

# **HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT**

## **MEETING AGENDA**

**Tuesday May 9, 2023 at 6:00 PM  
Meeting to be held at:**

**Highlands Community Center  
11102 Ayersworth Glen Blvd  
Wimauma, FL 33598**



2654 Cypress Ridge Blvd. Suite101  
Wesley Chapel, FL 33544  
(813) 652-2454

# Highlands Community Development District

## Board of Supervisors

Kangelia Baxter, Chairwoman  
Mark Bouthot, Vice Chairman  
Trang Chu, Assistant Secretary  
Orlando Echevarria, Assistant Secretary  
Joanna Pharo, Assistant Secretary

## Staff

Jennifer Goldyn, District Manager  
David Jackson, District Counsel  
Stephen Brletic, District Engineer  
Will Williams, Clubhouse Manager

---

- 1. Call to Order and Roll Call**
- 2. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
- 3. Staff Reports and Updates**
  - A. Advanced Aquatic Lake Management
    - i. Regular Report.....Page 3
  - B. Landscape Inspection Report
    - i. Regular report.....Page 17
  - C. Yellowstone Landscape
  - D. Ballenger Irrigation
    - i. Regular report.....Page 21
  - E. Clubhouse Manager
    - i. Regular Report.....Page 23
  - F. District Counsel
  - G. District Engineer
  - H. District Manager
- 4. Business Items**
  - A. Consideration of Resolution 2023-03, Appointing District Management.....Page 25
  - B. Consideration of Resolution 2023-04, Designating Officers.....Page 26
  - C. Consideration of Resolution 2023-05, Designating Authorization and Action to Accounts.....Page 27
  - D. Review of Reserve Study.....Page 28
- 5. Business Administration**
  - A. Meeting Minutes from the April 11, 2023, Meeting.....Page 102
- 6. Supervisor Requests**
- 8. Audience Comments on Agenda Items – Three- (3) Minute Time Limit**
- 9. Adjournment**

*The next meeting is scheduled for Tuesday, June 13, 2023*



# Highlands Community Development District Waterway Inspection Report

---

**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**  
4/17/2023

**Prepared for:**  
Highlands  
Community Development District

**Prepared by:**  
Tom Donaghy, Service Manager  
Doug Agnew, Senior Environmental Consultant

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)  
292 S. Military Trail, Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## TABLE OF CONTENTS

### Site Assessments

Ponds 1-2 .....	2
Ponds 3-4 .....	3
Ponds 5-6 .....	4
Ponds 7-8 .....	5
Ponds 9-10 .....	6
Ponds 11-12 .....	7
Ponds 13-14 .....	8
Ponds 15-16 .....	9
Ponds 17-18 .....	10
Pond 19-20 .....	11
Pond 21 .....	12

Site Map .....	13
----------------	----

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621

## Site Assessments

### Pond 1

**Comments:**

Normal Growth Observed

Torpedograss observed and treated.

Pond water level is very low.



### Pond 2

**Comments:**

Site Looks Good

Trace amount of Algae observed and treated.

Low pond water level observed.



## Site Assessments

### Pond 3

**Comments:**

Normal Growth Observed

Algae and Torpedograss observed and treated.

Very healthy growth of the native beneficial aquatic plant species Gulf Spikerush bordering the majority of the shoreline areas.

Slightly low pond water level observed.



### Pond 4

**Comments:**

Normal Growth Observed

Torpedograss observed and treated.

Pond water level is very low.



## Site Assessments

### Pond 5

**Comments:**

Normal Growth Observed

Torpedograss and Slender Spike Rush observed and treated.

Low pond water level observed.



### Pond 6

**Comments:**

Normal Growth Observed

Algae and some decaying Slender Spike Rush observed and treated.

Low-near normal pond water level observed.



**Site Assessments**

**Pond 7**

**Comments:**

Site Looks Good

Algae observed and treated.

Very healthy growth of the native beneficial aquatic plant species Gulf Spikerush bordering the majority of the shoreline areas.



**Pond 8**

**Comments:**

Normal Growth Observed

Small amount of Algae observed and treated.

Pond water level is very low.

Healthy, but limited growth of the native beneficial aquatic plant species Gulf Spikerush bordering portions of the shoreline areas.





## Site Assessments

### Pond 9

#### Comments:

Normal Growth Observed

Area is dry. Sprayed all exposed weeds on entire pond area. This strategy helps to avoid issues after summer rains bring much needed water levels back to seasonal norms.



### Pond 10

#### Comments:

Site Looks Good

Trace amount of Pennywort observed and treated.

Pond water level is very low.

Healthy, but limited growth of the native beneficial aquatic plant species Gulf Spikerush bordering portions of the shoreline areas.



## Site Assessments

### Pond 11

**Comments:**

Normal Growth Observed

Trace amounts of Torpedograss and Slender Spike Rush observed and treated.

Healthy growth of the native beneficial aquatic plant species Gulf Spikerush covering significant portion of the pond area.



### Pond 12

**Comments:**

Normal Growth Observed

Algae and Slender Spike Rush observed and treated.

Normal pond water level observed.



## Site Assessments

### Pond 13

#### Comments:

Site Looks Good

Trace amounts of Algae observed and treated.

Normal pond water level observed.



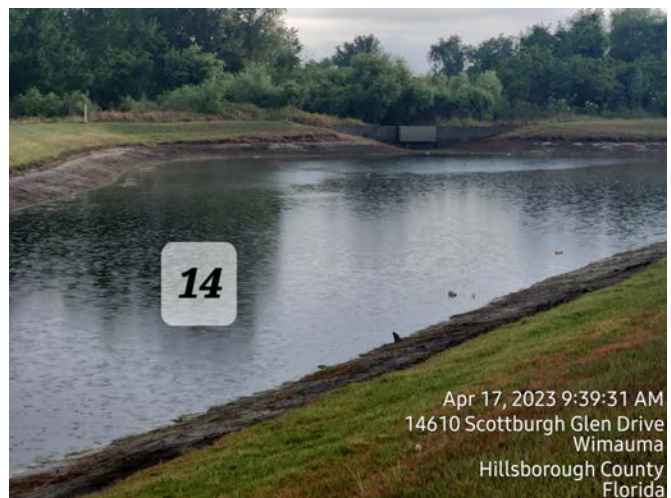
### Pond 14

#### Comments:

Normal Growth Observed

Algae and Slender Spike Rush on the shoreline areas observed and treated.

Pond water level is very low.



## Site Assessments

### Pond 15

#### Comments:

Normal Growth Observed

Torpedo Grass and Algae observed and treated.

Treated Torpedograss decomposing.

Pond water level is very low.



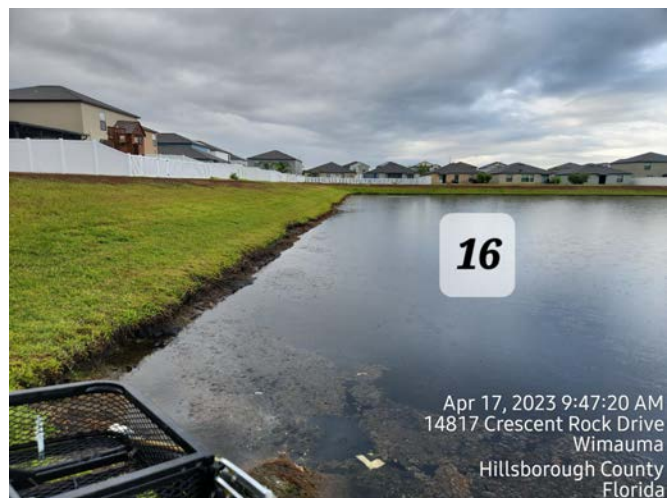
### Pond 16

#### Comments:

Normal Growth Observed

Algae and Slender Spike Rush observed and treated.

Near normal pond water level.



**Site Assessments**

**Pond 17**

**Comments:**

Site Looks Good

Trace amounts of Algae and Torpedograss observed and treated.

Normal pond water level observed.



**Pond 18**

**Comments:**

Treatment In Progress

Algae and Slender Spike Rush observed and treated. Slender Spike Rush is responding well to previous treatments.

Pond water levels are extremely low exposing up to 6-8ft of shoreline soils.



**Site Assessments**

**Pond 19**

**Comments:**

Normal Growth Observed  
Algae observed and treated.  
Pond water level is very low.



**Pond 20**

**Comments:**

Site Looks Good  
Trace amount of Torpedograss treated. Waterway is clear all the way around retention area from shoreline out 20'.  
Pond water level is low.  
Outflow structure clear of any obstruction.



## Site Assessments

### Pond 21

#### Comments:

Site Looks Good

Trace amount of Torpedograss treated. Waterway is clear all invasive aquatic weed growth.

Near normal pond water level observed.

Outflow structure clear of any obstruction.



Map



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
 1-800-491-9621



# HIGHLANDS CDD

---

## LANDSCAPE INSPECTION REPORT



April 25, 2023

Rizzetta & Company

Bryan Schaub – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

# Upcoming, Balm Entrance & AGB

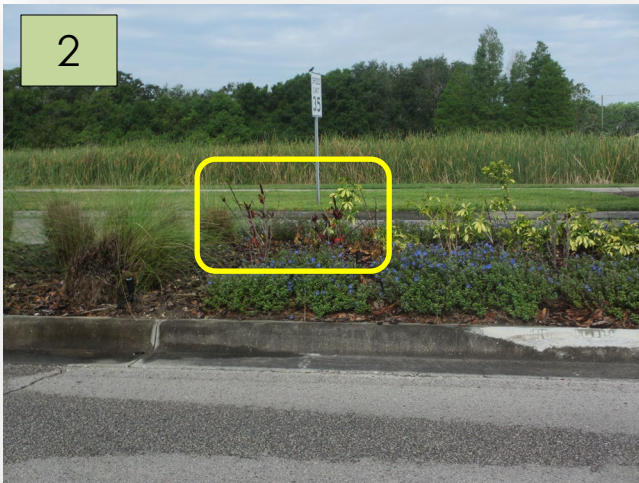
## General Updates, Recent & Upcoming Maintenance Events

Develop plan to improve turf coverage, vigor & color along AGB.

Upcoming fertilization events for the turf, beds & palms.

Vendors, please refer to the item # in your responses listing action already taken or anticipated time of completion. Black indicates **Yellowstone** Landscaping. **Red text** indicates a landscaping deficient item from previous report. **Bold Red text** indicates a landscaping item deficient for more than a month. **Green text** indicates a requested proposal. **Blue** indicates **Ballenger & Co.** Irrigation.

1. **Along the south ROW of Balm, there are still leaning trees & plant material that is contacting the fencing. Correct.**
2. **In the median island at the Balm entrance, the irrigation has been repaired. Plants have died. Replace and report to DM. (Pic 2)**



3. On the south side of the pool deck, even though the issue was corrected there are several holes in the turf most likely created by pool water discharges. Possible, tripping hazards.
4. Property-wide, treat all active ant mounds, raking out all inactive mounds.
5. Treat all joint expansion crack weeds.

6. At the Stonegate Monument, remove the weed grasses that have overtaken the Ornamental Grasses. (Pic 6)



7. In both ROWs of AGB, diagnose & take corrective action to improve the color & vigor of the stressed Viburnum hedge units.
8. Along AGB, remove all dead Viburnum units and report numbers & locations to the DM.
9. In the median island near the Balm entrance, at two of the neighborhood entrances & in the north ROW of AGB, there are Magnolia trees that are under performing. It is my opinion that several of these Magnolias will not develop properly & perform well enough to keep. What would the board suggest to replace them?



# Standing Stone, Amenities Center & Haddon Mist

## 10. Prune back all overgrowing natural areas along Standing Stone. (Pic 10)



19. At the Amenities Center between the courts & the south pavilion, there is a stressed tree with brown & dying leaves. Diagnose & treat. (Pic 19)



11. In the east ROW of Standing Stone, prune back trees that are growing into the maintained areas.

12. On the back side of the lift station in the bed on the Standing Stone side, staple the exposed drip line & cover with mulch.

13. Along AGB, remove any dead Indian Hawthorn & treat for Thrips/Entomosporium.

14. At all neighborhood entrances, remove the dead plant material, catalog numbers & locations, and report findings to the DM.

15. **At the Barley Field entrance & property-wide, remove the dying Sago in the east ROW.**

16. Along AGB, remove all suckers from the Crape Myrtles.

17. At the Amenities Center, diagnose & treat new dead/dying turf areas. It appears to be a fungus. It is most prevalent in the north ROW at the entrance & in the parking islands.

18. There were several areas where the turf was damaged by what appears to have been an ATV. One was at the new phase entrance.

20. In the same area, diagnose & treat the Ligustrum standards. The fungus is back.

21. Behind the playground, prune back overgrowing plant material that is contacting the fencing.

22. Along Haddon Mist, Crescent Way & Carloway Hills, continue treatments of the trees & remove underperforming units.

23. In the same areas, detail the tree rings including weeding & setting strong bed lines.

24. At the triangle parks along Haddon Mist, continue to create and maintain the tree rings and maintenance areas around signs, etc.

25. Yellowstone to have all cutbacks on any overgrowing natural areas that are encroaching on maintained areas and pond banks scheduled and/or completed by the end of April. Include the area behind Alistar Manor. The work is progressing. Thank you.

26. Prune back overgrowing plant material that is contacting the fencing in the south ROW at the 301 entrance.



# Carloway Hills & Sumner

**27. Along Carloway Hills & at the Crescent Rock mail kiosk, several Ornamental Trees are not recovering as hoped. It is my opinion that they should be removed. I am looking for board direction on removal and possible replacements. (Pic 27)**



28. At the Stonepark entrance & throughout the new phase, continue to straighten any leaners, tighten straps, develop tree rings.

29. Along Sumner, weed beds.

30. In the same area, diagnose & treat the struggling/dying Viburnum units. Replace dead units.

31. In the same area, diagnose & take corrective measures to improve the turf's vigor & color.





May 2, 2023

PROJECT: Highlands CDD

RE: April Irrigation System Maintenance

Routine maintenance was conducted throughout the month and any alarms were addressed as quickly as possible.

In addition to routine maintenance, the following issues were addressed:

- Replaced twenty 6” pop-ups in center island on Ayersworth Glen with 12” pop-ups to achieve better coverage of new plant material.
- Replaced nine 6” pop-ups along Ayersworth Glen that someone had stolen the internal parts out of.
- Turf irrigation is still at three days a week. In our current weather pattern, the two day a week restrictions are not enough to keep the turf from stressing. Should the County start enforcing restrictions or new irrigation guidelines are released, the CDD will need to decide how they want to move forward.

The ET sensor in Waterset located along Covington Garden at Golden Sky recorded 3.94” of ET and 1.76” of rain between April 1<sup>st</sup> and April 30<sup>th</sup>. The area saw significant rainfall on April 17<sup>th</sup>, when 1.02” was recorded. The Highlands site was shut down a total of 2 days to take advantage of what nature provided.

The Tampa Bay area is currently experiencing a severe drought with little to no rain in the foreseeable future. According to the most recent NOAA data, the current drought is expected to continue through May and hopefully end by late July. Until the rainy season starts, plants and turf could show signs of stress between irrigation cycles. Ballenger Irrigation will monitor areas while conducting routine maintenance and apply additional water if necessary.

If you have any questions or concerns, please feel free to contact us at your earliest convenience.

Sincerely,

*Gail Huff*

Gail Huff – C.L.I.A., Florida Water Star Certified





New 12" pop-ups installed in center island of Ayersworth Glen.

## Monthly Manager's Report – Highlands CDD 4/1/2023



**Highlands CDD  
Ayersworth Glen  
11102 Ayersworth Glen Blvd.  
Wimauma, FL 33598  
813-633-3322**

### **Operations/Maintenance Updates for: April 2023**

- Assisted 10 residents with access cards for amenities.
- Added 2 residents to email list.
- Completed Community drive thru Review weekly
- Mandy's electric repaired lighting to Highland Chase Monument as well as lights inside the clubhouse.
- 301 monument repair has been completed
- Easter Egg Hunt took place April 1st
- Community yard sale took place April 15th
- Began interviewing for new maintenance person
- Contacted ST6 regarding electrical quote for basketball court access system installation.
- Changed poop station at the dog park as needed
- Staff cleaned the clubhouse. This includes mopping, changing trash bags, cleaning windows etc.
- Marc Security performed regular security duties.
- Performed regular maintenance duties daily
- Reorganized pool furniture daily after residents have vacated pool area
- Cleaned around dumpster enclosure.
- Cleaned pool deck.
- Cleaned pool furniture.

### **Projected Projects**

- Blvd repair by county – pending repair.

### **Vendor That Made a Site Visit or Performed a Service**



Rizzetta & Company

- **Advanced Aquatic**
- **Yellowstone**
- **Aqua Sentry**
- **Ballenger**

## **Upcoming Events**

### **Board of Supervisor's Requests & Updates**

- **Board Requests**
  - . Trash on boulevard is being tended to daily.
  - Trash at pool being changed a couple times a day to keep flies away from pool area.
  - Parking lot Dumpster being sprayed with repellant to deter flies.

### **Resident Requests**

- Dips and condition of Blvd. – County inspected and transferred to Stormwater for TV inspection – pending county to start repairs.



Rizzetta & Company



**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) must employ and fix compensation of a “**District Manager**;” and

**WHEREAS**, the Board has determined that the appointment of a District Manager is necessary, appropriate and in the District’s best interests; and

**WHEREAS**, the Board desires to appoint a District Manager and to provide compensation for their services.

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

- 1. Approval of District Management Agreement.** Inframark, LLC is appointed as District Manager and shall be compensated for their services in such capacity in the manner prescribed in the agreement incorporated herein by reference as **Exhibit A**.
- 2. Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
- 3. Effective Date.** This Resolution shall become effective immediately upon its adoption.

Adopted this 9th day of May, 2023

Attest:

**Highlands Community Development District**

---

Secretary/Assistant Secretary

---

Chair of the Board of Supervisors

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors (“**Board**”), desires to appoint Kangelia Baxter as Chairman, Mark Bouthot as Vice Chairman, Trang Chu as Assistant Secretary, Joanna Pharo as Assistant Secretary, Orlando Echevarria as Assistant Secretary, Jennifer Goldyn-Leon as Secretary, Stephen Bloom as Treasurer and Andre McAden as Assistant Treasurer.

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

- 1. District Officers.** Kangelia Baxter is appointed as Chairman, Mark Bouthot is appointed as Vice Chairman, Trang Chu is appointed as Assistant Secretary, Joanna Pharo is appointed as Assistant Secretary, Orlando Echevarria is appointed as Assistant Secretary, Jennifer Goldyn-Leon is appointed as Secretary, Stephen Bloom is appointed as Treasurer and Andre McAden is appointed as Assistant Treasurer.
- 2. Conflicts.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.
- 3. Effective Date.** This Resolution shall become effective on the date of its adoption.

Adopted this 9th day of May 2023.

Attest:

**Highlands Community Development District**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chair of the Board of Supervisors

**RESOLUTION 2023-05**

**A RESOLUTION OF THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT  
DESIGNATING AUTHORIZATION AND ACTIONS RELATING TO THE  
ACCOUNTS OF THE DISTRICT**

**WHEREAS**, the Board of Supervisors (“**Board**”) of the Highlands Community Development District (“**District**”) desires to designate authorization and authorize certain actions relating to its accounts;

**WHEREAS**, the Board has engaged the services of Inframark, LLC as the District’s management company pursuant to a District Management Agreement;

**WHEREAS**, the Board by Resolution 2023-04, has appointed Jennifer Goldyn-Leon as Secretary, Stephen Bloom as Treasurer, and Andre McAden as the Assistant Treasurer for the District.

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

1. The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. As District officers, Jennifer Goldyn-Leon, Stephen Bloom and Andre McAden are authorized to administer the District’s accounts, as soon as practical and effective immediately.
3. All previous signers on the district’s accounts will be removed effective immediately. Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
4. This resolution shall become effective on the date of its adoption.

Adopted this 9<sup>th</sup> day of May, 2023.

Attest:

**Highlands Community Development District**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair of the Board of Supervisors

**RESERVE STUDY FOR**

**Highland Community**

**Development District**

**Wimauma, Florida**

**File # 80**

**FOR PERIOD: January 1, 2024 – December 31, 2024**

**PREPARED BY**

**INDEPENDENT WORKS, LLC.**

**DUNEDIN, FLORIDA 34698**

**(727) 204-6000**

Taylor Nielsen, LCAM, District Manager &  
Kristee Cole, Senior Administrative Assistant  
C/o Rizzetta & Company

Dear Taylor & Kristee,

On March 22nd, 2023, we completed an on-site inspection of Highland Community Development District's common area reserve items. We also utilized information provided by the association representatives.

The intent of this report is to show cash reserves necessary for the future repair or replacement of expendable components incorporated into the subject property. The purpose of this report is to aid Highland Community Development District in making a determination for cash reserves that are needed to repair or replace short-lived building and/or site components.

The report identifies each component selected, it's estimated useful life, adjusted life, scheduled replacement date, and current cost to repair/replace. The useful and remaining lives of the building components in this study, as well as the current replacement costs, have been selected from market standards, cost estimating services, and consideration of actual recent costs incurred by the association for reserve upgrades. This report is classified as an update reserve study with no site visit under the guidelines of the National Reserve Study Standards of the Community Associations Institute, and conforms to the Community Associations Institute Professional Reserve Specialist Code of Ethics. The Reserve Analyst/Specialist and Independent Works, LLC. have no relationships with the association that would result in actual or perceived conflicts of interest.

This report is our opinion and based upon observed conditions and state of repair. Actual determinations of the current conditions and state of repair for certain items may be beyond the scope of this report. Items may not last as long as projected or may exceed their estimated lives, and actual costs may not correspond to our included estimates. Influences such as weather, catastrophe, improper maintenance, physical abuse, or abnormal use can affect these lives and/or replacement costs. When such occurrences happen, another inspection should be made and a new revised study prepared. While we have attempted to create a useful tool for the association to plan their needs, the actual reserves set aside are solely at the association's discretion. The findings of this study are not for use in performing an audit, quality/forensic analyses, or background checks of historical records.

In completing this report, the reserve analyst/specialist utilized information taken from the original inspection and reserve study report. Financial data, including the estimated reserve fund balances as of the analysis date, and property histories, provided by you, were utilized in the completion of this report. This data was not audited and was assumed to be complete and correct. Unless otherwise specified, the reserve analyst/specialist estimated the repair/replacement costs and useful/remaining useful lives taking into account contingencies inherent to this type of work, and the report was prepared utilizing the information gathered in the field and the costs and useful lives estimated by the reserve analyst/specialist.

Respectfully submitted,  
Independent Works, LLC.

Margery Schultz, RS #319  
Reserve Specialist, Community Associations Institute

**Highland CDD  
January 1, 2024**

**Table of Contents**

<b>Item Parameter - Category - Chart</b> .....	17
<b>Item Parameters - Detail</b> .....	18
<b>Item Parameters - Full Detail</b> .....	20
<b>Expenditures</b> .....	57
<b>Cash Flow - Chart</b> .....	63
<b>Cash Flow - Annual</b> .....	64
<b>Cash Flow - Monthly</b> .....	65
<b>Supplementary Information</b> .....	75
<b>Component Funding Analysis</b> .....	77

## PROJECT OVERVIEW

The subject of this reserve study report is the common areas within Highland Community Development District's, a residential development located in Wimauma, Florida. Originally constructed in phases starting in 2008, according to the association representative, the common areas include a clubhouse with average quality interiors, standard mechanical, electrical and plumbing systems, a combination of tile, carpet and rubberized flooring, a fitness room with equipment, kitchen and two restrooms as well as offices, meeting area and a lobby.

The common area site components include a pool, supporting deck, equipment, furniture, perimeter fencing and gates, 3 gazebo structures, a pool house with two restrooms, a playground completed in phases with two shade structures (awnings), mailbox clusters throughout the property, entry monuments with supporting lighting, landscaping and irrigation systems, concrete flatwork, site vinyl fencing, a dog park with chain link fencing and gates and equipment for the dogs, a basketball court with supporting perimeter fencing and gates, site fitness equipment and a perimeter wall.

As of the date of our latest physical inspection, the common areas were observed to be in average overall condition and appear to have been well maintained. The one area of significant deferred maintenance was the perimeter wall. Large areas of deterioration were noted.

Reserves are only calculated for the replacement of short-lived building or site components. This includes components that require replacement prior to the overall estimated end life of the buildings or structures. This report is designed to provide reasonable, appropriate budgetary cost and useful life data based on market standards for the subject's property type and in compliance with Florida statutes. Florida Statutes require consideration for roofs, exterior paint and/or waterproofing, pavement and all items that have an estimated repair or replacement cost above \$10,000. We are unaware of any private reserve requirements.













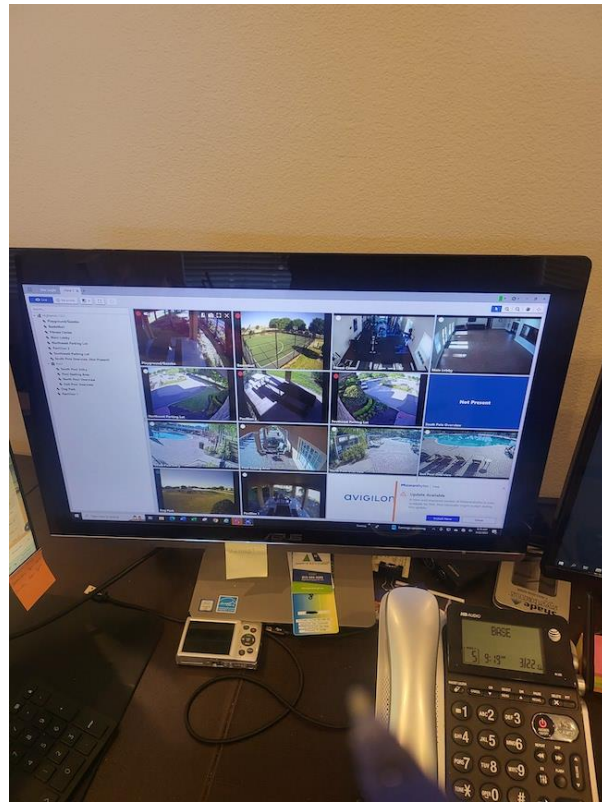














## EXECUTIVE SUMMARY

### PROPERTY DATA

Property Name: Highland Community Development District	Report Run Date: March 24, 2023
Property Location: Wimauma, Florida	Budget Year Begins: January 1, 2024
Property Type: Development District	Budget Year Ends: December 31, 2024
Total Units: N/A	

### PROJECTED COMPONENT CATEGORIES AND PARAMETERS

1. Clubhouse
2. Pool & Deck
3. Site Improvements

Total current cost of all reserve components in reserve analysis:	\$ 1,772,610
Estimated beginning reserve fund balance for reserve analysis:	\$ 407,460
Total number of components scheduled for replacement in the 2024 budget year:	0
Total cost of components scheduled for replacement in the 2024 budget year:	\$ 0

### ANALYSIS RESULTS –CASH FLOW ANALYSIS

Current annual reserve funding contribution amount (2023 Budget):	\$ 87,550
Our recommended annual reserve funding contribution amount:	\$ 141,000
Increase (decrease) between current and recommended annual contribution amounts:	\$ 53,450
Increase (decrease) between current and recommended annual contribution amounts:	61.1%

### ANALYSIS RESULTS – COMPONENT FUNDING ANALYSIS

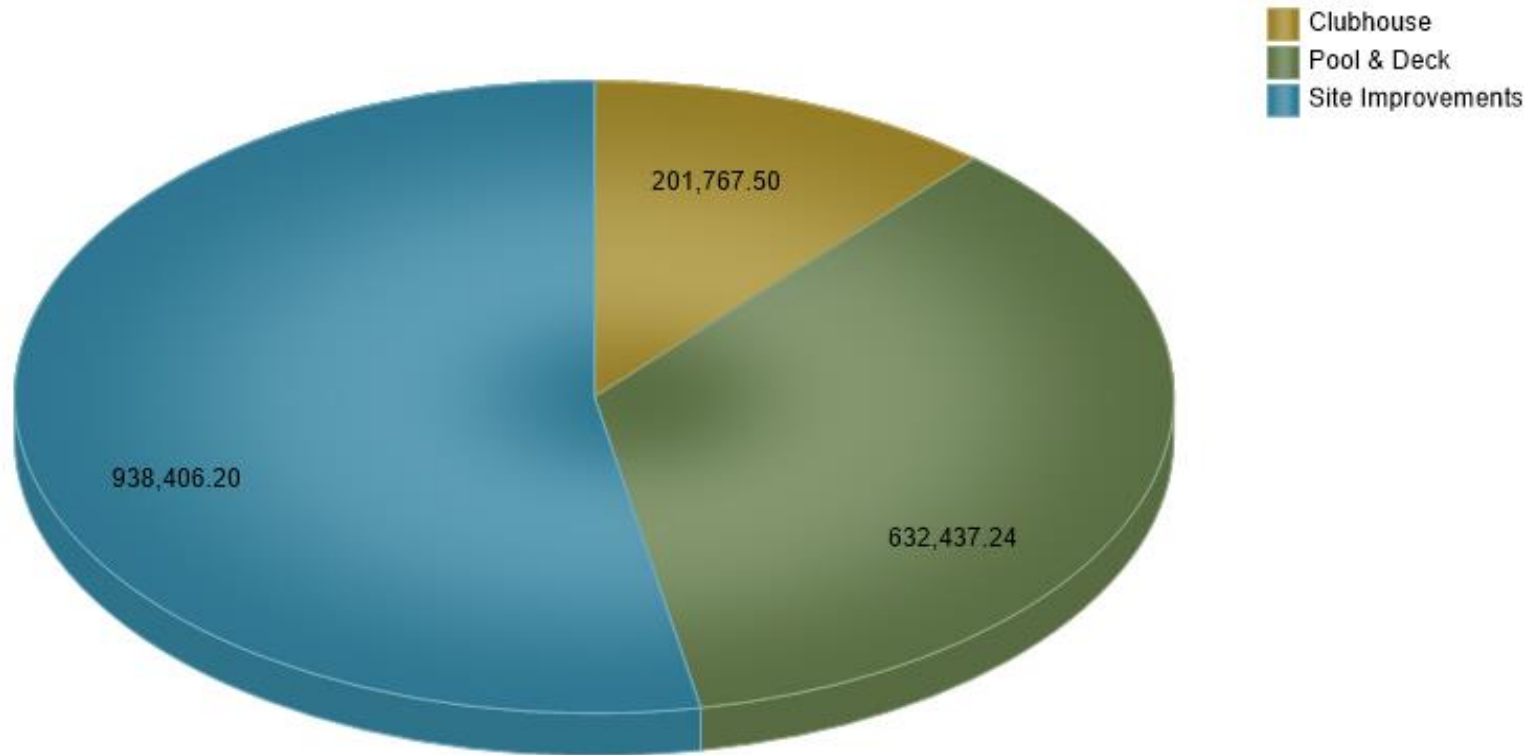
Current annual reserve funding contribution amount (2023 Budget):	\$ 87,550
Our recommended annual reserve funding contribution amount:	\$ 116,419
Increase (decrease) between current and recommended annual contribution amounts:	\$ 28,869
Increase (decrease) between current and recommended annual contribution amounts:	33%

# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameter - Category - Chart



# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Detail

Items	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
<b>Reserve Item</b>								
<b>Clubhouse</b>								
Clubhouse, Ext. Paint & Waterproofing	01/01/2027	\$ 21,220.00	1 total	\$ 21,220.00	10:00	10:00	3:00	\$ 23,215.77
Clubhouse, Fitness Equipment	01/01/2029	35,000.00	1 lp sm	35,000.00	20:00	20:00	5:00	40,656.59
Clubhouse, Flooring, Tile	01/01/2039	13.95	2,010 sq ft	28,039.50	30:00	30:00	15:00	43,950.00
Clubhouse, HVAC Systems	08/01/2030	1,880.00	3.5 tons	6,580.00	14:00	14:00	6:07	8,014.79
Clubhouse, HVAC Systems	05/01/2031	1,880.00	5 tons	9,400.00	14:00	14:00	7:04	11,709.91
Clubhouse, Kitchen Renovation	01/01/2034	138.00	140 sq ft	19,320.00	25:00	25:00	10:00	26,069.51
Clubhouse, Restroom Renovation	01/01/2039	132.00	280 sq ft	36,960.00	30:00	30:00	15:00	57,932.28
Clubhouse, Roofing, Shingle	01/01/2027	568.00	56 sqs	31,808.00	18:00	18:00	3:00	34,799.59
Security, Video Surveillance Sys.	06/01/2033	1,120.00	12 cameras	13,440.00	12:00	12:00	9:05	17,821.09
				201,767.50				264,169.53
<b>Pool &amp; Deck</b>								
Pool Deck Furniture	01/01/2032	\$ 297.00	63 ea	\$ 18,711.00	16:00	16:00	8:00	\$ 23,779.22
Pool Deck Furniture	04/01/2037	297.00	58 ea	17,226.00	16:00	16:00	13:03	25,621.29
Pool Deck Pavers	01/01/2049	32.59	13,020 sq ft	424,321.80	40:00	40:00	25:00	897,448.91
Pool Equipment	01/01/2027	10,000.00	1 lp sm	10,000.00	8:00	8:00	3:00	10,940.51
Pool Fencing & Gates	01/01/2054	89.91	604 ln ft	54,305.64	45:00	45:00	30:00	133,420.39
Pool House, Restroom Renovation	01/01/2040	4,500.00	2 ea	9,000.00	30:00	30:00	16:00	14,535.96
Pool House, Roofing, Shingle	01/01/2028	568.00	8.2 sqs	4,657.60	18:00	18:00	4:00	5,250.64
Pool Interior Resurfacing	06/01/2037	17.98	5,240 sq ft	94,215.20	14:00	14:00	13:05	140,833.63
				632,437.24				1,251,830.55
<b>Site Improvements</b>								
Basketball Court Fencing & Gates	01/01/2039	\$ 46.87	240 ln ft	\$ 11,248.80	30:00	30:00	15:00	\$ 17,631.73
Basketball Court Resurfacing	04/01/2031	11,500.00	1 total	11,500.00	9:00	9:00	7:03	14,290.22
Concrete Flatwork	01/01/2032	12,000.00	1 total	12,000.00	10:00	10:00	8:00	15,250.42
Dog Park	01/01/2047	23,500.00	1 total	23,500.00	24:00	24:00	23:00	46,811.99
Entrance Pavers	01/01/2049	34.29	7,420 sq ft	254,431.80	40:00	40:00	25:00	538,128.23
Entry Monument Signage	01/01/2039	16,500.00	3 total	49,500.00	30:00	30:00	15:00	77,587.87

# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Detail

Items	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Reserve Item								
<b>Site Improvements</b>								
Entry Monument Signage	01/01/2039	\$ 16,500.00	1 total	\$ 16,500.00	30:00	30:00	15:00	\$ 25,862.62
Entry Monument Signage	01/01/2039	16,500.00	1 total	16,500.00	30:00	30:00	15:00	25,862.62
Entry Monument Signage	01/01/2039	16,500.00	1 total	16,500.00	30:00	30:00	15:00	25,862.62
Entry Monument Signage	01/01/2039	16,500.00	1 total	16,500.00	30:00	30:00	15:00	25,862.62
Entry Monument Signage	01/01/2039	16,500.00	1 total	16,500.00	30:00	30:00	15:00	25,862.62
Entry Monument Signage	01/01/2039	16,500.00	1 total	16,500.00	30:00	30:00	15:00	25,862.62
Entry Monument Signage	01/01/2039	16,500.00	1 total	16,500.00	30:00	30:00	15:00	25,862.62
Gazebos, Roofing, Shingle	01/01/2027	568.00	4.9 sqs	2,783.20	18:00	18:00	3:00	3,044.96
Gazebos, Roofing, Shingle	01/01/2027	568.00	4.9 sqs	2,783.20	18:00	18:00	3:00	3,044.96
Gazebos, Roofing, Shingle	01/01/2027	568.00	2.6 sqs	1,476.80	18:00	18:00	3:00	1,615.70
Mailbox Clusters	01/01/2044	42,000.00	1 total	42,000.00	35:00	35:00	20:00	76,471.71
Perimeter Wall, Paint/Restore	01/01/2029	248,000.00	1 total	248,000.00	12:00	12:00	5:00	288,080.96
Playground Canopies	01/01/2036	13.00	1,232 sf	16,016.00	14:00	14:00	12:00	22,945.89
Playground Canopies	01/01/2036	13.00	400 sf	5,200.00	14:00	14:00	12:00	7,449.97
Playground Equipment	01/01/2033	35,000.00	1 lp sm	35,000.00	24:00	24:00	9:00	45,833.31
Playground Equipment	06/01/2044	35,000.00	1 lp sm	35,000.00	24:00	24:00	20:05	64,527.00
Site Fitness Equipment	01/01/2039	22,400.00	1 lp sm	22,400.00	18:00	18:00	15:00	35,110.47
Site Vinyl Fencing	01/01/2038	36.28	1,290 ln ft	46,801.20	30:00	30:00	14:00	71,192.30
Site Vinyl Fencing	01/01/2047	36.28	90 ln ft	3,265.20	30:00	30:00	23:00	6,504.28
				<u>938,406.20</u>				<u>1,516,560.31</u>
				<u>1,772,610.94</u>				<u>3,032,560.39</u>

# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Clubhouse, Ext. Paint & Waterproofing

<b>Item Number</b>	16	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	21,220.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0016		01/01/2017	01/01/2027	3:00	10:00	1	21,220.00	23,215.77
							21,220.00	23,215.77

### Comments

To insure proper protection of the underlying surfaces, the market reflects a maximum 7-12 year useful life for exterior painting & waterproofing (in lieu of an association purchased longer warranty). This expense was forecast again in 2027, accordingly. The current total unit cost estimate includes typical minor concrete/stucco repairs, surface preparation, as needed window/sliding glass door caulking and painting/refinishing of all exterior concrete, stucco, wood and metal surfaces (and window/slider frames). We have included an allowance for paint applications to the gazebo structures and pool house.



# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future





# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Clubhouse, Fitness Equipment

<b>Item Number</b>	23	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	35,000.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0023		01/01/2009	01/01/2029	5:00	20:00	1	35,000.00	40,656.59
							35,000.00	40,656.59

### Comments

No single piece of exercise equipment has a current repair/replacement cost of \$10,000+, so their inclusion in the association's estimate of full statutory reserve funding for fiscal year 2024 is not mandated under current Florida Statute 718 reserve requirements. It is our market observation that while some associations of similar quality prefer to fund as needed equipment replacements through their annual operating budgets, others do establish and fund replacement reserves (on per piece, partial inventory or total inventory bases). For the association's consideration, we have included an exercise equipment replacement reserve.

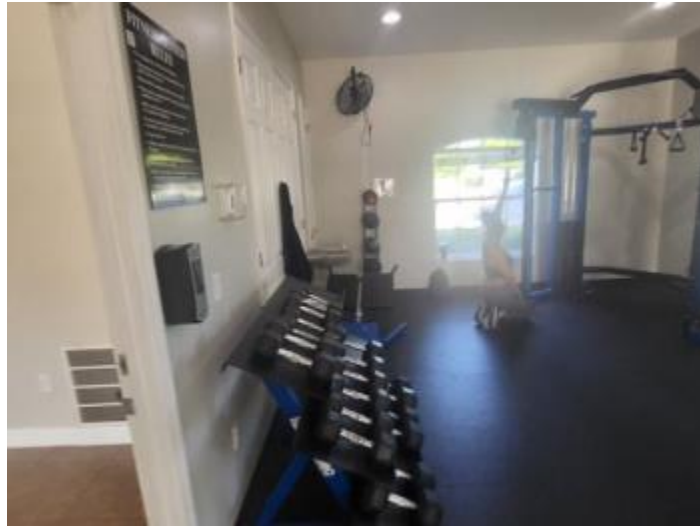
It is our market observation that while minor additions and/or replacements can be expected from time to time, better quality properties complete exercise equipment inventory replacements (treadmills, strength training stations, etc.) on a life cycle in the 12-25 year range, to insure the modern, appealing equipment is in use. A recurring 20 year life cycle was scheduled thereafter. The current lump sum cost estimate is an order of magnitude figure based on the size and quality of the existing inventory.



# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future



## Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Clubhouse, Flooring, Tile

<b>Item Number</b>	27	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	13.95
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0027		01/01/2009	01/01/2039	15:00	30:00	2,010	28,039.50	43,950.00
							28,039.50	43,950.00

#### Comments

Life cycles of 15-20 years, to 35+ years, have been observed for replacement of tile flooring in primary clubhouse interiors. It was reported that the tile flooring is original. A 30 year replacement life cycle year was scheduled thereafter. The current cost estimate includes removal and disposal of the existing tile and installation of like quality. The floor area estimate includes a typical market waste allowance and is a rounded figure; complete as built architectural blueprints were not available. We reserve the right to modify this report upon review of a complete set of as-built architectural blueprints.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Clubhouse, HVAC Systems

<b>Item Number</b>	7	<b>Measurement Basis</b>	tons
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	14 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	1,880.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0007		08/01/2016	08/01/2030	6:07	14:00	3.5	6,580.00	8,014.79
920-002-0007		05/01/2017	05/01/2031	7:04	14:00	5	9,400.00	11,709.91
							15,980.00	19,724.70

### Comments

We have included a recurring 14 year allowance for replacement of the property clubhouse HVAC systems. The two condensers were installed in August of 2016 and May of 2017. Air handlers and condensers are typically replaced in different life cycles. Partial repairs and replacement may be necessary throughout the life cycle of these systems.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Clubhouse, Kitchen Renovation

<b>Item Number</b>	5	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	138.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0005		01/01/2009	01/01/2034	10:00	25:00	140	19,320.00	26,069.51
							19,320.00	26,069.51

### Comments

At some point in the foreseeable future, the association should expect to incur costs for major restoration of the clubhouse kitchen (including, but not necessarily limited to, flooring, wall finishes, cabinetry and counters, plumbing and electrical fixtures, etc.). Life cycles of less than 15 years, to 30+ years, have been observed in properties of similar quality. The current cost estimate does not include any unforeseen floor area reconfiguration(s) and/or expansion(s).

This report assumes that as needed replacement of the kitchen appliances will continue to be funded through the association's annual operating budget, as a function of routine maintenance.



# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Clubhouse, Restroom Renovation

<b>Item Number</b>	6	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	132.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0006		01/01/2009	01/01/2039	15:00	30:00	280	36,960.00	57,932.28
							36,960.00	57,932.28

### Comments

This fund is designed to provide monies for periodic cosmetic renovation of the clubhouse restroom interiors, including (but not necessarily limited to) flooring, wall/door finishes, dividers, plumbing fixtures, countertops, mirrors, etc. over a recurring 30 year life cycle. The total floor area is a rounded estimate.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Clubhouse, Roofing, Shingle

<b>Item Number</b>	4	<b>Measurement Basis</b>	sq
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	18 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	568.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0004		01/01/2009	01/01/2027	3:00	18:00	56	31,808.00	34,799.59
							31,808.00	34,799.59

### Comments

The asphalt shingle roofing on the clubhouse is reportedly original and observed to be in average to good overall condition. Data gleaned from both within and outside the local market area reflects a probable life cycle in the 18-22 year range for a properly designed, installed and maintained asphalt shingle roofing of this type. As no professional roofing studies were provided that would suggest that physical conditions exist at this time that limit the useful life of the roofing system, a 2027 replacement date was scheduled. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc. and installation of like roofing.

One square = 100 square feet





# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Security, Video Surveillance Sys.

<b>Item Number</b>	22	<b>Measurement Basis</b>	cameras
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	1,120.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0022		06/01/2021	06/01/2033	9:05	12:00	12	13,440.00	17,821.09
							13,440.00	17,821.09

### Comments

The 12 camera video surveillance system was reportedly purchased/placed in service in 2021. The current replacement date was provided by the association representative.

Data gleaned from both within and outside the local market area indicates that while minor component repairs/replacements (cameras, monitors, recording equipment, hardware/software, etc.) can be expected as a function of ongoing maintenance, total system modernization and/or replacement can be expected on a life cycle in the 10-12 year range. The current total cost estimate is reflective of the entire system.

# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Pool Deck Furniture

<b>Item Number</b>	3	<b>Measurement Basis</b>	ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	16 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	297.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0003		01/01/2016	01/01/2032	8:00	16:00	63	18,711.00	23,779.22
920-002-0003		04/01/2021	04/01/2037	13:03	16:00	58	17,226.00	25,621.29
							35,937.00	49,400.51

### Comments

While minor additions/replacements can be expected from time to time, and assuming periodic as needed re-sliding/refinishing as a function of routine maintenance, most associations complete replacement of pool deck furniture inventories of similar quality on a 10 to mid-10 year life cycle. It was reported that a portion of the pool deck furniture was replaced in April of 2021. The current per piece cost estimate is an average figure for the differing types (i.e. chaise lounges, tables, chairs, umbrellas, etc.). This report assumes that the entire inventory was on deck as of the date/time of our most recent inspection.



# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Pool Deck Pavers

<b>Item Number</b>	2	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	40 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	32.59
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0002		01/01/2009	01/01/2049	25:00	40:00	13,020	424,321.80	897,448.91
							424,321.80	897,448.91

### Comments

Some associations consider paver parking and drives, sidewalks, pool and spa decks, etc. to be effectively permanent, and opt to exclude replacement from their annual reserve budgets. Others do establish and fund reserves, on observed budgetary life cycles of 20-40 years. It is our opinion that reserving for eventual replacement is prudent, if only for cosmetic purposes; we have observed older pavers that appear worn and dated, even with periodic pressure washing and/or sealing. This fund is designed to provide monies for as needed repairs to and eventual replacement of the pavers supporting the pool deck over a 40 year life cycle. The total area is a rounded estimate.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Pool Equipment

<b>Item Number</b>	28	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	8 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	10,000.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0028		01/01/2019	01/01/2027	3:00	8:00	1	10,000.00	10,940.51
							10,000.00	10,940.51

### Comments

Under normal conditions, total replacement of the remaining pool equipment (pumps, motors, chlorination systems, filters, etc.) should not be necessary at any one given time. As such, reserving for total replacement is not considered prudent or practical. This is supported by our review of reserve budgets at similar properties; while some associations establish and fund contingency reserves for as needed repair/replacement costs, others prefer to fund incidental expenses through their annual operating budgets, as a function of routine maintenance. This report assumes that as needed pool equipment replacements will be funded through the association's reserve budget.

# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Pool Fencing & Gates

<b>Item Number</b>	10	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	45 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	89.91
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0010		01/01/2009	01/01/2054	30:00	45:00	604	54,305.64	133,420.39
							54,305.64	133,420.39

### Comments

Pool deck fencing of this material is reported to have a useful life of +/- 30 years by contractors and manufacturers, expecting as needed minor repairs throughout the life cycle. The cost estimate was based on a range of actual costs provided by other properties having similar geographical location.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Pool House, Restroom Renovation

<b>Item Number</b>	24	<b>Measurement Basis</b>	ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	4,500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0024		01/01/2010	01/01/2040	16:00	30:00	2	9,000.00	14,535.96
							9,000.00	14,535.96

### Comments

This fund is designed to provide monies for periodic cosmetic renovation of the pool house restroom interiors, including (but not necessarily limited to) flooring, wall/door finishes, plumbing fixtures, countertops, mirrors, etc. over a recurring 30 year life cycle. The total floor area is a rounded estimate.





# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Pool House, Roofing, Shingle

<b>Item Number</b>	25	<b>Measurement Basis</b>	sq
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	18 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	568.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0025		01/01/2010	01/01/2028	4:00	18:00	8.2	4,657.60	5,250.64
							4,657.60	5,250.64

### Comments

The asphalt shingle roofing on the pool house restroom building is reportedly original and observed to be in average to good overall condition. Data gleaned from both within and outside the local market area reflects a probable life cycle in the 18-22 year range for a properly designed, installed and maintained asphalt shingle roofing of this type. As no professional roofing studies were provided that would suggest that physical conditions exist at this time that limit the useful life of the roofing system, a 2028 replacement date was scheduled. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc. and installation of like roofing.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Pool Interior Resurfacing

<b>Item Number</b>	1	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	14 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	17.98
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0001		06/01/2023	06/01/2037	13:05	14:00	5,240	94,215.20	140,833.63
							94,215.20	140,833.63

### Comments

Assuming proper installation, chemical balancing, and routine maintenance, interior resurfacing of standard concrete pools with marcite or aggregate interior finishes should be expected on a life cycle in the 10 to low 15 year range. Based on the reported 2023 projected project completion date and a 14 year life cycle operating history, this expense was forecast in 2037, The current cost estimate, which includes typical minor tank/structural repairs, tile upgrades and/or replacements, and installation of new aggregate surface materials (i.e. "diamond brite", "pebble crete", etc.) is based on the pool size in a square foot measurement basis.



# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Basketball Court Fencing & Gates

<b>Item Number</b>	21	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	46.87
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0021		01/01/2009	01/01/2039	15:00	30:00	240	11,248.80	17,631.73
							11,248.80	17,631.73

### Comments

Sport court fencing is reported to have a useful life of +/- 25 years by contractors and manufacturers, expecting as needed minor repairs throughout the life cycle. The cost estimate was based on a range of actual costs provided by other properties having similar geographical location.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Basketball Court Resurfacing

<b>Item Number</b>	20	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	9 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	11,500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0020		04/01/2022	04/01/2031	7:03	9:00	1	11,500.00	14,290.22
							11,500.00	14,290.22

### Comments

The resurfacing of sport's courts have a useful life of 6-10 years. This cost includes surface preparation, coating application and striping on a recurring 9 year life cycle.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Concrete Flatwork

<b>Item Number</b>	19	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	12,000.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0019		01/01/2022	01/01/2032	8:00	10:00	1	12,000.00	15,250.42
							12,000.00	15,250.42

### Comments

Replacement of all site concrete flatwork should not be necessary at one time. We have included an allowance for partial repairs to and replacements of the concrete flatwork in the common areas on a recurring 10 year life cycle.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Dog Park

<b>Item Number</b>	14	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	24 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	23,500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0014		01/01/2023	01/01/2047	23:00	24:00	1	23,500.00	46,811.99
							23,500.00	46,811.99

### Comments

This fund is designed to provide monies for as needed repairs to and eventual major restoration/replacement of the newly installed dog park over a 24 year life cycle, based on its 2023 construction date. The current cost estimate is an order of magnitude figure based on the installation of the 510'-0" of chain link fencing and gates as well as the designated activity areas for the dogs.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Entrance Pavers

<b>Item Number</b>	18	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	40 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	34.29
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0018		01/01/2009	01/01/2049	25:00	40:00	7,420	254,431.80	538,128.23
							254,431.80	538,128.23

### Comments

Some associations consider paver parking and drives, property entrances, sidewalks, pool and spa decks, etc. to be effectively permanent, and opt to exclude replacement from their annual reserve budgets. Others do establish and fund reserves, on observed budgetary life cycles of 20-40 years. It is our opinion that reserving for replacement of the entrance pavers is prudent, if only for cosmetic purposes. As such, reserves were included to provide monies for as needed repairs to and replacement of the total entrance paver area over 40 year life cycles. The areas are rounded estimates.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Entry Monument Signage

<b>Item Number</b>	9	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	16,500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0009	301	01/01/2009	01/01/2039	15:00	30:00	3	49,500.00	77,587.87
920-002-0009	Clubhouse	01/01/2009	01/01/2039	15:00	30:00	1	16,500.00	25,862.62
920-003-0009	Highland Chas	01/01/2009	01/01/2039	15:00	30:00	1	16,500.00	25,862.62
920-004-0009	Highland Court	01/01/2009	01/01/2039	15:00	30:00	1	16,500.00	25,862.62
920-005-0009	Highland Meadow	01/01/2009	01/01/2039	15:00	30:00	1	16,500.00	25,862.62
920-006-0009	Stone Ridge	01/01/2009	01/01/2039	15:00	30:00	1	16,500.00	25,862.62
920-007-0009	Stone Park	01/01/2009	01/01/2039	15:00	30:00	1	16,500.00	25,862.62
920-008-0009	Stone Gate	01/01/2009	01/01/2039	15:00	30:00	1	16,500.00	25,862.62
							165,000.00	258,626.21

### Comments

We have included an allowance for major restoration of the entry monument signage located throughout the property. This cost includes stone repairs and repointing as well as landscaping and lighting replacements.





# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Gazebos, Roofing, Shingle

<b>Item Number</b>	17	<b>Measurement Basis</b>	sq
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	18 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	568.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0017		01/01/2009	01/01/2027	3:00	18:00	4.9	2,783.20	3,044.96
920-002-0017		01/01/2009	01/01/2027	3:00	18:00	4.9	2,783.20	3,044.96
920-003-0017		01/01/2009	01/01/2027	3:00	18:00	2.6	1,476.80	1,615.70
							7,043.20	7,705.62

### Comments

The asphalt shingle roofing on the gazebos is reportedly original and observed to be in average to good overall condition. Data gleaned from both within and outside the local market area reflects a probable life cycle in the 18-22 year range for a properly designed, installed and maintained asphalt shingle roofing of this type. As no professional roofing studies were provided that would suggest that physical conditions exist at this (or any other common area) roofing, a 2027 replacement date was scheduled for the three gazebos. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc. and installation of like roofing.

One square = 100 square feet



# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Mailbox Clusters

<b>Item Number</b>	8	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	35 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	42,000.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0008		01/01/2009	01/01/2044	20:00	35:00	1	42,000.00	76,471.71
							42,000.00	76,471.71

### Comments

We have included a recurring 35 year allowance for a total replacement of the mailbox clusters throughout the property. Partial repairs may be necessary throughout the life cycle of this component.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Perimeter Wall, Paint/Restore

<b>Item Number</b>	26	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	248,000.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0026		01/01/2017	01/01/2029	5:00	12:00	1	248,000.00	288,080.96
							248,000.00	288,080.96

### Comments

To insure proper protection of the underlying surfaces, the market reflects a maximum 7-12 year useful life for exterior painting & waterproofing (in lieu of an association purchased longer warranty). This expense was forecast again in 2029, accordingly. The latest project completion date was not confirmed. We reserve the right to modify this report upon confirmation of the latest project completion date. The current total unit cost estimate includes typical minor repairs, surface preparation, as needed painting/refinishing of all exterior surfaces.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Playground Canopies

<b>Item Number</b>	12	<b>Measurement Basis</b>	sf
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	14 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	13.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0012		01/01/2022	01/01/2036	12:00	14:00	1,232	16,016.00	22,945.89
920-002-0012		01/01/2022	01/01/2036	12:00	14:00	400	5,200.00	7,449.97
							21,216.00	30,395.86

### Comments

Barring any unforeseen storm damages, etc., replacement of awning covers like the ones supporting the playground area have market observed life cycles in the 6-15 year range; better quality properties tend towards the lower end of that range. It was reported by an association representative that these covers were installed in 2022.



# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Playground Equipment

<b>Item Number</b>	11	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	24 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	35,000.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0011		01/01/2009	01/01/2033	9:00	24:00	1	35,000.00	45,833.31
920-002-0011		06/01/2020	06/01/2044	20:05	24:00	1	35,000.00	64,527.00
							70,000.00	110,360.31

### Comments

Barring any unforeseen damage, etc., and assuming proper and routine maintenance, the market suggests a life cycle in the 15-25 year range for replacement of the various playground pieces. It appears the playground equipment was installed in two phases, 2009 and 2020. We have separated these items, accordingly. These funds are designed to provide monies for as needed repairs to and eventual replacement over a 24 year life cycle.





# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future



# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Site Fitness Equipment

<b>Item Number</b>	13	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	18 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	22,400.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0013		01/01/2021	01/01/2039	15:00	18:00	1	22,400.00	35,110.47
							22,400.00	35,110.47

### Comments

Barring any unforeseen damage, etc., and assuming proper and routine maintenance, the market suggests a life cycle in the 12-20 year range for replacement of the fitness equipment throughout the property. These funds are designed to provide monies for as needed repairs to and eventual replacement over an 18 year life cycle.



# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Site Vinyl Fencing

<b>Item Number</b>	15	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	36.28
<b>Tracking Method</b>	Logistical Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0015		01/01/2008	01/01/2038	14:00	30:00	1,290	46,801.20	71,192.30
920-002-0015		01/01/2017	01/01/2047	23:00	30:00	90	3,265.20	6,504.28
							50,066.40	77,696.58

### Comments

Barring any unforeseen damage, etc., and assuming proper and routine maintenance, the market suggests a life cycle in the 20-30 year range for replacement of the perimeter vinyl fencing. These funds are designed to provide monies for as needed repairs to and eventual replacement over a 30 year life cycle, accordingly.



# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Basketball Court Fencing & Gates										
Basketball Court Resurfacing								14,290		
Clubhouse, Ext. Paint & Waterproofing				23,215						
Clubhouse, Fitness Equipment						40,656				
Clubhouse, Flooring, Tile										
Clubhouse, HVAC Systems							8,014	11,709		
Clubhouse, Kitchen Renovation										
Clubhouse, Restroom Renovation										
Clubhouse, Roofing, Shingle				34,799						
Concrete Flatwork									15,250	
Dog Park										
Entrance Pavers										
Entry Monument Signage										
Gazebos, Roofing, Shingle				7,705						
Mailbox Clusters										
Perimeter Wall, Paint/Restore						288,080				
Playground Canopies										
Playground Equipment										45,833
Pool Deck Furniture									23,779	
Pool Deck Pavers										
Pool Equipment				10,940						
Pool Fencing & Gates										
Pool House, Restroom Renovation										
Pool House, Roofing, Shingle						5,250				
Pool Interior Resurfacing										
Security, Video Surveillance Sys.										17,821
Site Fitness Equipment										
Site Vinyl Fencing										

# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
	0	0	0	76,661	5,250	328,737	8,014	26,000	39,029	63,654

# Highland CDD

**Analysis Date - January 1, 2024**

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Basketball Court Fencing & Gates						17,631				
Basketball Court Resurfacing							18,713			
Clubhouse, Ext. Paint & Waterproofing				31,326						
Clubhouse, Fitness Equipment										
Clubhouse, Flooring, Tile						43,950				
Clubhouse, HVAC Systems										
Clubhouse, Kitchen Renovation	26,069									
Clubhouse, Restroom Renovation						57,932				
Clubhouse, Roofing, Shingle										
Concrete Flatwork									20,578	
Dog Park										
Entrance Pavers										
Entry Monument Signage						258,626				
Gazebos, Roofing, Shingle										
Mailbox Clusters										
Perimeter Wall, Paint/Restore								412,729		
Playground Canopies			30,395							
Playground Equipment										
Pool Deck Furniture				25,621						
Pool Deck Pavers										
Pool Equipment		13,903								17,670
Pool Fencing & Gates										
Pool House, Restroom Renovation							14,535			
Pool House, Roofing, Shingle										
Pool Interior Resurfacing				140,833						
Security, Video Surveillance Sys.										
Site Fitness Equipment						35,110				
Site Vinyl Fencing					71,192					

# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
	26,069	13,903	30,395	197,781	71,192	413,250	33,249	412,729	20,578	17,670

# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Basketball Court Fencing & Gates										
Basketball Court Resurfacing						24,505				
Clubhouse, Ext. Paint & Waterproofing				42,270						
Clubhouse, Fitness Equipment						74,025				
Clubhouse, Flooring, Tile										
Clubhouse, HVAC Systems	12,191	17,812								
Clubhouse, Kitchen Renovation										
Clubhouse, Restroom Renovation										
Clubhouse, Roofing, Shingle		59,676								
Concrete Flatwork									27,767	
Dog Park				46,811						
Entrance Pavers						538,128				
Entry Monument Signage										
Gazebos, Roofing, Shingle		13,214								
Mailbox Clusters	76,471									
Perimeter Wall, Paint/Restore										591,311
Playground Canopies							46,237			
Playground Equipment	64,527									
Pool Deck Furniture					38,405					41,381
Pool Deck Pavers						897,448				
Pool Equipment								22,456		
Pool Fencing & Gates										
Pool House, Restroom Renovation										
Pool House, Roofing, Shingle			9,004							
Pool Interior Resurfacing								214,231		
Security, Video Surveillance Sys.		25,532								
Site Fitness Equipment										
Site Vinyl Fencing				6,504						



# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Expenditures

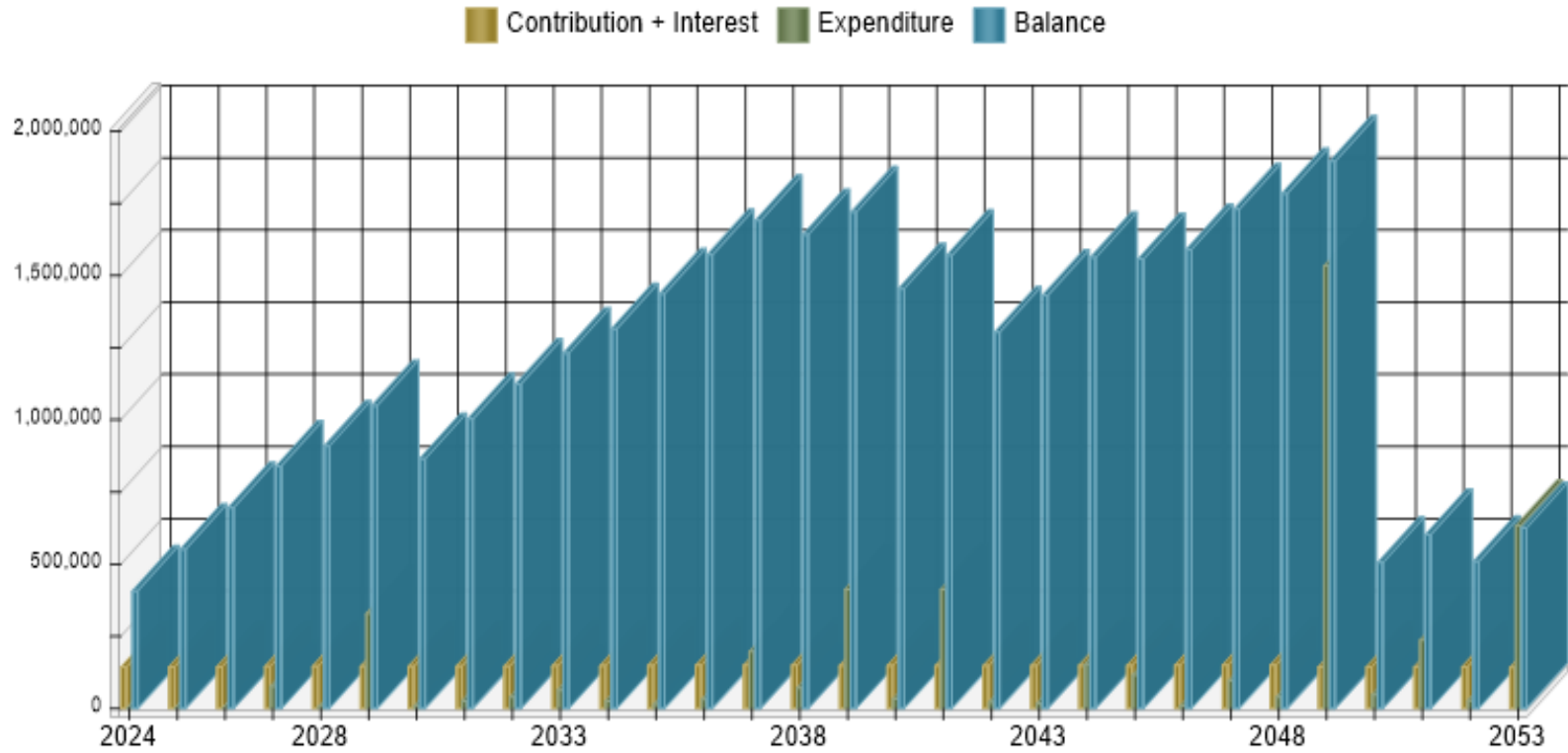
Reserve Item	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
	153,190	116,234	9,004	95,586	38,405	1,534,108	46,237	236,687	27,767	632,692

# Highland CDD

Analysis Date - January 1, 2024

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Chart



# Highland CDD

Analysis Date - September 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
09/23 - 08/24	\$ 385,573.00	\$ 141,000.00	\$ 2,285.29	\$ 0.00	\$ 528,858.29
09/24 - 08/25	528,858.29	141,000.00	3,003.38	0.00	672,861.67
09/25 - 08/26	672,861.67	141,000.00	3,725.05	0.00	817,586.72
09/26 - 08/27	817,586.72	141,000.00	4,208.03	77,430.99	885,363.76
09/27 - 08/28	885,363.76	141,000.00	4,773.41	5,303.35	1,025,833.82
09/28 - 08/29	1,025,833.82	141,000.00	4,454.93	332,037.27	839,251.48
09/29 - 08/30	839,251.48	141,000.00	4,557.22	8,095.24	976,713.46
09/30 - 08/31	976,713.46	141,000.00	5,203.45	26,261.10	1,096,655.81
09/31 - 08/32	1,096,655.81	141,000.00	5,725.53	39,421.41	1,203,959.93
09/32 - 08/33	1,203,959.93	141,000.00	6,223.00	64,293.33	1,286,889.60
	<u>385,573.00</u>	<u>1,410,000.00</u>	<u>44,159.29</u>	<u>552,842.69</u>	<u>1,286,889.60</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
09/33 - 08/34	\$ 1,286,889.60	\$ 141,000.00	\$ 6,719.83	\$ 26,331.18	\$ 1,408,278.25
09/34 - 08/35	1,408,278.25	141,000.00	7,366.64	14,043.52	1,542,601.37
09/35 - 08/36	1,542,601.37	141,000.00	7,987.65	30,700.95	1,660,888.07
09/36 - 08/37	1,660,888.07	141,000.00	8,380.74	199,766.44	1,610,502.37
09/37 - 08/38	1,610,502.37	141,000.00	8,199.01	71,906.90	1,687,794.48
09/38 - 08/39	1,687,794.48	141,000.00	7,505.22	417,398.73	1,418,900.97
09/39 - 08/40	1,418,900.97	141,000.00	7,382.40	33,583.08	1,533,700.29
09/40 - 08/41	1,533,700.29	141,000.00	6,734.61	416,872.25	1,264,562.65
09/41 - 08/42	1,264,562.65	141,000.00	6,625.30	20,784.77	1,391,403.18
09/42 - 08/43	1,391,403.18	141,000.00	7,270.15	17,847.46	1,521,825.87
	<u>1,286,889.60</u>	<u>1,410,000.00</u>	<u>74,171.55</u>	<u>1,249,235.28</u>	<u>1,521,825.87</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
09/43 - 08/44	\$ 1,521,825.87	\$ 141,000.00	\$ 7,667.43	\$ 154,728.17	\$ 1,515,765.13
09/44 - 08/45	1,515,765.13	141,000.00	7,665.73	117,401.51	1,547,029.35
09/45 - 08/46	1,547,029.35	141,000.00	8,077.45	9,094.45	1,687,012.35
09/46 - 08/47	1,687,012.35	141,000.00	8,505.31	96,545.95	1,739,971.71
09/47 - 08/48	1,739,971.71	141,000.00	8,951.46	38,791.48	1,851,131.69
09/48 - 08/49	1,851,131.69	141,000.00	4,812.11	1,549,507.14	447,436.66
09/49 - 08/50	447,436.66	141,000.00	2,449.20	46,701.19	544,184.67
09/50 - 08/51	544,184.67	141,000.00	2,783.73	239,063.19	448,905.21
09/51 - 08/52	448,905.21	141,000.00	2,514.93	28,046.00	564,374.14
09/52 - 08/53	564,374.14	141,000.00	1,234.00	639,043.38	67,564.76
	<u>1,521,825.87</u>	<u>1,410,000.00</u>	<u>54,661.35</u>	<u>2,918,922.46</u>	<u>67,564.76</u>

# Highland CDD

Analysis Date - September 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2023-2024	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 385,573.00	\$ 11,750.00	\$ 163.10	\$ 0.00	\$ 397,486.10
October	397,486.10	11,750.00	168.07	0.00	409,404.17
November	409,404.17	11,750.00	173.03	0.00	421,327.20
December	421,327.20	11,750.00	178.00	0.00	433,255.20
January	433,255.20	11,750.00	182.97	0.00	445,188.17
February	445,188.17	11,750.00	187.94	0.00	457,126.11
March	457,126.11	11,750.00	192.92	0.00	469,069.03
April	469,069.03	11,750.00	197.89	0.00	481,016.92
May	481,016.92	11,750.00	202.87	0.00	492,969.79
June	492,969.79	11,750.00	207.85	0.00	504,927.64
July	504,927.64	11,750.00	212.83	0.00	516,890.47
August	516,890.47	11,750.00	217.82	0.00	528,858.29
	<u>385,573.00</u>	<u>141,000.00</u>	<u>2,285.29</u>	<u>0.00</u>	<u>528,858.29</u>
2024-2025	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 528,858.29	\$ 11,750.00	\$ 222.81	\$ 0.00	\$ 540,831.10
October	540,831.10	11,750.00	227.79	0.00	552,808.89
November	552,808.89	11,750.00	232.78	0.00	564,791.67
December	564,791.67	11,750.00	237.78	0.00	576,779.45
January	576,779.45	11,750.00	242.77	0.00	588,772.22
February	588,772.22	11,750.00	247.77	0.00	600,769.99
March	600,769.99	11,750.00	252.77	0.00	612,772.76
April	612,772.76	11,750.00	257.77	0.00	624,780.53
May	624,780.53	11,750.00	262.77	0.00	636,793.30
June	636,793.30	11,750.00	267.78	0.00	648,811.08
July	648,811.08	11,750.00	272.79	0.00	660,833.87
August	660,833.87	11,750.00	277.80	0.00	672,861.67
	<u>528,858.29</u>	<u>141,000.00</u>	<u>3,003.38</u>	<u>0.00</u>	<u>672,861.67</u>
2025-2026	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 672,861.67	\$ 11,750.00	\$ 282.81	\$ 0.00	\$ 684,894.48
October	684,894.48	11,750.00	287.82	0.00	696,932.30
November	696,932.30	11,750.00	292.84	0.00	708,975.14
December	708,975.14	11,750.00	297.85	0.00	721,022.99
January	721,022.99	11,750.00	302.87	0.00	733,075.86
February	733,075.86	11,750.00	307.90	0.00	745,133.76
March	745,133.76	11,750.00	312.92	0.00	757,196.68
April	757,196.68	11,750.00	317.95	0.00	769,264.63
May	769,264.63	11,750.00	322.97	0.00	781,337.60
June	781,337.60	11,750.00	328.01	0.00	793,415.61
July	793,415.61	11,750.00	333.04	0.00	805,498.65
August	805,498.65	11,750.00	338.07	0.00	817,586.72
	<u>672,861.67</u>	<u>141,000.00</u>	<u>3,725.05</u>	<u>0.00</u>	<u>817,586.72</u>

# Highland CDD

Analysis Date - September 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2026-2027	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 817,586.72	\$ 11,750.00	\$ 343.11	\$ 0.00	\$ 829,679.83
October	829,679.83	11,750.00	348.15	0.00	841,777.98
November	841,777.98	11,750.00	353.19	0.00	853,881.17
December	853,881.17	11,750.00	358.23	0.00	865,989.40
January	865,989.40	11,750.00	347.15	77,430.99	800,655.56
February	800,655.56	11,750.00	336.05	0.00	812,741.61
March	812,741.61	11,750.00	341.09	0.00	824,832.70
April	824,832.70	11,750.00	346.13	0.00	836,928.83
May	836,928.83	11,750.00	351.17	0.00	849,030.00
June	849,030.00	11,750.00	356.21	0.00	861,136.21
July	861,136.21	11,750.00	361.25	0.00	873,247.46
August	873,247.46	11,750.00	366.30	0.00	885,363.76
	<u>817,586.72</u>	<u>141,000.00</u>	<u>4,208.03</u>	<u>77,430.99</u>	<u>885,363.76</u>
<b>2027-2028</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
September	\$ 885,363.76	\$ 11,750.00	\$ 371.35	\$ 0.00	\$ 897,485.11
October	897,485.11	11,750.00	376.40	0.00	909,611.51
November	909,611.51	11,750.00	381.45	0.00	921,742.96
December	921,742.96	11,750.00	386.51	0.00	933,879.47
January	933,879.47	11,750.00	390.46	5,303.35	940,716.58
February	940,716.58	11,750.00	394.41	0.00	952,860.99
March	952,860.99	11,750.00	399.47	0.00	965,010.46
April	965,010.46	11,750.00	404.54	0.00	977,165.00
May	977,165.00	11,750.00	409.60	0.00	989,324.60
June	989,324.60	11,750.00	414.67	0.00	1,001,489.27
July	1,001,489.27	11,750.00	419.74	0.00	1,013,659.01
August	1,013,659.01	11,750.00	424.81	0.00	1,025,833.82
	<u>885,363.76</u>	<u>141,000.00</u>	<u>4,773.41</u>	<u>5,303.35</u>	<u>1,025,833.82</u>
<b>2028-2029</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
September	\$ 1,025,833.82	\$ 11,750.00	\$ 429.88	\$ 0.00	\$ 1,038,013.70
October	1,038,013.70	11,750.00	434.95	0.00	1,050,198.65
November	1,050,198.65	11,750.00	440.03	0.00	1,062,388.68
December	1,062,388.68	11,750.00	445.11	0.00	1,074,583.79
January	1,074,583.79	11,750.00	381.02	332,037.27	754,677.54
February	754,677.54	11,750.00	316.90	0.00	766,744.44
March	766,744.44	11,750.00	321.92	0.00	778,816.36
April	778,816.36	11,750.00	326.95	0.00	790,893.31
May	790,893.31	11,750.00	331.99	0.00	802,975.30
June	802,975.30	11,750.00	337.02	0.00	815,062.32
July	815,062.32	11,750.00	342.06	0.00	827,154.38
August	827,154.38	11,750.00	347.10	0.00	839,251.48
	<u>1,025,833.82</u>	<u>141,000.00</u>	<u>4,454.93</u>	<u>332,037.27</u>	<u>839,251.48</u>

# Highland CDD

Analysis Date - September 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2029-2030	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 839,251.48	\$ 11,750.00	\$ 352.14	\$ 0.00	\$ 851,353.62
October	851,353.62	11,750.00	357.18	0.00	863,460.80
November	863,460.80	11,750.00	362.22	0.00	875,573.02
December	875,573.02	11,750.00	367.27	0.00	887,690.29
January	887,690.29	11,750.00	372.32	0.00	899,812.61
February	899,812.61	11,750.00	377.37	0.00	911,939.98
March	911,939.98	11,750.00	382.42	0.00	924,072.40
April	924,072.40	11,750.00	387.48	0.00	936,209.88
May	936,209.88	11,750.00	392.54	0.00	948,352.42
June	948,352.42	11,750.00	397.59	0.00	960,500.01
July	960,500.01	11,750.00	402.66	0.00	972,652.67
August	972,652.67	11,750.00	406.03	8,095.24	976,713.46
	<u>839,251.48</u>	<u>141,000.00</u>	<u>4,557.22</u>	<u>8,095.24</u>	<u>976,713.46</u>
2030-2031	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 976,713.46	\$ 11,750.00	\$ 409.41	\$ 0.00	\$ 988,872.87
October	988,872.87	11,750.00	414.48	0.00	1,001,037.35
November	1,001,037.35	11,750.00	419.55	0.00	1,013,206.90
December	1,013,206.90	11,750.00	424.62	0.00	1,025,381.52
January	1,025,381.52	11,750.00	429.69	0.00	1,037,561.21
February	1,037,561.21	11,750.00	434.77	0.00	1,049,745.98
March	1,049,745.98	11,750.00	439.84	0.00	1,061,935.82
April	1,061,935.82	11,750.00	441.91	14,433.66	1,059,694.07
May	1,059,694.07	11,750.00	441.52	11,827.44	1,060,058.15
June	1,060,058.15	11,750.00	444.14	0.00	1,072,252.29
July	1,072,252.29	11,750.00	449.22	0.00	1,084,451.51
August	1,084,451.51	11,750.00	454.30	0.00	1,096,655.81
	<u>976,713.46</u>	<u>141,000.00</u>	<u>5,203.45</u>	<u>26,261.10</u>	<u>1,096,655.81</u>
2031-2032	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,096,655.81	\$ 11,750.00	\$ 459.39	\$ 0.00	\$ 1,108,865.20
October	1,108,865.20	11,750.00	464.48	0.00	1,121,079.68
November	1,121,079.68	11,750.00	469.56	0.00	1,133,299.24
December	1,133,299.24	11,750.00	474.66	0.00	1,145,523.90
January	1,145,523.90	11,750.00	471.54	39,421.41	1,118,324.03
February	1,118,324.03	11,750.00	468.42	0.00	1,130,542.45
March	1,130,542.45	11,750.00	473.51	0.00	1,142,765.96
April	1,142,765.96	11,750.00	478.60	0.00	1,154,994.56
May	1,154,994.56	11,750.00	483.70	0.00	1,167,228.26
June	1,167,228.26	11,750.00	488.79	0.00	1,179,467.05
July	1,179,467.05	11,750.00	493.89	0.00	1,191,710.94
August	1,191,710.94	11,750.00	498.99	0.00	1,203,959.93
	<u>1,096,655.81</u>	<u>141,000.00</u>	<u>5,725.53</u>	<u>39,421.41</u>	<u>1,203,959.93</u>

# Highland CDD

Analysis Date - September 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2032-2033	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,203,959.93	\$ 11,750.00	\$ 504.10	\$ 0.00	\$ 1,216,214.03
October	1,216,214.03	11,750.00	509.20	0.00	1,228,473.23
November	1,228,473.23	11,750.00	514.31	0.00	1,240,737.54
December	1,240,737.54	11,750.00	519.42	0.00	1,253,006.96
January	1,253,006.96	11,750.00	514.89	46,293.36	1,218,978.49
February	1,218,978.49	11,750.00	510.36	0.00	1,231,238.85
March	1,231,238.85	11,750.00	515.46	0.00	1,243,504.31
April	1,243,504.31	11,750.00	520.57	0.00	1,255,774.88
May	1,255,774.88	11,750.00	525.69	0.00	1,268,050.57
June	1,268,050.57	11,750.00	527.05	17,999.97	1,262,327.65
July	1,262,327.65	11,750.00	528.42	0.00	1,274,606.07
August	1,274,606.07	11,750.00	533.53	0.00	1,286,889.60
	<u>1,203,959.93</u>	<u>141,000.00</u>	<u>6,223.00</u>	<u>64,293.33</u>	<u>1,286,889.60</u>

2033-2034	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,286,889.60	\$ 11,750.00	\$ 538.65	\$ 0.00	\$ 1,299,178.25
October	1,299,178.25	11,750.00	543.77	0.00	1,311,472.02
November	1,311,472.02	11,750.00	548.89	0.00	1,323,770.91
December	1,323,770.91	11,750.00	554.02	0.00	1,336,074.93
January	1,336,074.93	11,750.00	553.66	26,331.18	1,322,047.41
February	1,322,047.41	11,750.00	553.30	0.00	1,334,350.71
March	1,334,350.71	11,750.00	558.43	0.00	1,346,659.14
April	1,346,659.14	11,750.00	563.56	0.00	1,358,972.70
May	1,358,972.70	11,750.00	568.69	0.00	1,371,291.39
June	1,371,291.39	11,750.00	573.82	0.00	1,383,615.21
July	1,383,615.21	11,750.00	578.95	0.00	1,395,944.16
August	1,395,944.16	11,750.00	584.09	0.00	1,408,278.25
	<u>1,286,889.60</u>	<u>141,000.00</u>	<u>6,719.83</u>	<u>26,331.18</u>	<u>1,408,278.25</u>

2034-2035	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,408,278.25	\$ 11,750.00	\$ 589.23	\$ 0.00	\$ 1,420,617.48
October	1,420,617.48	11,750.00	594.37	0.00	1,432,961.85
November	1,432,961.85	11,750.00	599.52	0.00	1,445,311.37
December	1,445,311.37	11,750.00	604.66	0.00	1,457,666.03
January	1,457,666.03	11,750.00	606.88	14,043.52	1,455,979.39
February	1,455,979.39	11,750.00	609.11	0.00	1,468,338.50
March	1,468,338.50	11,750.00	614.26	0.00	1,480,702.76
April	1,480,702.76	11,750.00	619.41	0.00	1,493,072.17
May	1,493,072.17	11,750.00	624.56	0.00	1,505,446.73
June	1,505,446.73	11,750.00	629.72	0.00	1,517,826.45
July	1,517,826.45	11,750.00	634.88	0.00	1,530,211.33
August	1,530,211.33	11,750.00	640.04	0.00	1,542,601.37
	<u>1,408,278.25</u>	<u>141,000.00</u>	<u>7,366.64</u>	<u>14,043.52</u>	<u>1,542,601.37</u>

# Highland CDD

Analysis Date - September 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2035-2036	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,542,601.37	\$ 11,750.00	\$ 645.20	\$ 0.00	\$ 1,554,996.57
October	1,554,996.57	11,750.00	650.36	0.00	1,567,396.93
November	1,567,396.93	11,750.00	655.53	0.00	1,579,802.46
December	1,579,802.46	11,750.00	660.70	0.00	1,592,213.16
January	1,592,213.16	11,750.00	659.47	30,700.95	1,573,921.68
February	1,573,921.68	11,750.00	658.25	0.00	1,586,329.93
March	1,586,329.93	11,750.00	663.42	0.00	1,598,743.35
April	1,598,743.35	11,750.00	668.59	0.00	1,611,161.94
May	1,611,161.94	11,750.00	673.77	0.00	1,623,585.71
June	1,623,585.71	11,750.00	678.94	0.00	1,636,014.65
July	1,636,014.65	11,750.00	684.12	0.00	1,648,448.77
August	1,648,448.77	11,750.00	689.30	0.00	1,660,888.07
	<u>1,542,601.37</u>	<u>141,000.00</u>	<u>7,987.65</u>	<u>30,700.95</u>	<u>1,660,888.07</u>

2036-2037	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,660,888.07	\$ 11,750.00	\$ 694.48	\$ 0.00	\$ 1,673,332.55
October	1,673,332.55	11,750.00	699.67	0.00	1,685,782.22
November	1,685,782.22	11,750.00	704.86	0.00	1,698,237.08
December	1,698,237.08	11,750.00	710.05	0.00	1,710,697.13
January	1,710,697.13	11,750.00	708.65	31,640.72	1,691,515.06
February	1,691,515.06	11,750.00	707.25	0.00	1,703,972.31
March	1,703,972.31	11,750.00	712.44	0.00	1,716,434.75
April	1,716,434.75	11,750.00	712.24	25,878.47	1,703,018.52
May	1,703,018.52	11,750.00	712.04	0.00	1,715,480.56
June	1,715,480.56	11,750.00	687.60	142,247.25	1,585,670.91
July	1,585,670.91	11,750.00	663.14	0.00	1,598,084.05
August	1,598,084.05	11,750.00	668.32	0.00	1,610,502.37
	<u>1,660,888.07</u>	<u>141,000.00</u>	<u>8,380.74</u>	<u>199,766.44</u>	<u>1,610,502.37</u>

2037-2038	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,610,502.37	\$ 11,750.00	\$ 673.49	\$ 0.00	\$ 1,622,925.86
October	1,622,925.86	11,750.00	678.67	0.00	1,635,354.53
November	1,635,354.53	11,750.00	683.85	0.00	1,647,788.38
December	1,647,788.38	11,750.00	689.03	0.00	1,660,227.41
January	1,660,227.41	11,750.00	679.23	71,906.90	1,600,749.74
February	1,600,749.74	11,750.00	669.43	0.00	1,613,169.17
March	1,613,169.17	11,750.00	674.60	0.00	1,625,593.77
April	1,625,593.77	11,750.00	679.78	0.00	1,638,023.55
May	1,638,023.55	11,750.00	684.96	0.00	1,650,458.51
June	1,650,458.51	11,750.00	690.14	0.00	1,662,898.65
July	1,662,898.65	11,750.00	695.32	0.00	1,675,343.97
August	1,675,343.97	11,750.00	700.51	0.00	1,687,794.48
	<u>1,610,502.37</u>	<u>141,000.00</u>	<u>8,199.01</u>	<u>71,906.90</u>	<u>1,687,794.48</u>



# Highland CDD

Analysis Date - September 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2038-2039	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,687,794.48	\$ 11,750.00	\$ 705.70	\$ 0.00	\$ 1,700,250.18
October	1,700,250.18	11,750.00	710.89	0.00	1,712,711.07
November	1,712,711.07	11,750.00	716.08	0.00	1,725,177.15
December	1,725,177.15	11,750.00	721.27	0.00	1,737,648.42
January	1,737,648.42	11,750.00	639.51	417,398.73	1,332,639.20
February	1,332,639.20	11,750.00	557.71	0.00	1,344,946.91
March	1,344,946.91	11,750.00	562.84	0.00	1,357,259.75
April	1,357,259.75	11,750.00	567.97	0.00	1,369,577.72
May	1,369,577.72	11,750.00	573.11	0.00	1,381,900.83
June	1,381,900.83	11,750.00	578.24	0.00	1,394,229.07
July	1,394,229.07	11,750.00	583.38	0.00	1,406,562.45
August	1,406,562.45	11,750.00	588.52	0.00	1,418,900.97
	<u>1,687,794.48</u>	<u>141,000.00</u>	<u>7,505.22</u>	<u>417,398.73</u>	<u>1,418,900.97</u>

2039-2040	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,418,900.97	\$ 11,750.00	\$ 593.66	\$ 0.00	\$ 1,431,244.63
October	1,431,244.63	11,750.00	598.80	0.00	1,443,593.43
November	1,443,593.43	11,750.00	603.95	0.00	1,455,947.38
December	1,455,947.38	11,750.00	609.09	0.00	1,468,306.47
January	1,468,306.47	11,750.00	611.18	14,681.87	1,465,985.78
February	1,465,985.78	11,750.00	613.28	0.00	1,478,349.06
March	1,478,349.06	11,750.00	618.43	0.00	1,490,717.49
April	1,490,717.49	11,750.00	619.64	18,901.21	1,484,185.92
May	1,484,185.92	11,750.00	620.86	0.00	1,496,556.78
June	1,496,556.78	11,750.00	626.01	0.00	1,508,932.79
July	1,508,932.79	11,750.00	631.17	0.00	1,521,313.96
August	1,521,313.96	11,750.00	636.33	0.00	1,533,700.29
	<u>1,418,900.97</u>	<u>141,000.00</u>	<u>7,382.40</u>	<u>33,583.08</u>	<u>1,533,700.29</u>

2040-2041	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,533,700.29	\$ 11,750.00	\$ 641.49	\$ 0.00	\$ 1,546,091.78
October	1,546,091.78	11,750.00	646.65	0.00	1,558,488.43
November	1,558,488.43	11,750.00	651.82	0.00	1,570,890.25
December	1,570,890.25	11,750.00	656.99	0.00	1,583,297.24
January	1,583,297.24	11,750.00	575.31	416,872.25	1,178,750.30
February	1,178,750.30	11,750.00	493.59	0.00	1,190,993.89
March	1,190,993.89	11,750.00	498.70	0.00	1,203,242.59
April	1,203,242.59	11,750.00	503.80	0.00	1,215,496.39
May	1,215,496.39	11,750.00	508.90	0.00	1,227,755.29
June	1,227,755.29	11,750.00	514.01	0.00	1,240,019.30
July	1,240,019.30	11,750.00	519.12	0.00	1,252,288.42
August	1,252,288.42	11,750.00	524.23	0.00	1,264,562.65
	<u>1,533,700.29</u>	<u>141,000.00</u>	<u>6,734.61</u>	<u>416,872.25</u>	<u>1,264,562.65</u>

# Highland CDD

Analysis Date - September 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2041-2042	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,264,562.65	\$ 11,750.00	\$ 529.35	\$ 0.00	\$ 1,276,842.00
October	1,276,842.00	11,750.00	534.47	0.00	1,289,126.47
November	1,289,126.47	11,750.00	539.58	0.00	1,301,416.05
December	1,301,416.05	11,750.00	544.70	0.00	1,313,710.75
January	1,313,710.75	11,750.00	545.50	20,784.77	1,305,221.48
February	1,305,221.48	11,750.00	546.29	0.00	1,317,517.77
March	1,317,517.77	11,750.00	551.41	0.00	1,329,819.18
April	1,329,819.18	11,750.00	556.54	0.00	1,342,125.72
May	1,342,125.72	11,750.00	561.67	0.00	1,354,437.39
June	1,354,437.39	11,750.00	566.80	0.00	1,366,754.19
July	1,366,754.19	11,750.00	571.93	0.00	1,379,076.12
August	1,379,076.12	11,750.00	577.06	0.00	1,391,403.18
	<u>1,264,562.65</u>	<u>141,000.00</u>	<u>6,625.30</u>	<u>20,784.77</u>	<u>1,391,403.18</u>
2042-2043	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,391,403.18	\$ 11,750.00	\$ 582.20	\$ 0.00	\$ 1,403,735.38
October	1,403,735.38	11,750.00	587.34	0.00	1,416,072.72
November	1,416,072.72	11,750.00	592.48	0.00	1,428,415.20
December	1,428,415.20	11,750.00	597.62	0.00	1,440,762.82
January	1,440,762.82	11,750.00	599.05	17,847.46	1,435,264.41
February	1,435,264.41	11,750.00	600.47	0.00	1,447,614.88
March	1,447,614.88	11,750.00	605.62	0.00	1,459,970.50
April	1,459,970.50	11,750.00	610.77	0.00	1,472,331.27
May	1,472,331.27	11,750.00	615.92	0.00	1,484,697.19
June	1,484,697.19	11,750.00	621.07	0.00	1,497,068.26
July	1,497,068.26	11,750.00	626.23	0.00	1,509,444.49
August	1,509,444.49	11,750.00	631.38	0.00	1,521,825.87
	<u>1,391,403.18</u>	<u>141,000.00</u>	<u>7,270.15</u>	<u>17,847.46</u>	<u>1,521,825.87</u>
2043-2044	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,521,825.87	\$ 11,750.00	\$ 636.54	\$ 0.00	\$ 1,534,212.41
October	1,534,212.41	11,750.00	641.70	0.00	1,546,604.11
November	1,546,604.11	11,750.00	646.87	0.00	1,559,000.98
December	1,559,000.98	11,750.00	652.03	0.00	1,571,403.01
January	1,571,403.01	11,750.00	641.11	77,239.30	1,506,554.82
February	1,506,554.82	11,750.00	630.18	0.00	1,518,935.00
March	1,518,935.00	11,750.00	635.34	0.00	1,531,320.34
April	1,531,320.34	11,750.00	640.50	0.00	1,543,710.84
May	1,543,710.84	11,750.00	645.66	0.00	1,556,106.50
June	1,556,106.50	11,750.00	637.25	65,174.69	1,503,319.06
July	1,503,319.06	11,750.00	628.83	0.00	1,515,697.89
August	1,515,697.89	11,750.00	631.42	12,314.18	1,515,765.13
	<u>1,521,825.87</u>	<u>141,000.00</u>	<u>7,667.43</u>	<u>154,728.17</u>	<u>1,515,765.13</u>

# Highland CDD

Analysis Date - September 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2044-2045	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,515,765.13	\$ 11,750.00	\$ 634.02	\$ 0.00	\$ 1,528,149.15
October	1,528,149.15	11,750.00	639.18	0.00	1,540,538.33
November	1,540,538.33	11,750.00	644.34	0.00	1,552,932.67
December	1,552,932.67	11,750.00	649.50	0.00	1,565,332.17
January	1,565,332.17	11,750.00	639.33	73,621.73	1,504,099.77
February	1,504,099.77	11,750.00	629.16	0.00	1,516,478.93
March	1,516,478.93	11,750.00	634.31	0.00	1,528,863.24
April	1,528,863.24	11,750.00	639.47	0.00	1,541,252.71
May	1,541,252.71	11,750.00	640.89	17,991.48	1,535,652.12
June	1,535,652.12	11,750.00	636.93	25,788.30	1,522,250.75
July	1,522,250.75	11,750.00	636.72	0.00	1,534,637.47
August	1,534,637.47	11,750.00	641.88	0.00	1,547,029.35
	1,515,765.13	141,000.00	7,665.73	117,401.51	1,547,029.35
2045-2046	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,547,029.35	\$ 11,750.00	\$ 647.04	\$ 0.00	\$ 1,559,426.39
October	1,559,426.39	11,750.00	652.21	0.00	1,571,828.60
November	1,571,828.60	11,750.00	657.38	0.00	1,584,235.98
December	1,584,235.98	11,750.00	662.55	0.00	1,596,648.53
January	1,596,648.53	11,750.00	665.82	9,094.45	1,599,969.90
February	1,599,969.90	11,750.00	669.10	0.00	1,612,389.00
March	1,612,389.00	11,750.00	674.28	0.00	1,624,813.28
April	1,624,813.28	11,750.00	679.45	0.00	1,637,242.73
May	1,637,242.73	11,750.00	684.63	0.00	1,649,677.36
June	1,649,677.36	11,750.00	689.81	0.00	1,662,117.17
July	1,662,117.17	11,750.00	695.00	0.00	1,674,562.17
August	1,674,562.17	11,750.00	700.18	0.00	1,687,012.35
	1,547,029.35	141,000.00	8,077.45	9,094.45	1,687,012.35
2046-2047	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,687,012.35	\$ 11,750.00	\$ 705.37	\$ 0.00	\$ 1,699,467.72
October	1,699,467.72	11,750.00	710.56	0.00	1,711,928.28
November	1,711,928.28	11,750.00	715.75	0.00	1,724,394.03
December	1,724,394.03	11,750.00	720.95	0.00	1,736,864.98
January	1,736,864.98	11,750.00	706.03	96,545.95	1,652,775.06
February	1,652,775.06	11,750.00	691.10	0.00	1,665,216.16
March	1,665,216.16	11,750.00	696.29	0.00	1,677,662.45
April	1,677,662.45	11,750.00	701.47	0.00	1,690,113.92
May	1,690,113.92	11,750.00	706.66	0.00	1,702,570.58
June	1,702,570.58	11,750.00	711.85	0.00	1,715,032.43
July	1,715,032.43	11,750.00	717.04	0.00	1,727,499.47
August	1,727,499.47	11,750.00	722.24	0.00	1,739,971.71
	1,687,012.35	141,000.00	8,505.31	96,545.95	1,739,971.71

# Highland CDD

Analysis Date - September 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2047-2048	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,739,971.71	\$ 11,750.00	\$ 727.44	\$ 0.00	\$ 1,752,449.15
October	1,752,449.15	11,750.00	732.64	0.00	1,764,931.79
November	1,764,931.79	11,750.00	737.84	0.00	1,777,419.63
December	1,777,419.63	11,750.00	743.04	0.00	1,789,912.67
January	1,789,912.67	11,750.00	740.16	38,791.48	1,763,611.35
February	1,763,611.35	11,750.00	737.29	0.00	1,776,098.64
March	1,776,098.64	11,750.00	742.49	0.00	1,788,591.13
April	1,788,591.13	11,750.00	747.69	0.00	1,801,088.82
May	1,801,088.82	11,750.00	752.90	0.00	1,813,591.72
June	1,813,591.72	11,750.00	758.11	0.00	1,826,099.83
July	1,826,099.83	11,750.00	763.32	0.00	1,838,613.15
August	1,838,613.15	11,750.00	768.54	0.00	1,851,131.69
	<u>1,739,971.71</u>	<u>141,000.00</u>	<u>8,951.46</u>	<u>38,791.48</u>	<u>1,851,131.69</u>
2048-2049	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 1,851,131.69	\$ 11,750.00	\$ 773.75	\$ 0.00	\$ 1,863,655.44
October	1,863,655.44	11,750.00	778.97	0.00	1,876,184.41
November	1,876,184.41	11,750.00	784.19	0.00	1,888,718.60
December	1,888,718.60	11,750.00	789.41	0.00	1,901,258.01
January	1,901,258.01	11,750.00	476.98	1,524,755.56	388,729.43
February	388,729.43	11,750.00	164.42	0.00	400,643.85
March	400,643.85	11,750.00	169.38	0.00	412,563.23
April	412,563.23	11,750.00	169.19	24,751.58	399,730.84
May	399,730.84	11,750.00	169.00	0.00	411,649.84
June	411,649.84	11,750.00	173.97	0.00	423,573.81
July	423,573.81	11,750.00	178.94	0.00	435,502.75
August	435,502.75	11,750.00	183.91	0.00	447,436.66
	<u>1,851,131.69</u>	<u>141,000.00</u>	<u>4,812.11</u>	<u>1,549,507.14</u>	<u>447,436.66</u>
2049-2050	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 447,436.66	\$ 11,750.00	\$ 188.88	\$ 0.00	\$ 459,375.54
October	459,375.54	11,750.00	193.85	0.00	471,319.39
November	471,319.39	11,750.00	198.83	0.00	483,268.22
December	483,268.22	11,750.00	203.81	0.00	495,222.03
January	495,222.03	11,750.00	199.06	46,701.19	460,469.90
February	460,469.90	11,750.00	194.31	0.00	472,414.21
March	472,414.21	11,750.00	199.29	0.00	484,363.50
April	484,363.50	11,750.00	204.27	0.00	496,317.77
May	496,317.77	11,750.00	209.25	0.00	508,277.02
June	508,277.02	11,750.00	214.23	0.00	520,241.25
July	520,241.25	11,750.00	219.22	0.00	532,210.47
August	532,210.47	11,750.00	224.20	0.00	544,184.67
	<u>447,436.66</u>	<u>141,000.00</u>	<u>2,449.20</u>	<u>46,701.19</u>	<u>544,184.67</u>

# Highland CDD

Analysis Date - September 1, 2023

Inflation:3.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2050-2051	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 544,184.67	\$ 11,750.00	\$ 229.19	\$ 0.00	\$ 556,163.86
October	556,163.86	11,750.00	234.18	0.00	568,148.04
November	568,148.04	11,750.00	239.18	0.00	580,137.22
December	580,137.22	11,750.00	244.17	0.00	592,131.39
January	592,131.39	11,750.00	244.44	22,681.78	581,444.05
February	581,444.05	11,750.00	244.72	0.00	593,438.77
March	593,438.77	11,750.00	249.71	0.00	605,438.48
April	605,438.48	11,750.00	254.71	0.00	617,443.19
May	617,443.19	11,750.00	259.72	0.00	629,452.91
June	629,452.91	11,750.00	219.64	216,381.41	425,041.14
July	425,041.14	11,750.00	179.55	0.00	436,970.69
August	436,970.69	11,750.00	184.52	0.00	448,905.21
	544,184.67	141,000.00	2,783.73	239,063.19	448,905.21
2051-2052	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 448,905.21	\$ 11,750.00	\$ 189.49	\$ 0.00	\$ 460,844.70
October	460,844.70	11,750.00	194.47	0.00	472,789.17
November	472,789.17	11,750.00	199.44	0.00	484,738.61
December	484,738.61	11,750.00	204.42	0.00	496,693.03
January	496,693.03	11,750.00	203.56	28,046.00	480,600.59
February	480,600.59	11,750.00	202.70	0.00	492,553.29
March	492,553.29	11,750.00	207.68	0.00	504,510.97
April	504,510.97	11,750.00	212.66	0.00	516,473.63
May	516,473.63	11,750.00	217.65	0.00	528,441.28
June	528,441.28	11,750.00	222.63	0.00	540,413.91
July	540,413.91	11,750.00	227.62	0.00	552,391.53
August	552,391.53	11,750.00	232.61	0.00	564,374.14
	448,905.21	141,000.00	2,514.93	28,046.00	564,374.14
2052-2053	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
September	\$ 564,374.14	\$ 11,750.00	\$ 237.60	\$ 0.00	\$ 576,361.74
October	576,361.74	11,750.00	242.60	0.00	588,354.34
November	588,354.34	11,750.00	247.60	0.00	600,351.94
December	600,351.94	11,750.00	252.59	0.00	612,354.53
January	612,354.53	11,750.00	133.17	597,246.89	26,990.81
February	26,990.81	11,750.00	13.69	0.00	38,754.50
March	38,754.50	11,750.00	18.60	0.00	50,523.10
April	50,523.10	11,750.00	14.79	41,796.49	20,491.40
May	20,491.40	11,750.00	10.99	0.00	32,252.39
June	32,252.39	11,750.00	15.89	0.00	44,018.28
July	44,018.28	11,750.00	20.79	0.00	55,789.07
August	55,789.07	11,750.00	25.69	0.00	67,564.76
	564,374.14	141,000.00	1,234.00	639,043.38	67,564.76

**MINUTES OF MEETING**

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

**HIGHLANDS  
COMMUNITY DEVELOPMENT DISTRICT**

The meeting of the Board of Supervisors of the Highlands Community Development District was held on **Tuesday, April 11, 2023, at 6:00 p.m.** at the Ayersworth Glen Clubhouse, 11102 Ayersworth Glen Blvd., Wimauma, FL 33598.

Present and constituting a quorum:

Kangelia Baxter	<b>Board Member, Chair</b>
Mark Bouthot	<b>Board Member, Vice Chair</b>
Trang Chu	<b>Board Member, Assistant Secretary</b>
Orlando Echevarria	<b>Board Member, Assistant Secretary</b>
Joanna Pharo	<b>Board Member, Assistant Secretary</b>

Also present were:

Taylor Nielsen	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Doug Agnew	<b>Representative, Advance Aquatics</b>
Gail Huff	<b>Representative, Ballenger Irrigation</b>
David Jackson	<b>District Counsel, Persson, Cohen &amp; Mooney</b>
Robin Rhodes	<b>Representative, Yellowstone</b>
Will Williams	<b>Clubhouse Manager, Rizzetta &amp; Company, Inc.</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

The meeting was called to order at 6:00 p.m. and all Board members were present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board heard audience comments on landscape concerns from two residents that were in attendance.

**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Review of Vendor Maintenance Reports**

**1. Waterway Inspection Report**

50 Mr. Agnew reviewed his report with the Board and informed the Board.  
51

52 **2. Landscape Inspection Report**  
53

54 Mr. Schaub presented his report to the Board.  
55

56 **3. Irrigation Report**  
57

58 Ms. Huff presented the Irrigation Report to the Board.  
59

60 **4. Landscape Report**  
61

62 Present and no report.  
63

64 **B. District Counsel**  
65

66 **1. Consideration of District Management Services**  
67

On a motion from Mr. Echevarria, seconded by Mr. Bouthot, the Board unanimously authorized District Counsel to draft a contract for District Management services with Inframark and authorize the Chair to execute the contract, Inframark agreed to begin services immediately, and waive fees for the first 30 days of services, for the Highlands CDD.

68 **C. District Engineer**  
69  
70

On a motion from Mr. Echevarria, seconded by Mr. Bouthot, the Board unanimously authorized Staff to terminate services with John Engineering and authorize District Counsel to draft a contract for Services with BDI, for District Engineer, and authorized the Chair execute contract outside of a meeting, for the Highlands CDD.

71 **D. District Manager Report**  
72  
73

74 Mr. Nielsen informed the Board of Supervisors that the next regularly scheduled  
75 Meeting May 9, 2023, at 6:00 p.m.  
76

77 **E. Clubhouse Manager Report**  
78

79 **1. Review of Clubhouse Managers Report**  
80

81 Mr. Williams reviewed his report with the Board.  
82

83 Mr. Williams presented the Sharper Image Pool proposal to the Board.  
84 (Under Separate Cover)  
85

On a motion from Mr. Echevarria, seconded by Mr. Bouthot, the Board unanimously approved the revised pricing proposal for Sharper Image Pools, authorizing District Counsel to draft a contract for services including both proposed options and authorize Chair to execute the contract, outside of a meeting, for the Highlands CDD.

86

On a motion from Mr. Echevarria, seconded by Mr. Bouthot, the Board unanimously approved the revised ST6 proposals QU-0050, QU-0049 and QU0044, authorized District Counsel to draft a contract for services and authorized Chair to execute contract outside of a meeting, for the Highlands CDD.

87

88 The Board request QU-0051 and QU-0072 be revised to include more durable  
89 solutions to the gates, including maglocks instead of latching pins and wave buttons,  
90 instead of plastic push buttons.

91

92 The Board requested the Clubhouse Manager look at options for lighting near the  
93 rear of the fitness center entrance walkways.

94

95 **FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Board of Supervisors' Regular  
Meeting held on March 14, 2023**

96

97

98

99 Mr. Nielsen presented the Minutes of the Board of Supervisors' Regular  
100 Meeting held on March 14, 2023.

101

On a motion from Ms. Baxter, seconded by Mr. Bouthot, the Board unanimously approved the Minutes of the Board of Supervisors' Regular Meeting held on March 14, 2023, for the Highlands CDD.

102

103 **FIFTH ORDER OF BUSINESS**

**Consideration of Operation &  
Maintenance Expenditures for  
February 2023**

104

105

106

On a motion from Ms. Baxter, seconded by Mr. Bouthot, the Board unanimously approved the Operation & Maintenance for February 2023, in the amount of \$148,662.87, for the Highlands CDD.

107

108 **SIXTH ORDER OF BUSIENSS**

**Audience Comments**

109

110 There were no audience comments.

111

112 **SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

113

114 There were no supervisor requests.

115

116 **EIGHTH ORDER OF BUSINESS**

**Adjournment**

117

On a motion from Ms. Baxter, seconded by Mr. Bouthot, the Board unanimously approved to adjourn the meeting at 7:50 p.m., for the Highlands CDD.

118

119

120

121

122

Assistant Secretary

Chair / Vice Chair