

***HIGHLAND TRAILS
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Public Hearing and Regular Meeting***

***Date/Time:
Wednesday, August 12, 2026
6:00 P.M.***

***Location:
Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544***

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

Highland Trails Community Development District
c/o Kai
2502 N. Rocky Point Dr. Suite 1000
Tampa, FL 33607
813-565-4663

Board of Supervisors
Highland Trails Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the Highland Trails Community Development District is scheduled for **Wednesday, August 12, 2026, at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Larry Krause

Larry Krause
District Manager
813-565-4663

CC: Attorney
Engineer
District Records

District: HIGHLAND TRAILS COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Wednesday, August 12, 2026

Time: 6:00 P.M.

Location: Hilton Garden Inn
26640 Silver Maple Parkway
Wesley Chapel, Florida 33544

Supervisor	Position	
Michael Lawson	Chairman	
Doug Draper	Vice Chair	
Lori Price	Assistant Secretary	
Christie Ray	Assistant Secretary	
Brittany Crutchfield	Assistant Secretary	

TEAMS: [Join the meeting now](#)

Meeting ID: 238 337 195 443 2

Passcode: Y4VL9NB7

Dial in by phone: [+1 312-667-7136,,344434474#](#)

Phone conference ID: 344 434 474#

Mute/Unmute: *6

Public Hearing and Regular Meeting

For the full agenda packet, please contact highlandtrails@hikai.com

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Administrative Items

A. Consideration/Approval of the Minutes

1. June 1, 2026 Regular Meeting **Exhibit 1**
2. June 10, 2026 Continued Meeting **Exhibit 2**

B. Consideration/Acceptance of the Unaudited Financial Statements

1. April 2026 **Exhibit 3**
2. May 2026 **Exhibit 4**
3. June 2026 **Exhibit 5**

IV. Business Items

A. FY 2027 Budget Public Hearing

1. Open Public Hearing
2. Presentation of FY 2027 Budget **Exhibit 6**
 - a. Affidavits of Publication: July 10 & 17, 2026 **Exhibit 7**
3. Public Comments
4. Close Public Hearing

B. Consideration of Resolution 2026-08, Adopting the FY 2027 Budget **Exhibit 8**

C. FY 2027 Levying O&M Assessments Public Hearing

1. Open Public Hearing
2. Public Comments
3. Close Public Hearing

D. Consideration of Resolution 2026-09, Imposing and Levying the O&M Assessments on the FY 2027 Budget

Exhibit 9

1. Exhibit A: FY 2027 Budget
2. Exhibit B: FY 2027 Budget Funding Agreement

E. Consideration of Resolution 2026-10, Adopting the FY 2027 Meeting Schedule

Exhibit 10

F. Consideration for Acceptance – Developer Licensing Agreement

V. Staff & Vendor Reports

A. District Counsel

B. District Engineer

C. Field Manager

1. Florida Commercial Care – Irrigation Inspection Report conducted on July 10, 2026
2. Safety Culture Report conducted on July 29, 2026
3. Steadfast – August 2026 Waterway Treatment Report

Exhibit 11

Exhibit 12

Exhibit 13

D. District Manager

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment