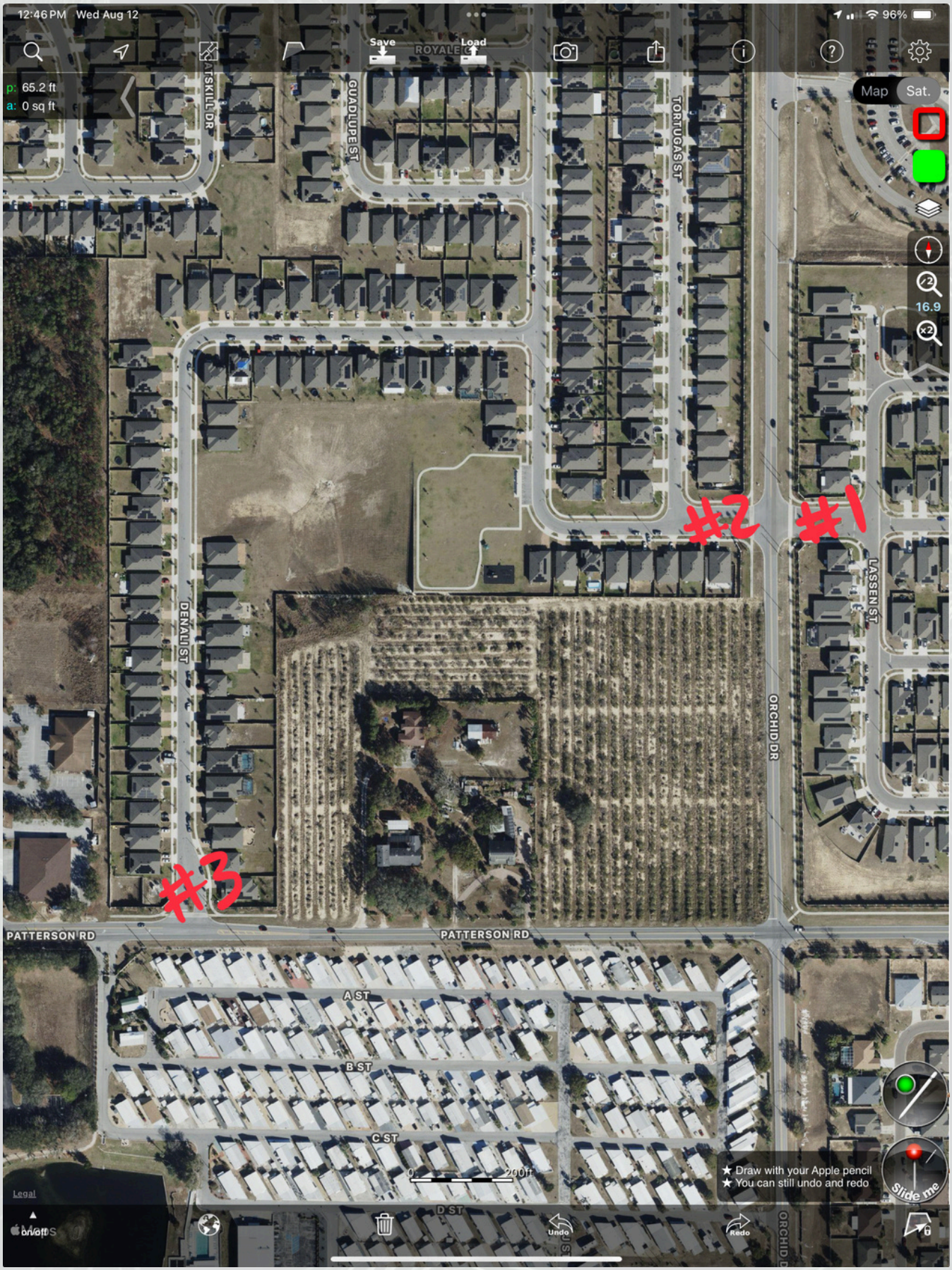
Customer Name:
Highland Meadows West CDD

GPS Address:
719 Tortugas Street
Haines City, FL 33844

TPG Lighting

P.O. Box 471126, Lake Monroe, FL 32747
407-413-0442
TPGLighting@gmail.com
www.TPGLighting.com
Licensed and Insured

Entrance # Map



Renderings

Entrance #s 1 & 2

Entrance #3

TPG Lighting

TPG Lighting, LLC

ESTIMATE	#2382
ESTIMATE DATE	Aug 12, 2026
TOTAL	$7,565.72

Highland Meadows West CDD
719 Tortugas St
Haines City, FL 33844

(863) 956-6207
MFisher@gmscfl.com

CONTACT US

P.O. Box 471126
Lake Monroe, FL 32747

(407) 413-0442
tpglighting@gmail.com

ESTIMATE

We are offering 15% off in exchange for a 3-year annual agreement!

Option #1

See your financing options

Prequalify to find out how much you can borrow within minutes and pay as low as $160.38/mo*. Your credit score will not be affected.

Materials	qty	unit price	amount
Greenery/Bows - 9' Section of Warm White Lit Garland [Entrances 1, 2, & 3] Lining the top of the entrance signs between the pillars in warm white lit garland.	12.0	$147.90	$1,774.80
Greenery/Bows - 36" Warm White Lit Wreath with Commercial-Grade 3D Bow [Entrances 1, 2, & 3] Placing a 36" warm white lit wreath with Red commercial-grade 3D bow on the center of each entrance sign under the arch.	6.0	$252.52	$1,515.12
Greenery/Bows - Red Outdura Commercial-Grade 3D Bow (12"W x 18"L) [Entrances 1, 2, & 3] Placing 2 Red commercial-grade 3D bows near the end of each side of the garland of these entrance signs.	12.0	$62.44	$749.28
Specialty Lights - 16" Twinkling Animated Warm White Spritzer [Entrances 1 & 2] Placing (5) 16" animated warm white spritzers in the canopies of the 2 Crepe Myrtles in front of each sign (8 trees total)	40.0	$62.68	$2,507.20
Mini/C9 Lights - 5mm Mini Light Strand (Per Strand) [Entrance #3] Wrapping the purple bushes in front of the entrance signs with warm white mini lights.	34.0	$29.98	$1,019.32

All commercial installations include twice-a-week night-time quality checks beginning the week after Thanksgiving until New Year's Eve to proactively repair any outages. Communities are still encouraged to report any outages in between these visits.

Materials subtotal: $7,565.72

Subtotal	$7,565.72
Tax (FL Sales Tax 7%)	$0.00
Total	**$7,565.72**

3-Year Agreement Price Per Year: $6,430.86

By approving this project, you acknowledge that you have read, understand, and agree to the Terms and Conditions. For a digital view of our

disclaimers, copy and paste this URL into your web browser:

https://pro.housecallpro.com/TPGLightingLLC/435919/terms

TPG Lighting

PROFESSIONAL CHRISTMAS LIGHTING SERVICE

At TPG Lighting, We offer a full complement of Christmas lighting services that brings the holiday spirit straight to you!

Interested in a recurring service? Take advantage of our service agreement discounts!

Our Services:

- Tree Lighting
- Bush/Landscapes Lighting
- Roof-Line Lighting
- 3D/Specialty Displays
- Wreaths/Garland/Teardrops/Sprays
- Structured Bows
- Light Pole Banners
- Indoor/Outdoor Christmas Trees

Commercial & Residential

With our customers, we've earned a reputation of excellent service and look forward to showing you that it is well-deserved.

We sincerely appreciate and value your business and look forward to a relationship that lasts a lifetime!

Contact Us:

(407) 413-0442

TPGLighting@gmail.com

www.TPGLighting.com

Serving the Greater Orlando Area

Licensed & Insured

How Are We Different?

We understand that the holiday season can be stressful and overwhelming. That's why we strive to make your Christmas lighting experience as seamless and enjoyable as possible.

From the initial consultation to the final installation, our team of experts will work with you every step of the way to ensure that your vision for your home or business is brought to life. We use only high-quality materials to create a stunning and energy-efficient lighting display that will impress your family, friends, and customers.

Whether you're looking for a classic or modern design, we have the expertise to make it happen. Trust TPG Lighting to make your holiday season unforgettable!

What Our Customers are Saying:

TPG Lighting has been excellent. Working with them has been outstanding! This is my first time placing lights on my home and I could not be more pleased!

TPG Lighting installed their permanent roof-line lights on my home, and now we are the talk of the community! Their customer service and quality of work are unmatched. I would definitely recommend them to anyone who's looking to brighten up their home!

Very professional company, did our lights last year and came out exactly how I imagined! Definitely going with TPG Lighting for our future Christmas lighting needs!

I've been doing my own Christmas lights for years and I could NOT believe how much better it looked with a professional installation. With my increasing age, I'm glad I found a company I can trust.

I have been in property management for 11 years and I'm so glad I was able to find TPG Lighting! From the first contact until the lights were taken down, the whole process was seamless.

The Leasing Model

The Leasing Model Explained:

The idea behind the leasing model is to make the customer and vendor experience as consistent and streamlined as possible.

Instead of spending a fortune on commercial-grade lights that only have a life expectancy of 3-4 seasons, we spread out the cost for you over that term. When you sign up with us under the leasing model, you are agreeing to lease our product for one season or multiple seasons with a service agreement.

Our leasing service includes:

- Design,
- Installation,
- Maintenance,
- Take-down, and
- Storage.

By leasing our product, you can enjoy the benefits of holiday decorating without the hassle of storing decorations in your home or business during the off-season. Additionally, our team of professionals will handle the installation and maintenance of the decorations, ensuring that they are in top condition throughout the season. Our leasing approach is designed to provide you with a worry-free holiday experience, and we are committed to making sure that each of our customers receives the highest level of service and support.

Lastly, because it is OUR product, there are never any charges for replacing any malfunctioning or faded lighting/decorations. The display will always look amazing with no additional costs for maintenance. With a simple text/email detailing the malfunction, we will dispatch a trained technician within 24-48 hours to provide the necessary repair/replacement.

Why Sign Up for a Service Agreement?

Convenience:

For our commercial customers, the biggest challenge they face regarding Christmas lighting is selecting a vendor. Each year, they are typically required to submit 3 bids for all projects. When you sign up with a service agreement with us, you know that you can count on the most reputable Christmas lighting company in town to provide excellent quality and customer service EVERY time.

These service agreements establish a base design. They can always be modified to add more lighting, but the base design would remain the same for the life of the contract.

Savings:

When you enter into one of our service agreements, Cost savings can come in two forms: the initial discount and price stability.

With a service agreement, **you can save 10-20%** on your first year installation price (% Depending on the size of the job)! When we install a Christmas display, several items are custom-cut to your property which is difficult to re-install on another property. Also, we know that the following year will be faster for installation. As a result, we pass those savings on to you in exchange for engaging in a multi-year agreement.

In light of recent years, price swings can happen in the blink of an eye. Recently, cost of goods and services have skyrocketed! When you enter into our service agreement, the price is locked for the length of the contract. This is tremendously helpful for your annual budgeting!

Scheduling Availability:

Seeing that this is a seasonal service, there is a finite amount of customers that we can take on each year. Each season, we turn away dozens of customers because we have reached capacity or we cannot receive the products in time. We expand our capacity and inventory annually, but the best way to guarantee your spot is with a Service Agreement.

TPG Lighting vs. the Competition

Real Photo Comparisons!

TPG Lighting vs. Do-it-Yourself

Real Photo Comparisons!

Serving Our Community

Twice a year, we pay our employees a full day to volunteer in our community. One of our more frequent volunteering locations is Second Harvest Food Bank where we sort food to help feed those in need.

Serving our Employees

Between paid semi-annual fun days, paid semi-annual volunteer days, competitive wages, a Christmas party, retirement plans with company matching, paid vacation, paid corporate holidays, and production bonuses, we make it our priority to value our employees in return for the hard work and dedication they give us on a daily basis.

References

Julie Sanchez with MetroWest Master Association:
Company: FS Residential
Phone #: 407-601-5995
Email: mwma.mgr@cfl.rr.com

Richard Drake with Highgate HOA and Lake Butler Sound:
Company: Sentry Management
Phone #: 352-243-4595 ext. 59008
Email: rdrake@sentrymgt.com

Jamie Biggs with Solterra CDD:
Company: Vesta Property Management
Phone #: 407-436-4993
Email: jbiggs@vestapropertyservices.com

Timothy Hayes with Vizcaya HOA:
Company: Artemis Lifestyles
Phone #: 407-705-2190 ext. 212
Email: thayes@artemislifestyles.com

Insurances Carried

General Liability: $1,000,000.00
Excess/Umbrella Liability: $1,000,000.00
Auto Insurance: $1,000,000.00
Workers Compensation Insurance: $1,000,000.00

Upon approval, we would be more than happy to have our insurance certificates updated to reflect the customer name.

TPG Lighting

Sample Photos of Previous Work

Sample Photos of Previous Work

Sample Photos of Previous Work

Sample Photos of Previous Work

Sample Photos of Previous Work

TPG Lighting

SUPPLEMENTAL INFORMATION GUIDE:

SCHEDULING, CONTACT, DISCLAIMERS, AND OTHER IMPORTANT INFORMATION

Scheduling:

In order to accommodate hundreds of clients, we have set in place our default *"Window"* scheduling in an effort to make as much room as possible for all of our current and potential customers.

This scheduling aims to install discreet, low-impact decorations earlier in the season and more obvious decorations after Halloween.

This scheduling should accommodate the vast majority of our customers, but if there is a specific reason that you need to deviate from this scheduling, please let us know ASAP via phone, email, or text. Some valid reasons for needing a customized installation timeline would be as follows:

- HOA Restrictions
- City/Township Restrictions
- Scheduling conflicts with other contractor projects

See the following pages for our default scheduling windows:

Contact Us:

(407) 413-0442

TPGLighting@gmail.com

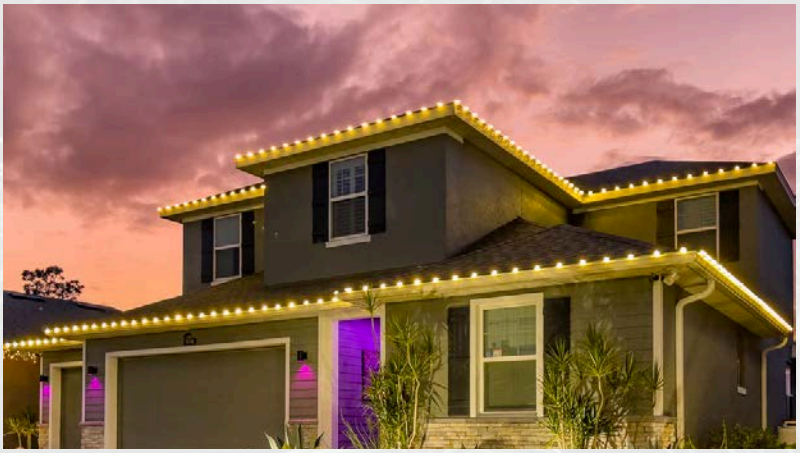
www.TPGLighting.com

Serving the Greater Orlando Area

Licensed & Insured

Scheduling Window #1:
October 1st - Thanksgiving Eve

Roof-line Installation

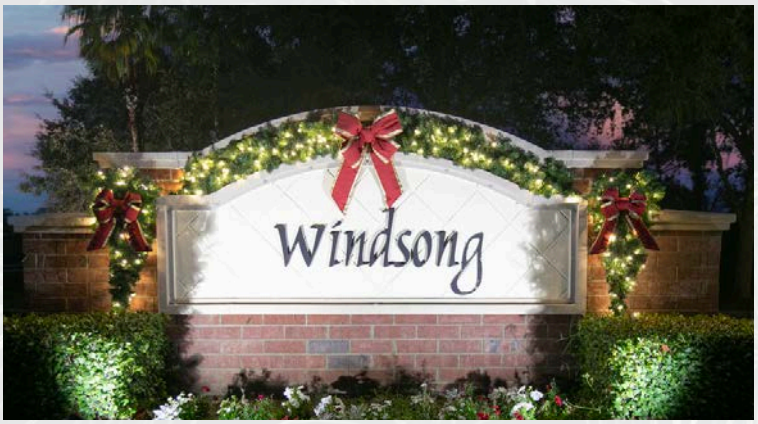


Tree Lights Installation

Scheduling Window #2:

November 1st - Thanksgiving Eve

Wreaths, Garlands, Teardrops, & Bows



Bush and Ground Lights Installation

Turn-On Window:

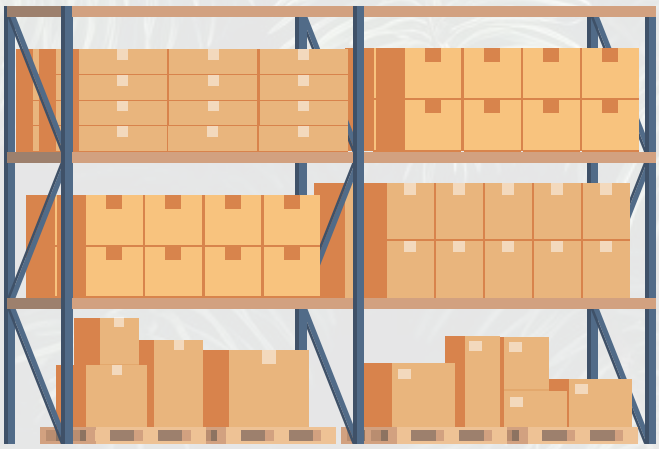
1-2 calendar days after Thanksgiving

Maintenance Window:

From when lights are turned on until they are taken down

Take-Down Window:

January 2nd - 31st



Disclaimers:

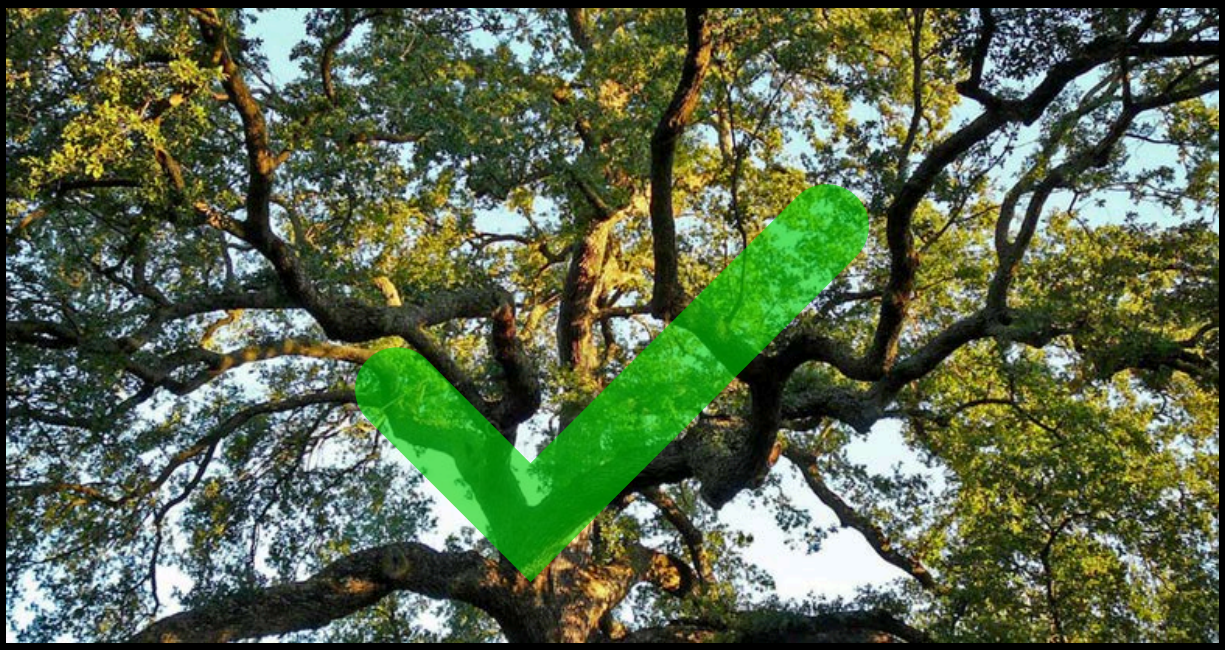
- A non-refundable 50% deposit is required before the project can be placed on the schedule.
- There are discounts available for customers who sign up for a 3-year service agreement. This discount varies on the type of job, so simply ask and we will be happy to provide you with the available discount!
- This is a leasing agreement in which the contractor owns all decorations which are leased to the client during the holiday season (Unless otherwise explicitly agreed).
- TPG Lighting is responsible for providing the decorations, labor, installation, maintenance, removal, and storage of the decorations at the end of the season (Unless otherwise specified).
- For all customer-owned product that is stored on the Client's behalf, if 12 months have passed since the last time it was used and has not been picked up by the Client or an authorized representative, the ownership of the product reverts to TPG Lighting.
- All landscaping such as trees and bushes that we are decorating must be trimmed to the standards below provided in this proposal by the beginning of the corresponding installation window.
- For any electrical work performed by a licensed electrician that TPG Lighting orchestrates on behalf of the client, we will pay the invoice and the client will reimburse TPG Lighting for the cost plus 20% of the electrical invoice. If the property wants to use their electrician, we will identify where outlets are needed, and it is the responsibility of the client to install the outlets before we arrive to install decorations and to keep them operational during the season.
- We will affix permanent studs for hanging decorations when necessary.
- It is the responsibility of the client to inform TPG Lighting of any lighting outages along with a description of the issue and a photo texted/emailed to us. Texting is preferred. Diagnosis and repair will take place within 24-48 hours. Our textable phone number is 407-413-0442. Our email is TPGLighting@gmail.com.
- The Maintenance phone and email will be monitored from 7 AM to 8 PM daily from October 1st to January 31st. If any requests are received after 8 PM, we will respond the next business day.
- Any damage or theft of our decorations that is not part of normal wear and tear or from acts of God will be billed to the client with a $250 trip charge plus material cost. Feel free to seek reimbursement from the party responsible for the damage or theft.
- Black-out dates that no maintenance will be performed are Thanksgiving Day, Christmas Eve (After 12:00 Noon), Christmas Day, New Year’s Eve (After 12:00 Noon), and New Year’s Day.
- Any locks that are present on outlets that need to be used for a power source will be cut off if not removed prior to our arrival.
- Irrigation schedules around our decorations should be changed and set to run between the hours of 8 AM and 3 PM. Our lights are water-resistant but when they are on, active watering can cause GFIs or breakers to trip.
- No person outside of TPG Lighting may tamper with the lights, timers, or electrical cords related to the project.
- Lighting installations, maintenance, and take-down will be scheduled according to the this proposal
- If decorations are installed according to the dates dictated in this proposal and the customer requires us to remove the decorations and re-install the decorations at a later date, TPG Lighting reserves the right to invoice up to 50% of the job's annual value for the removal and re-installation.
- If a customer has a card on file and an invoice remains unpaid 30 days after project completion, the card will be automatically charged for the outstanding balance.

Palm Tree Standards:

Make sure all dead fronds, husks, or previously trimmed frond bases are trimmed prior to installation. All husks must be removed to increase the visibility of the lights and to avoid slippage of the lights down the trunk (See Below). Please coordinate with your landscapers based on the earliest installation date of October 1st above.

Oak Tree Standards:

Before we wrap oak trees, it is essential to eliminate any tree moss hanging in the areas we will be wrapping (See Below). Please coordinate with your landscapers based on the earliest installation date of October 1st above.



Bush/Hedge Standards:

Before we wrap bushes and hedges, it is essential to trim them just before we come out to decorate them (See Below). Please coordinate with your landscapers based on the earliest installation date of November 1st above.

Most Common Maintenance Request:
Reset Outlet GFI

About 80-90% of the maintenance requests that we receive revolve around setting the GFI switch on the outlet. This may present itself as the following:

- One side of a community entrance lights up and the other side does not
- The lights were on for part of the night but turned off the remainder of the night
- Nothing is turning on at all

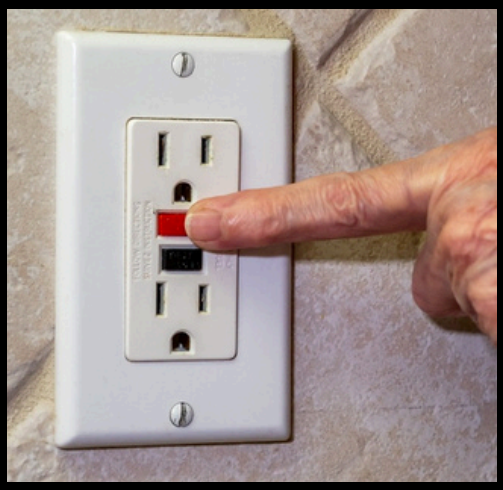
Sometimes the outlet just trips for no discernable reason, but the 2 most common reasons that the GFI trips is from the following:

1. **Moisture:** Although our commercially-rated lighting is water resistant, anytime that they are actively being soaked while operating can result in an outlet trip. We can't control inclement weather, but adjusting your irrigation schedule to run during the day will prevent many of these issues.
2. **Damaged Wire:** Usually from careless landscaping or small animals, sometimes the wires can be damaged. If there are any exposed wires where the metal wire is showing, it can cause the outlet to trip.

Although, service calls are always free, sometimes a repair can take 24-48 hours to take place. For faster service, you can always reset the outlet yourself. If it happens more than once, then there is likely a moisture issue or some wires have been damaged. In this case, TPG Lighting would need to thoroughly inspect the lighting system to further diagnose the issue.

To reset the outlet yourself, please see the images below:

What a tripped outlet looks like:



SECTION 7

2832 Mine and Mill Road, Bay 5
Lakeland, FL 33801
(863) 278-3038
Lakelandoperations@1800STRIPER.com

Estimate

ESTIMATE#	1878
DATE	08/31/2026
PO#	

CUSTOMER	SERVICE LOCATION
Matt Fisher Matt Fisher 436 Tortugas St Haines City Florida 33844 (863) 956-6207	436 Tortugas St Haines City Florida 33844

DESCRIPTION	7 Parking Spaces in front of Community Mail Box 1 Handicap w/ Hashing

Estimate

Description	Qty	Rate	Total
			0.00
Parking Space	7.00	0.00	0.00
Handicap Logo with Blue Background	1.00	0.00	0.00
Hashed Space approx. 9'x18'	1.00	0.00	0.00
			575.00
Credit Card Convenience Fee (can be avoided with alternative form of payment)		3.50%	20.13

CUSTOMER MESSAGE

Please review and accept the estimate provided electronically. By accepting and signing you are agreeing to the scope of work detailed in this estimate.

Estimate is valid for 30 days after the date of issuance. After 30 days, please contact us to confirm pricing.

The estimate is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time.

All work will be completed in a timely and professional manner, using state-of-the-art equipment and high-

Estimate Total: $595.13

end materials. 1-800-STRIPER will perform all striping services during day(s) and times that are least disruptive to the client's business operations and end customers. 1-800-STRIPER will provide appropriate traffic control, including the placement of safety cones and signage, to ensure a safe work area throughout the duration of the project.

For jobs over $10k, a 50% deposit is required.

PRE-WORK SIGNATURE

Signed By:

ESTIMATE CONTRACT

By accepting and signing you are agreeing to the scope of work detailed in this estimate.

Estimate is valid for 30 days after the date of issuance. After 30 days, please contact us to confirm pricing.

For jobs over $10k, a 50% deposit is required.

The estimate is contingent upon the work area being free of any obstructions (vehicles, dumpsters, etc) at the scheduled project start date and time and throughout the scheduled project time.

All work will be completed in a timely and professional manner, using state-of-the-art equipment and high-end materials. 1-800-STRIPER will perform all striping services during day(s) and times that are least disruptive to the client's business operations and end customers. 1-800-STRIPER will provide appropriate traffic control, including the placement of safety cones and signage, to ensure a safe work area throughout the duration of the project.

Highland Meadows West
Tues, Jun 23, 2026 10:03 AM
449 Tortugas St, Haines City FL 33844
28.145650°N, 81.633305°W
Photo by
Timemark
© RA4X3XMPRT2BRU Timemark Verified

SECTION 9

SECTION B

SECTION i

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

Sent Via Email: Korourke@gmscfl.com

August 24, 2026

Ms. Katie O'Rourke, District Manager
Highland Meadows West Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization Number 2027-1**
Highland Meadows West Community Development District
District Engineering Services – FY 2027
Polk County, Florida

Dear Ms. O'Rourke:

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

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2027 only. We estimate a budget of $15,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of $100.

This Work Authorization, together with the referenced District Engineering Agreement, represents the entire understanding between the Highland Meadows West Community Development District and Dewberry Engineers Inc. with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Thank you for choosing Dewberry Engineers Inc. We look forward to working with you and your staff.

Sincerely,

Joey V. Duncan, PE
Principal Engineer

Reinardo Malavé, P.E.
Associate Vice President

JD:RM:ap
Q:\HIGHLAND MEADOWS WEST CDD - 50138450\Adm\Correspondence\AAS Highland Meadows West CDD FY 2027 District Engineering Services – 08-24-2026
Enclosures

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Highland Meadows West Community Development District

Date: _____

Dewberry

Attachment A

STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	$135.00, $150.00, $170.00
Engineer IV, V, VI	$195.00, $225.00, $255.00
Engineer VII, VIII, IX	$295.00, $325.00, $365.00
Environmental Specialist I, II, III	$115.00, $145.00, $170.00
Senior Environmental Scientist IV, V, VI	$185.00, $205.00, $230.00
Planner I, II, III	$115.00, $145.00, $170.00
Senior Planner IV, V, VI	$185.00, $205.00, $230.00
Landscape Designer I, II, III	$115.00, $145.00, $170.00
Senior Landscape Architect IV, V, VI	$185.00, $205.00, $230.00
Principal	$395.00
Technical	
CADD Technician I, II, III, IV, V	$95.00, $115.00, $140.00, $155.00, $205.00
Designer I, II, III	$115.00, $150.00, $180.00
Designer IV, V, VI	$200.00, $220.00, $260.00
Construction	
Construction Professional I, II, III	$135.00, $170.00, $200.00
Construction Professional IV, V, VI	$240.00, $280.00, $335.00
Survey	
Surveyor I, II, III	$75.00, $90.00, $120.00
Surveyor IV, V, VI	$140.00, $155.00, $170.00
Surveyor VII, VIII, IX	$190.00, $225.00, $270.00
Senior Surveyor IX	$330.00
Fully Equipped 1, 2, 3 Person Field Crew	$170.00, $215.00, $290.00
Laser Scanner 1, 2 Person Field Crew	$225.00, $270.00
Administration	
Administrative Professional I, II, III, IV	$78.00, $110.00, $135.00, $165.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

**COMPANY CONFIDENTIAL AND PROPRIETARY: USE OR DISCLOSURE OF DATA CONTAINED ON THIS SHEET IS SUBJECT TO RESTRICTION

SECTION C

September 15, 2026

Highland Meadows West CDD

Field Management Report

Completed Items

- Broken underscores replaced on two monuments at Orchid Dr. entrance.
- Graffiti removed off retaining wall.
- Perimeter wall pressure washed along Orchid Dr. and Patterson Rd.
- Playground play set adjacent to Lassen St. has been pressure washed. The footprint border has been straightened as well.
- Hardware to dog waste stations have been tightened.

Contracted Services

- The landscaping service vendor continues to provide satisfactory service and maintains compliance with their contract requirements.
- Janitoral continues to services dog wates stations and trash can locations on a weekly basis.

In Progress

- Playground replacement parts are expected to arrive in the week of October 26th per the manufacturer. Once we receive the materials GMS will expedite the work to complete the job.
- A section of fall prevention fencing on the retaining wall adjacent to Tortugas St. needs to be replaced. Working with a vendor to gather a quote.

SECTION i

SECTION 1

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

Date: 4.10.2026

SUBMITTED TO:	Job Name / Location:
GMS Services 345 W Central Orlando,Fl 32801 Marshall Tindall Phone:407.346.2453 Email: mtindall@gmscfl.com	Orchid Terrace Haines City, FL 33884

Replace dead plant material

	Qty	Unit	Unit Cost	TOTAL
Choclate Mulch	5.5	yds	$75.00	$412.50
Dw Ixora	40	3g	$20.00	$800.00
Flax lily	35	1g	$10.00	$350.00
				$0.00
			total	**$1,562.50**

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 4.10.2026

Accepted by:_____

Date Accepted: _____

SECTION 2

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

Date: 8.19.2026

SUBMITTED TO:	Job Name / Location:
GMS Services 345 W Central Orlando,Fl 32801 Matt Fisher Phone:863.956.6207 Email: mfisher@gmscfl.com	Orchid Terrace Haines City, FL 33884

Repair Playground Mulch Area

	Qty	Unit	Unit Cost	TOTAL
Choclate Mulch	12	ea	$5.75	$69.00
Weed Cloth	1	ea	$75.00	$75.00
Rubber Mulch	10	ea	$35.00	$350.00
Labor	2	mhrs	$55.00	$110.00
			total	**$604.00**

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 8.19.2026

Accepted by:_____
Date Accepted: _____

Rubber mulch refresh.
Fix torn fabric where ne
eded
Remove dead weeds
Regular wood chocolat
e mulch around Oak Tre
es bench's picnic tables
and trash can

SECTION D

SECTION i

Highland Meadows West
Community Development District

Summary of Check Register

July 14, 2026 to September 7, 2026

Fund	Date	Check No.'s		Amount
General Fund				
	7/16/26	809-811	$	14,504.88
	7/23/26	812-814	$	4,224.01
	7/30/26	815-818	$	9,023.22
	8/6/26	819-820	$	5,564.52
	8/20/26	821-827	$	9,751.41
	9/3/26	828	$	4,838.00
		Autodrafts	$	2,912.80
			$	50,818.84
Supervisors - July 2026				
	Kristin K Cassidy	50032	$	184.70
	Lindsey E Roden	50033	$	150.00
	Bobbie J Shockley	50034	$	150.00
	Jessica M Spencer	50035	$	184.70
			$	669.40
		Total Amount	**$**	**51,488.24**

*** CHECK DATES 07/14/2026 - 09/07/2026 ***
HIGHLAND MEADOWS WEST-GF
BANK A HIGHLAND MEADOW WEST

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/16/26	00001	7/01/26	292	202607	320-53800-46500		*	885.42		
			TREE INSPECTION-JUL26							
		7/01/26	293	202607	320-53800-12000		*	858.33		
			FIELD MANAGEMENT-JUL26							
		7/01/26	293	202607	330-53800-54000		*	13.39		
			SIFER P FOB PRE-PROG							
		7/01/26	294	202607	310-51300-34000		*	3,862.50		
			MANAGEMENT FEES-JUL26							
		7/01/26	294	202607	310-51300-35200		*	108.17		
			WEBSITE ADMIN-JUL26							
		7/01/26	294	202607	310-51300-35100		*	162.25		
			INFORMATION TECH-JUL26							
		7/01/26	294	202607	310-51300-31300		*	540.75		
			DISSEMINATION SVCS-JUL26							
		7/01/26	294	202607	310-51300-51000		*	.15		
			OFFICE SUPLIES							
		7/01/26	294	202607	310-51300-42000		*	3.72		
			POSTAGE							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,434.68	000809
7/16/26	00057	7/02/26	10075	202607	320-53800-49000		*	7,878.40		
			TIDEWATER DESIGN							
						PRO PLAYGROUNDS			7,878.40	000810
7/16/26	00063	7/13/26	07132026	202607	300-21700-10000		*	122.40		
			Q2 2026 IRS TAX PAYMENT							
		7/13/26	07132026	202607	300-21800-10000		*	69.40		
			Q2 2026 IRS TAX PAYMENT							
						UNITED STATES TREASURY			191.80	000811
7/23/26	00037	7/13/26	22495970	202606	310-51300-31100		*	2,250.00		
			ANNUAL ENGINEER REPORT							
						DEWBERRY ENGINEERS, INC			2,250.00	000812
7/23/26	00036	7/16/26	15400	202606	310-51300-31500		*	513.00		
			ATTORNEY SVCS-JUN26							
						KILINSKI VAN WYK PLLC			513.00	000813
7/23/26	00026	5/29/26	24411	202605	320-53800-46300		*	825.00		
			CHOCOLATE MULCH-QTY 11							
		6/01/26	24484	202606	320-53800-46200		*	145.14		
			MONTHLY MAINT FUEL CHARGE							
		6/10/26	24619	202606	320-53800-47300		*	221.81		
			REPROGRAMMING NODES							
		6/16/26	24674	202606	320-53800-47300		*	269.06		
			REPAIR BACK FLOW							
						PRINCE & SONS INC.			1,461.01	000814

*** CHECK DATES 07/14/2026 - 09/07/2026 ***
HIGHLAND MEADOWS WEST-GF
BANK A HIGHLAND MEADOW WEST

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/30/26	00052	4/28/26	17800	202604	320-53800-48200		*	330.00		
			CLEANING SVCS-APR26							
		6/30/26	18311	202606	320-53800-48200		*	300.00		
			CLEANING SVCS-JUN26							
		6/30/26	18311	202606	320-53800-48200		*	10.00		
			EXTRA DOGGIE BAGS-06/04							
						CLEAN STAR SERVICES OF CENTRAL FL			640.00	000815
7/30/26	00065	2/28/26	5	202602	320-53800-47400		*	496.67		
			REPAIR STOP SIGNS							
						GOVERNMENTAL MANAGEMENT SERVICES-			496.67	000816
7/30/26	00001	3/31/26	282	202603	320-53800-47400		*	2,878.82		
			GENERAL MAINTENANCE							
		3/31/26	283	202603	320-53800-47400		*	220.00		
			FENCE REPAIRS							
		3/31/26	284	202603	320-53800-47400		*	1,430.00		
			REPAIRS 3 FENCE SECTIONS							
		4/30/26	288	202604	320-53800-47400		*	880.00		
			STORMDRAIN MAINTENANCE							
		6/30/26	295	202606	320-53800-47400		*	440.00		
			FENCE REPAIR							
		6/30/26	296	202606	320-53800-47400		*	1,482.38		
			PERIMETER WALL REPAIRS							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			7,331.20	000817
7/30/26	00026	5/08/26	23973	202605	320-53800-46200		*	145.14		
			MATERIAL FUEL CHARGE							
		5/14/26	24052	202605	320-53800-47300		*	189.33		
			RPLCD NOZZLE/BATTERIES							
		7/01/26	25060	202607	320-53800-46200		*	96.00		
			MONTHLY FUEL CHARGE 2%							
		7/15/26	25186	202607	320-53800-47300		*	124.88		
			RPLCD SPRAY HEADS/NOZZLES							
						PRINCE & SONS INC.			555.35	000818
8/06/26	00026	8/01/26	25510	202608	320-53800-46200		*	4,838.00		
			LANDSCAPE MAINT-AUG26							
						PRINCE & SONS INC.			4,838.00	000819
8/06/26	00068	7/31/26	00078221	202607	310-51300-48000		*	726.52		
			NOT OF FY27 BUDGET							
						USE TODAY MEDIA CORP			726.52	000820
8/20/26	00052	7/29/26	18569	202607	320-53800-48200		*	300.00		
			CLEANING SVCS-JUL26							

```
 CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
  DATE          DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                        AMOUNT     #

                7/29/26 18569    202607 320-53800-48200                                    *                30.00
                         EXTRA DOGGIE BAGS-07/08
                                                      CLEAN STAR SERVICES OF CENTRAL FL                                330.00 000821
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 8/20/26 00037   8/17/26 22499706 202607 310-51300-31100                                    *               125.00
                         ENGINEERING SVCS-AUG26
                 8/17/26 22499707 202607 310-51300-31100                                    *               787.50
                         ANNUAL ENGINEER REPORT
                                                      DEWBERRY ENGINEERS, INC                                          912.50 000822
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 8/20/26 00069   5/25/26 Q-2026-1 202605 320-53800-47400                                    *               448.00
                         INSTALL ACRYLIC BARS
                                                      EXTREME GRAPHICS LLC DBA EGX GROUP                               448.00 000823
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 8/20/26 00001   8/01/26 298      202608 320-53800-12000                                    *               858.33
                         FIELD MANAGEMENT-AUG26
                 8/01/26 299      202608 310-51300-34000                                    *             3,862.50
                         MANAGEMENT FEES-AUG26
                 8/01/26 299      202608 310-51300-35200                                    *               108.17
                         WEBSITE MANAGEMENT-AUG26
                 8/01/26 299      202608 310-51300-35100                                    *               162.25
                         INFORMATION TECH-AUG26
                 8/01/26 299      202608 310-51300-31300                                    *               540.75
                         DISSEMINATION SVCS-AUG26
                 8/01/26 299      202608 310-51300-51000                                    *                  .45
                         OFFICE SUPPLIES
                 8/01/26 299      202608 310-51300-42000                                    *                22.23
                         POSTAGE
                 8/01/26 299      202608 310-51300-42500                                    *                28.35
                         COPIES
                 8/20/26 297      202608 320-53800-46500                                    *               885.42
                         TREE INSPECTION-AUG26
                                                      GOVERNMENTAL MANAGEMENT SERVICES-CF                            6,468.45 000824
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 8/20/26 00024   8/17/26 08172026 202608 300-20700-10200                                    *                 2.60
                         ASSESSMENT TXF SER-2019
                 8/17/26 08172026 202608 300-20700-10200                                    *                 1.27
                         ASSESSMENT TXF S-2020 A-2
                 8/17/26 08172026 202608 300-20700-10200                                    *                  .45
                         ASSESSMENT TXF S-2020 A-3
                                                      HIGHLAND MEADOWS WEST CDD CO                                       4.32 000825
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 8/20/26 00036   8/14/26 15728    202607 310-51300-31500                                    *             1,492.14
                         ATTORNEY SVCS-JUL26
                                                      KILINSKI VAN WYK PLLC                                            1,492.14 000826
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
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*** CHECK DATES 07/14/2026 - 09/07/2026 ***
HIGHLAND MEADOWS WEST-GF
BANK A HIGHLAND MEADOW WEST

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/20/26	00026	8/01/26	25643	202608	320-53800-46200		*	96.00		
			MONTHLY FUEL CHARGE							
						PRINCE & SONS INC.			96.00	000827
9/03/26	00026	9/01/26	26136	202609	320-53800-46200		*	4,838.00		
			LANDSCAPE MAINT-SEP26							
						PRINCE & SONS INC.			4,838.00	000828

TOTAL FOR BANK A 47,906.04

*** CHECK DATES 07/14/2026 - 09/07/2026 ***
HIGHLAND MEADOWS WEST-GF
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/15/26	00021	7/13/26	0279-06. 202606	320-53800-43000				*	67.15		
			407 TORTUGAS ST-JUN.26								
							DUKE ENERGY			67.15	080080
7/15/26	00021	7/13/26	7019-06. 202606	320-53800-43000				*	32.64		
			103 DENALI ST-JUN.26								
							DUKE ENERGY			32.64	080081
7/15/26	00021	7/14/26	9771-06. 202606	320-53800-43100				*	158.42		
			00 ORCHID DR-JUN.26								
							DUKE ENERGY			158.42	080082
8/04/26	00021	7/28/26	0039-07. 202607	320-53800-43000				*	240.36		
			2500 ORCHID DR-JUL.26								
							DUKE ENERGY			240.36	080083
8/04/26	00021	7/28/26	0740-07. 202607	320-53800-43000				*	227.05		
			2501 ORDHID DR-JUL.26								
							DUKE ENERGY			227.05	080084
8/04/26	00021	8/04/26	0526-07. 202607	320-53800-43100				*	1,370.54		
			0 ORCHID DR-JUL.26								
							DUKE ENERGY			1,370.54	080085
9/02/26	00021	8/04/26	0526-07. 202607	320-53800-43100				V	1,370.54-		
			0 ORCHID DR-JUL.26								
							DUKE ENERGY			1,370.54-	080085
8/10/26	00020	7/27/26	9041-07. 202607	320-53800-43200				*	81.80		
			1141 CATSKILL DR-JUL.26								
							CITY OF HAINES CITY			81.80	080086
8/10/26	00020	7/27/26	9042-07. 202607	320-53800-43200				*	42.35		
			809 TETON ST-JUL.26								
							CITY OF HAINES CITY			42.35	080087
8/17/26	00021	8/12/26	0279-07. 202607	320-53800-43000				*	76.69		
			407 TORTUGAS ST-JUL.26								
							DUKE ENERGY			76.69	080088
8/17/26	00021	8/12/26	7019-07. 202607	320-53800-43000				*	32.64		
			103 DENALI ST-JUL.26								
							DUKE ENERGY			32.64	080089
8/17/26	00021	8/13/26	9771-07. 202607	320-53800-43100				*	158.42		
			00 ORCHID DR-JUL.26								
							DUKE ENERGY			158.42	080090

*** CHECK DATES 07/14/2026 - 09/07/2026 ***
HIGHLAND MEADOWS WEST-GF
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/31/26	00021	8/04/26	0526-07. 0 ORCHID DR-JUL.26	202607	320-53800-43100		DUKE ENERGY	*	1,362.79	1,362.79	080091
9/03/26	00021	8/27/26	0039-08. 2500 ORCHID DR-AUG.26	202608	320-53800-43000		DUKE ENERGY	*	242.19	242.19	080092
9/03/26	00021	8/27/26	0740-08. 2501 ORDHID DR-AUG.26	202608	320-53800-43000		DUKE ENERGY	*	190.30	190.30	080093

TOTAL FOR BANK Z 2,912.80

TOTAL FOR REGISTER 50,818.84

SECTION ii

Highland Meadows West

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

1	Balance Sheet
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4	Debt Service Fund Series 2019
5	Debt Service Fund Series 2020 A2
6	Debt Service Fund Series 2020 A3
7	Capital Reserve Fund
8-9	Month to Month
10	Long Term Debt Report
11	Assessment Receipt Schedule

Highland Meadows West

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 113,670	$ -	$ -	$ 113,670
State Board Administration	$ 527,490	$ -	$ -	$ 527,490
Money Market Funds	$ -	$ -	$ 194,820	$ 194,820
Investments:				
Series 2019				
Reserve	$ -	$ 160,125	$ -	$ 160,125
Revenue	$ -	$ 320,620	$ -	$ 320,620
Prepayment	$ -	$ 1,213	$ -	$ 1,213
Series 2020A2				
Reserve	$ -	$ 78,728	$ -	$ 78,728
Revenue	$ -	$ 94,559	$ -	$ 94,559
Prepayment	$ -	$ 1	$ -	$ 1
Series 2020A3				
Reserve	$ -	$ 27,886	$ -	$ 27,886
Revenue	$ -	$ 44,702	$ -	$ 44,702
Prepayment	$ -	$ 1	$ -	$ 1
Due from General Fund	$ -	$ 4	$ -	$ 4
Prepaid Expenses	$ 5,329	$ -	$ -	$ 5,329
Total Assets	**$ 646,490**	**$ 727,840**	**$ 194,820**	**$ 1,569,150**
Liabilities:				
Accounts Payable	$ 4,768	$ -	$ -	$ 4,768
Due to Debt Service	$ 4	$ -	$ -	$ 4
Employee FICA	$ 122	$ -	$ -	$ 122
Federal Withholding	$ 69	$ -	$ -	$ 69
Total Liabilites	**$ 4,965**	**$ -**	**$ -**	**$ 4,965**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 5,329	$ -	$ -	$ 5,329
Restricted for:				
Debt Service - Series 2019	$ -	$ 481,961	$ -	$ 481,961
Debt Service - Series 2020A2	$ -	$ 173,289	$ -	$ 173,289
Debt Service - Series 2020A3	$ -	$ 72,590	$ -	$ 72,590
Assigned for:				
Capital Reserves	$ -	$ -	$ 194,820	$ 194,820
Unassigned	$ 636,196	$ -	$ -	$ 636,196
Total Fund Balances	**$ 641,525**	**$ 727,840**	**$ 194,820**	**$ 1,564,186**
Total Liabilities & Fund Balance	$ 646,490	$ 727,840	$ 194,820	$ 1,569,150

Highland Meadows West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments - Tax Roll	$ 588,462	$ 588,462	$ 590,629	$ 2,167
Interest Income	$ 4,768	$ 4,768	$ 17,004	$ 12,236
Other Revenue	$ -	$ -	$ 3,675	$ 3,675
Total Revenues	**$ 593,229**	**$ 593,229**	**$ 611,308**	**$ 18,078**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 10,000	$ 4,000	$ 6,000
Employer FICA Expense	$ 918	$ 765	$ 306	$ 459
Engineering	$ 15,000	$ 12,500	$ 5,453	$ 7,048
District Counsel	$ 18,961	$ 15,801	$ 7,551	$ 8,250
Annual Audit	$ 3,100	$ 3,100	$ 3,100	$ -
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ (1)
Arbitrage	$ 900	$ 450	$ 450	$ -
Dissemination	$ 6,489	$ 5,408	$ 5,408	$ -
Trustee Fees	$ 11,141	$ 10,663	$ 10,663	$ -
Management Fees	$ 46,350	$ 38,625	$ 38,625	$ -
Information Technology	$ 1,947	$ 1,622	$ 1,623	$ (0)
Website Maintenance	$ 1,298	$ 1,082	$ 1,082	$ (0)
Postage & Delivery	$ 970	$ 808	$ 498	$ 310
Office Supplies	$ 500	$ 417	$ 3	$ 414
Copies	$ 500	$ 417	$ 99	$ 317
Insurance	$ 7,626	$ 7,626	$ 7,029	$ 597
Legal Advertising	$ 2,500	$ 2,083	$ 2,611	$ (528)
Other Current Charges	$ 972	$ 810	$ 355	$ 456
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Subtotal General & Administrative	**$ 136,754**	**$ 117,758**	**$ 94,437**	**$ 23,322**

Highland Meadows West

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 7,907	$ 7,907	$ 4,878	$ 3,029
Field Management	$ 10,300	$ 8,583	$ 8,583	$ -
Interlocal Amenity Agreement	$ 104,336	$ 104,336	$ 104,336	$ -
Landscape Maintenance	$ 57,938	$ 48,281	$ 48,615	$ (334)
Landscape Replacement	$ 18,000	$ 15,000	$ 13,490	$ 1,510
Right of Way Tree Inspections	$ 10,625	$ 8,854	$ 8,854	$ (0)
Right of Way Tree Replacements	$ 133,000	$ 110,833	$ -	$ 110,833
Streetlights	$ 22,869	$ 19,058	$ 14,108	$ 4,950
Electric	$ 7,928	$ 6,607	$ 5,923	$ 684
Water & Sewer	$ 5,940	$ 4,950	$ 1,667	$ 3,283
Sidewalk & Asphalt Maintenance	$ 2,500	$ 2,083	$ -	$ 2,083
Irrigation Repairs	$ 6,000	$ 5,000	$ 1,777	$ 3,223
General Repairs & Maintenance	$ 18,000	$ 15,000	$ 11,775	$ 3,225
Janitorial	$ 3,600	$ 3,000	$ 2,720	$ 280
Holiday Decorations	$ 6,500	$ 6,500	$ 6,500	$ -
Contingency	$ 7,500	$ 7,500	$ 7,883	$ (383)
Subtotal Operations & Maintenance	**$ 422,942**	**$ 373,492**	**$ 241,109**	**$ 132,383**
Total Expenditures	**$ 559,696**	**$ 491,251**	**$ 335,546**	**$ 155,704**
Excess (Deficiency) of Revenues over Expenditures	$ 33,533	$ 101,979	$ 275,761	$ (137,626)
Other Financing Sources/(Uses):				
Transfer In/(Out) - Capital Reserves	$ (33,533)	$ (33,533)	$ (33,533)	$ -
Total Other Financing Sources/(Uses)	**$ (33,533)**	**$ (33,533)**	**$ (33,533)**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 242,228**	
Fund Balance - Beginning	$ -		$ 399,297	
Fund Balance - Ending	$ -		$ 641,525	

Highland Meadows West

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments	$ 322,524	$ 322,524	$ 323,712	$ 1,188
Interest Income	$ 8,056	$ 8,056	$ 12,950	$ 4,893
Total Revenues	**$ 330,580**	**$ 330,580**	**$ 336,662**	**$ 6,081**
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	$ 20,087	$ 6,081
Net Change in Fund Balance	**$ 14,005**		**$ 20,087**	
Fund Balance - Beginning	$ 298,981		$ 461,875	
Fund Balance - Ending	$ 312,986		$ 481,961	

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments	$ 157,625	$ 157,625	$ 158,205	$ 581
Interest Income	$ 3,566	$ 3,566	$ 5,570	$ 2,005
Total Revenues	**$ 161,190**	**$ 161,190**	**$ 163,775**	**$ 2,585**
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	$ 5,632	$ 2,585
Net Change in Fund Balance	**$ 3,046**		**$ 5,632**	
Fund Balance - Beginning	$ 88,087		$ 167,658	
Fund Balance - Ending	$ 91,133		$ 173,289	

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 July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Assessments	$ 55,775	$ 55,775	$ 55,980	$ 205
Interest Income	$ 1,370	$ 1,370	$ 2,206	$ 835
Total Revenues	**$ 57,145**	**$ 57,145**	**$ 58,186**	**$ 1,041**
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	$ 6,067	$ 1,041
Net Change in Fund Balance	**$ 5,027**		**$ 6,067**	
Fund Balance - Beginning	$ 38,317		$ 66,522	
Fund Balance - Ending	$ 43,343		$ 72,590	

Highland Meadows West

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Interest Income	$ 2,075	$ 2,075	$ 4,501	$ 2,426
Total Revenues	**$ 2,075**	**$ 2,075**	**$ 4,501**	**$ 2,426**
Expenditures:				
Captial Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 2,075**	**$ 2,075**	**$ 4,501**	**$ 2,426**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 33,533	$ 33,533	$ 33,533	$ -
Total Other Financing Sources (Uses)	**$ 33,533**	**$ 33,533**	**$ 33,533**	**$ -**
Net Change in Fund Balance	**$ 35,608**		**$ 38,034**	
Fund Balance - Beginning	$ 146,233		$ 156,786	
Fund Balance - Ending	$ 181,841		$ 194,820	

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	$ 1,445	$ 5	$ -	$ -	$ 590,629
Interest Income	$ 1,004	$ 727	$ 684	$ 1,456	$ 2,393	$ 2,448	$ 2,170	$ 2,139	$ 2,018	$ 1,965	$ -	$ -	$ 17,004
Total Revenues	**$ 1,004**	**$ 20,929**	**$ 553,317**	**$ 3,872**	**$ 6,518**	**$ 5,226**	**$ 11,438**	**$ 3,572**	**$ 3,463**	**$ 1,969**	**$ -**	**$ -**	**$ 611,308**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 800	$ -	$ -	$ 800	$ -	$ 800	$ 800	$ -	$ -	$ 800	$ -	$ -	$ 4,000
Employer FICA Exp	$ 61	$ -	$ -	$ 61	$ -	$ 61	$ 61	$ -	$ -	$ 61	$ -	$ -	$ 306
Engineering	$ 425	$ -	$ -	$ 300	$ -	$ 1,128	$ 438	$ -	$ 2,250	$ 913	$ -	$ -	$ 5,453
District Counsel	$ 1,136	$ 137	$ 142	$ 709	$ 367	$ 1,182	$ 1,874	$ -	$ 513	$ 1,492	$ -	$ -	$ 7,551
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ 3,100	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,100
Assessment Administration	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Arbitrage	$ -	$ -	$ -	$ -	$ 450	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 450
Dissemination	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ 541	$ -	$ -	$ 5,408
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	$ 3,863	$ 3,863	$ -	$ -	$ 38,625
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ 1,623
Website Maintenance	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ 1,082
Postage & Delivery	$ 33	$ 9	$ 5	$ 373	$ 8	$ 40	$ 9	$ 10	$ 6	$ 4	$ -	$ -	$ 498
Office Supplies	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0	$ -	$ -	$ 3
Printing & Binding	$ 26	$ 18	$ -	$ -	$ -	$ -	$ 8	$ 48	$ -	$ -	$ -	$ -	$ 99
Insurance	$ 7,029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,029
Legal Advertising	$ 280	$ -	$ 1,030	$ -	$ -	$ 321	$ -	$ 254	$ -	$ 727	$ -	$ -	$ 2,611
Other Current Charges	$ -	$ -	$ 18	$ 44	$ 41	$ 41	$ 57	$ 56	$ 41	$ 56	$ -	$ -	$ 355
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total General & Administrative	**$ 24,887**	**$ 4,839**	**$ 5,869**	**$ 6,961**	**$ 5,541**	**$ 15,463**	**$ 7,920**	**$ 6,748**	**$ 7,484**	**$ 8,725**	**$ -**	**$ -**	**$ 94,437**

Highland Meadows West

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ 4,878	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,878
Field Management	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ 858	$ -	$ -	$ 8,583
Interlocal Amenity Agreement	$ -	$ -	$ -	$ -	$ 104,336	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 104,336
Landscape Maintenance	$ 4,687	$ 4,838	$ 4,838	$ 4,838	$ 4,838	$ 4,838	$ 4,838	$ 4,983	$ 4,983	$ 4,934	$ -	$ -	$ 48,615
Landscape Replacement	$ 12,665	$ -	$ -	$ -	$ -	$ -	$ -	$ 825	$ -	$ -	$ -	$ -	$ 13,490
Right of Way Tree Inspections	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ 885	$ -	$ -	$ 8,854
Right of Way Tree Replacements	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Streetlights	$ 1,575	$ 1,575	$ 1,587	$ 1,539	$ 1,538	$ 1,538	$ 1,538	$ 1,529	$ 1,529	$ 158	$ -	$ -	$ 14,108
Electric	$ 629	$ 696	$ 893	$ 678	$ 554	$ 419	$ 437	$ 459	$ 581	$ 577	$ -	$ -	$ 5,923
Water & Sewer	$ 265	$ 172	$ 304	$ 210	$ 137	$ 89	$ 70	$ 118	$ 180	$ 124	$ -	$ -	$ 1,667
Irrigation Repairs	$ 124	$ 489	$ 183	$ -	$ -	$ -	$ 176	$ 189	$ 491	$ 125	$ -	$ -	$ 1,777
Janitorial	$ 100	$ 100	$ 320	$ 310	$ 300	$ 320	$ 330	$ 300	$ 310	$ 330	$ -	$ -	$ 2,720
General Repairs & Maintenance	$ 2,881	$ -	$ 330	$ 275	$ 497	$ 4,529	$ 880	$ 448	$ 1,922	$ 13	$ -	$ -	$ 11,775
Holiday Decorations	$ 6,500	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,500
Contingency	$ -	$ 5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,878	$ -	$ -	$ 7,883
Total Operations & Maintenance	**$ 36,047**	**$ 9,619**	**$ 10,198**	**$ 9,593**	**$ 113,945**	**$ 13,477**	**$ 10,013**	**$ 10,595**	**$ 11,740**	**$ 15,884**	**$ -**	**$ -**	**$ 241,109**
Total Expenditures	**$ 60,933**	**$ 14,458**	**$ 16,067**	**$ 16,554**	**$ 119,485**	**$ 28,940**	**$ 17,933**	**$ 17,343**	**$ 19,224**	**$ 24,609**	**$ -**	**$ -**	**$ 335,546**
Excess (Deficiency) of Revenues over Expenditures	$ (59,930)	$ 6,472	$ 537,249	$ (12,682)	$ (112,967)	$ (23,714)	$ (6,495)	$ (13,771)	$ (15,761)	$ (22,640)	$ -	$ -	$ 275,761
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (33,533)	$ -	$ -	$ -	$ (33,533)
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (33,533)**	**$ -**	**$ -**	**$ -**	**$ (33,533)**
Net Change in Fund Balance	**$ (59,930)**	**$ 6,472**	**$ 537,249**	**$ (12,682)**	**$ (112,967)**	**$ (23,714)**	**$ (6,495)**	**$ (13,771)**	**$ (49,294)**	**$ (22,640)**	**$ -**	**$ -**	**$ 242,228**

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%

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
06/15/26	05/01-05/31/26	$2,817.39	$0.00	($56.35)	$0.00	$2,761.04	$1,445.03	$791.99	$387.06	$136.96	$2,761.04
07/31/26	04/01-06/30/26	$9.05	$0.00	$0.00	$0.00	$9.05	$4.73	$2.60	$1.27	$0.45	$9.05
	TOTAL	**$ 1,199,697.44**	**$ (49,972.74)**	**$ (23,236.13)**	**$ 2,037.33**	**$ 1,128,525.90**	**$ 590,628.50**	**$ 323,712.00**	**$ 158,205.12**	**$ 55,980.28**	**$ 1,128,525.90**

100%	**Net Percent Collected**
0	**Balance Remaining to Collect**