

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

MEETING AGENDA

**Wednesday, August 20, 2025, at
6:00 PM Meeting to be held at:**

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



313 Campus Street
Celebration, FL 34747
(407) 566-1935

Highlands Community Development District

Board of Supervisors

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

Staff:

Kristee Cole, District Manager
Amy Farrington, District Counsel
Stephen Brletic, District Engineer
Brittany West, Onsite Manager
Jason Jaszczak, Advanced Aquatic
Epi Carvajal, PineLake
Gail Huff, Sprinkler Solutions

Final Meeting Agenda Wednesday, August 20, 2025 – 6:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Adoption of the Agenda**
- 3. Audience Comments – Three- (3) Minute Time Limit**
- 4. Special Business Item**
 - A. Consideration of Board Resume.....Page 3
 - B. Consideration of Resolution 2025-03, Designating Officers.....Page 10
- 5. Staff Reports**
 - A. District Engineer
 1. Presentation of Pond 2 Observation ReportPage 11
 - B. Aquatics Inspection ReportPage 27
 1. Consideration of Pond 2 Planting ProposalPage 40
 2. Consideration of Pond Repair ProposalsPage 41
 - C. Field Inspection ReportPage 45
 - D. Landscape Report
 1. Consideration of Plant Removal from the WallsPage 49
 2. Consideration of Mulch InstallationPage 56
 - E. Irrigation Report.....Page 63
 - F. District Counsel
 - G. District Manager
 - H. Onsite Manager
 1. Monthly Manager’s Report.....Page 64
- 6. Business Item**
 - A. Public Hearing on the Fiscal Year 2025-2026 Final Budget and Levying the O&M Assessment
 1. Consideration of Resolution 2025-04, Adopting the Final Budget.....Page 65
 2. Consideration of Resolution 2025-05, Levying the O&M Assessment.....Page 94
 - B. Consideration of Resolution 2025-06, Adopting the Fiscal Year 2025-2026 Meeting Schedule.....Page 98
 - C. Consideration of Resolution 2025-07, Adopting the Goals and Objectives.....Page 100
 - D. Consideration of Spider Playground Structure.....Page 105
 - E. Consideration of Water Fountain Replacement Proposals.....Page 109
 - F. Consideration of Chair Replacement.....Page 110
 - G. Consideration of Two Sets of Water Coolers Replacement Proposal.....Page 111
 - H. Consideration of Gym Revamping Proposal.....Page 114
 - I. Consideration of Pressure Washing Proposal.....Page 124
 - J. Discussion of Usage of the Clubhouse for Financial Seminars
- 7. Business Administration**
 - A. Consideration of Minutes from the Meeting held on July 16, 2025Page 143
 - B. Consideration of July 2025 Check RegisterPage 146
- 8. Supervisor Requests**
- 9. Audience Comments – Three- (3) Minute Time Limit**
- 10. Adjournment**

The next meeting is scheduled for Wednesday, September 17, 2025, at 6:00 p.m.

District Office:

313 Campus Street
Celebration FL 34747
www.highlandscdd.com

Meeting Location:

Ayersworth Glen Clubhouse
11102 Ayersworth Glen Blvd.
Wimauma, FL 33598

Michelle L. Hooten, CPP

10846 Kirkwall Port Dr, Wimauma, FL 33598 ▪ (813) 217-2493 ▪ Michelle_Hooten@yahoo.com

SUMMARY

Dedicated and detail-oriented accounting professional with extensive experience in financial management, payroll administration, and operational efficiency. Proven ability to streamline processes, enhance reporting accuracy, and manage large-scale financial operations. Certified Payroll Professional with strong leadership skills and a commitment to continuous improvement.

EXPERIENCE

Keystone Corporate Services, Tampa, FL

April 2014 – Present

Accounting Manager

- Calculate variances from the budget and report significant issues to senior leadership.
- Developed an efficient invoicing process for customer contractual requirements.
- Partner with Human Resources to ensure accurate payroll financial reporting.
- Collaborate with an external accounting firm for financial oversight.
- Manage cash flow forecasting for a \$36 million company.
- Maintain documented accounting policies and procedures.
- Facilitate weekly finance meetings with financial updates.
- Proactively develop new budget and forecasting reports.
- Supervise accounts payable and receivable department.
- Manage workers' compensation reporting and auditing.
- Conduct full multi-entity general ledger reconciliation.
- Oversee daily cash management of 20+ bank accounts.
- Prepare year-end tax documents for 1099 vendors.
- Conduct pricing analysis for contract negotiations.
- Provide periodic profitability reports by facility.
- Ensure the issuance of timely financial statements.
- Perform bank statement reconciliation.

Shooters World, LLC, Tampa, FL

July 2012 – January 2014

Controller

- Contributed to the development and design of a 62,000 sq ft retail firearms store and range.
- Managed accounting and payroll software implementation.
- Implemented point of sale and inventory (BETA) software.
- Prepared payroll taxes for 70+ employees.
- Oversaw FDLE background checks.
- Managed the accounting department.
- Maintained financial reporting.

Shoot Straight Tampa, Inc, and Shoot Straight Clearwater, Inc

November 2009 – July 2012

Office Manager

- Reconciled accounts payable invoices with inventory transactions.
- Reconciled all daily credit card, cash, and check transactions.
- Reconciled monthly accounting system to inventory system.
- Processed payroll and bonuses for over fifty employees.
- Responsible for all payroll and sales tax preparation.

- Prepared all deposits and ordered change as needed.
- Reconciled customer deposits and layaways.
- Maintained customer mail records database.
- Processed accounts payable invoices.
- Reviewed 4473 background checks.
- Maintained all financial reporting.
- Handled inventory control and auditing.

Central Florida Finishers, Inc., Kissimmee, FL

February 2003 – August 2009

Controller

- Prepared annual financial statements for CPA firm and owner review.
- Reviewed job costing to ensure all jobs operated within allocated profit percentages.
- Oversaw daily field operations and communicated schedules to operations managers.
- Streamlined operations department and implemented new operating procedures.
- Oversaw accounts receivable department with over \$15 million per year.
- Managed weekly payroll for over forty-five employees.
- Responsible for all payroll and sales tax preparation.
- Completed WIP, NTO, and Release of Liens.
- Managed office personnel of four employees.
- Oversaw accounts payable department.
- Maintained all financial reporting.

EDUCATION

Southern New Hampshire University

Bachelor of Science in Finance and Accounting (Expected Graduation December 2028)

CERTIFICATIONS

Certified Payroll Professional

COMPUTER SOFTWARE

Extensive knowledge of PC software including Internet applications, Microsoft Outlook, Excel, Word, QuickBooks, Microsoft Dynamics GP, Dynamic Budgets, ADP, Certipay, Paycom

REFERENCES

Available Upon Request

June, 2024

To Whom It May Concern,

It is my pleasure to recommend Michelle Hooten. During the one-and-a-half years that I was the Controller and her manager at Keystone Healthcare Partners (Keystone), I had the opportunity to observe her grow her accounting knowledge, database management skills, and time management abilities. She is one of the top performers at Keystone. I do not doubt she will also be an asset to your company.

Michelle's strengths include an incredible empathy for other team members and a willingness to tackle problems head-on. She consistently surpasses expectations and inquires after delivering results if what she has done is enough. In addition to her professional accomplishments, Michelle is dedicated to her continuing education and her family.

I am confident that Michelle will bring that same energy and talent to her next professional endeavor. She has my complete recommendation.

Please reach out if you have any questions. My contact information is below my signature.

Best regards,

Kathy Harper, CPA

kathyharper2015@gmail.com



Keystone Corporate Services, LLC

1201 W. Swann Avenue
Tampa, FL 33606
(813) 253-5400 Phone
(813) 253-5444 Fax

dbrown@keystonehealthcare.com
www.keystonehealthcare.com

To Whom it may concern,

It's my absolute pleasure to provide this letter of recommendation for Michelle Hooten. She has worked with us at Keystone Corporate Services, LLC as a payroll and accounting administrator and reported to me in my position as controller for over eight years.

I thoroughly enjoyed my time working with Michelle and came to know her as a truly valuable asset to our team. She is honest, organized, dependable, and incredibly hardworking, always going above and beyond to complete her assignments. Beyond that, she is a quick study with good instincts. I continuously used her as my sounding board on challenging issues.

Her knowledge of software and expertise in payroll and accounting was a huge advantage to our entire office. She put this skill set to work in order for our company to maximize efficiencies with limited resources.

Along with her undeniable talent, Michelle has always been an absolute joy to work with. She is a true team player, and always fosters positive discussions and brings the best out of other employees. She is well respected in our company.

Without a doubt, I confidently recommend Michelle to join your team. As a dedicated and knowledgeable employee and an all-around great person, I know that she will be a beneficial addition to your organization.

Please feel free to contact me at 813-928-0102 if you want to discuss Michelle's qualifications and experience further. I'd be happy to expand on my recommendation.

Best wishes,

A handwritten signature in dark ink, appearing to read "David C. Brown", with a stylized flourish at the end.

David Brown
Controller

MARGARETA IZDEBSKA-PHARO

8 1 3 - 6 1 4 - 4 8 6 0

iz.margareta@yahoo.com

SUMMARY

Highly skilled with broad-based experience in processing, auditing and record/documentation. Expertise in implementing processes, overseeing quality control, reviewing necessary documents in accordance with established policies, regulations, and procedures. Strong skills in formulating innovative solutions and identifying deficiencies and potential opportunities to optimize production. Strong communicator between operations staff, relationship managers, and clients. Seeking a challenging position utilizing my talents, communication skills, and desire to perform to my highest level while working with a dynamic and progressive organization.

EDUCATION

2010-2012

Southern Technical College - Brandon, FL

Major-Medical Assisting

Minor- Billing and Coding

2005-2009

Bloomington Senior High School - Valrico, FL

EXPERIENCE OF WORK

October 2006 – June 2023

South North Trucking Incorporated - Valrico, FL

Logistics Coordinator

- Accepting customer freight, building, booking and organizing
- Notifying customers of freight arrivals, pickups, movement, and deliveries
- Maintaining lines of communication with carriers, customers, shipping, and receiving facilities
- Data entry into fleet management system and online customer/vendor platforms
- Retaining records and various administrative or clerical support tasks
- Contacting customers, carriers, or distribution facilities to resolve problems/making adjustments as needed
- Continuously communicating with the Logistics Account Manager to ensure proper maintenance of accounts
- Negotiating contracts for individual freight shipments
- Proactively tracking shipments and recommending solutions for delayed shipments
- Identify the best transit solution based on the specific shipment requirements

November 2011 – April 2012

NeuroCenter - Brandon, FL

Medical Assistant/Front office lead

- Verify insurance/s and processing of co-pays/payments
- Obtained Authorizations, Records and Patient referrals
- Input patient data into Care360 Electronics Records System
- Performed various clinical duties and patient care support
- Assisted provider during examination and treatment
- Performed diagnostic studies and treatments as ordered by the provider
- Performed EKGs and Injections
- Entered codes and charges for services rendered

- Processed medication requests and overrides per provider
- Distributed patient education materials
- Organized and maintained sample and supply closets
- Assisted provider with completion of forms requested by patients to include FMLA

January 2010 - June 2010

Care Animal Hospital - Brandon, FL

Veterinary Technician and Kennel Assistant

- Ability to restrain for procedures performed by Technicians or Veterinarians
- Administer Testing and Medications
- Keep the treatment area clean and free of unsanitary items used during treatment.
- Care for animals (ex. exercising, feeding, observation for signs of illness, parasites and disease control)
- Unpacking, labeling and stocking of hospital supplies, stocking of cleaning and office supplies and kennel supplies.
- Assist in Radiology and minor surgeries

September 2006 - February - 2007

Michaels Arts & Crafts - Brandon, FL

Sales Associate

- Provided Exceptional Customer Service.
- Handled cash and credit transactions.
- Answered customers' questions.
- Greeted customers.
- Maintained clean and orderly checkout area.

LANGUAGES

Fluent in English

Fluent in Polish

RELEVANT INFORMATION

- A positive, motivated, can-do attitude
- Strong negotiating and problem solving skills
- Excellent time management, organizational, and multi-tasking skills
- Great communication skills
- Assertive
- Detail oriented
- Persistent
- Foresighted

AWARDS

- 5 Star Award
- Employee of The Year
- Leadership Medallion

ROBERT A. ROY
10750 Carloway Hill Drive
Wimauma Fl. 33598

(401) 447-0468

rar969@verizon.net

PROFILE

An energetic, highly experienced individual with excellent communications and interpersonal skills; a seasoned professional, comfortable in a fast paced environment; motivated, hardworking, productive and very reliable; proven ability to deliver high quality work in accordance with specific time constraints in both management and customer service fields; excels at multi-tasking in a variety of environments; seeking a challenging position that offers an opportunity to contribute skills and experience and afford an opportunity for job growth and stability

WORK HISTORY

Teknor Apex Company, Pawtucket, RI

Traffic Coordinator
Customer Service / Account Manager

Warehouse/Shipping Foreman
Production Scheduler

Thirty Four (34) Years

Production Scheduler
Material Specialist

RELEVANT EXPERIENCE & SKILLS

Management

- Served as liaison between traffic department and sales and accounting departments for all the company's locations
- Certified in several safety and quality programs
- Served as facilitator of Total Quality Action team
- Corporate instructor on Total Quality Management
- Chairman of company safety committee that was responsible for addressing all safety issues and accident investigations, resulting in significant decrease in frequency and severity of industrial injuries
- Completed several management/supervisor trainings including problem solving and conflict management

Customer Service

- Served three years as Senior Customer Service Representative responsible for account inventory control to ensure proper levels of raw materials
- Twelve years as a rate clerk in company traffic department where I was able to effectively deal with outside trucking vendors in negotiating best price possible
- Responsible maintaining tax records and general accounting information
- Trained employees in developing and maintaining good customer relations effectively and resolving problems

Sustainability and Recycling Administrator City Of Pawtucket

Five(5)Years

- City Administrator for the city of Pawtucket Rhode Island
- Responsible for all the reduction of energy cost within the City
- Conversion of all the city owned street lights to L.E.D .with a saving of \$800,000 per year
- Maintaining the Recycling program within the city

EDUCATION

Johnson & Wales University
Business Management/Marketing

Providence, RI

Tolman High School
General Studies

Pawtucket, RI
Diploma

RESOLUTION 2025-03

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

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per Chapter 190, Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

<u>Kangelia Baxter</u>	Chair
<u>Mark Bouthot</u>	Vice-Chair
<u>Jennifer Goldyn</u>	Secretary
<u>Leah Popelka</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u> </u>	Assistant Secretary
<u>Orlando Echevarria</u>	Assistant Secretary
<u>Trang Chu</u>	Assistant Secretary
<u>Kristee Cole</u>	Assistant Secretary

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

PASSED AND ADOPTED this 20th day of August, 2025.

ATTEST:

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors



Technical Memorandum

Date: 08-07-2025

To: HIGHLANDS CDD

Project Name: Pond 2 (ERP #7) Observation Report

From: BDi Engineers

Subject: Site Visit – Inspection

A site visit was conducted by BDi on 08-04-2025

The CDD pond number for this pond is “Pond 2”, however the permitted number is “Pond 7”

There are 3 Flared End Sections (FES) of pipe that enter this pond from street curb inlets, they are on the East, North and West sides of the pond. At the South side of the pond there is a control structure where the pond outfalls to.

The water level in the pond was observed to be 16-18” below the outfall notch at the control structure, so some of the exposed bank is due to water level fluctuation. There are, however, several areas with above average drop off and erosion that should be considered for repair, those locations are outlined in the report.

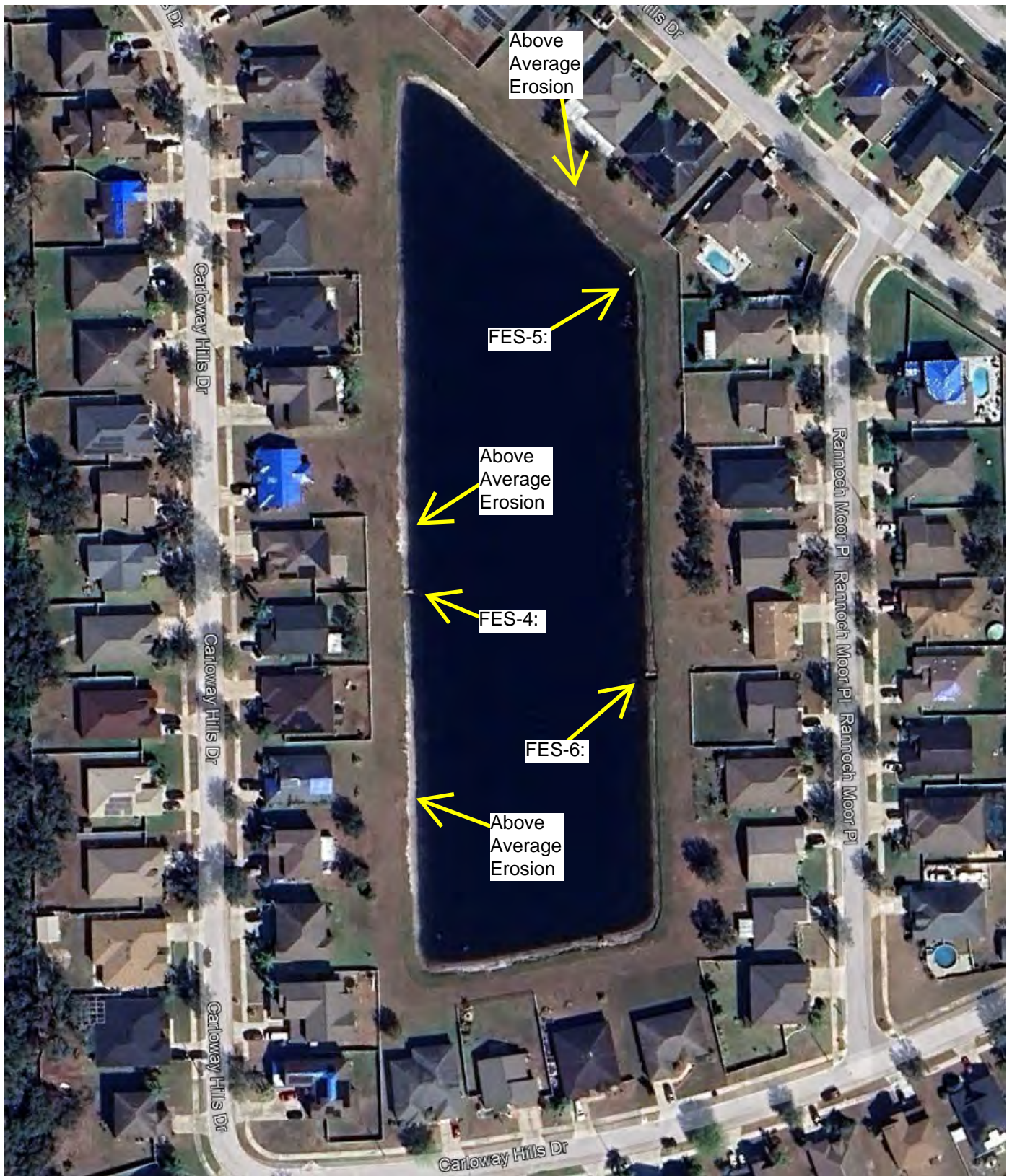
FES-6: This FES has broken away from the 18” pipe it is to be affixed to. This issue should be resolved with urgency. The 990lb structure should be lifted back into place (if undamaged) and secured back to the pipe with a new O-Ring Gasket. The adjacent area below the toe wall of the FES and pipe and area behind the pipe needs to be backfilled and stabilized. We recommend a rip-rap stabilization extending 6’ away from the pipe in both directions. If the structure is too big to lift out of the depression or is damaged beyond reuse, the structure will need to be broken up and removed and a new FES per the attached specifications will need to be poured/ordered and installed. Proposal shall assess the feasibility of each repair and bid accordingly.

FES-4 & FES-5: These structures were both observed to be exhibiting early signs of the failure that happened at FES-6. There is visible washout and erosion both under the toe wall of the FES as well as under and around the pipe. We recommend a fill dirt, compaction, fabric and rip-rap stabilization extending 6’ away from the pipe in both directions.

Ingress & Egress: There is a 20’ drainage easement that provides access to this pond and FES-6. It was observed that there is a vinyl fence and landscape islands that have been constructed in the easement and are encroaching on this access.

More pictures and videos from the inspection are available on request.

Highlands Pond 2 (ERP #7) Observation Report



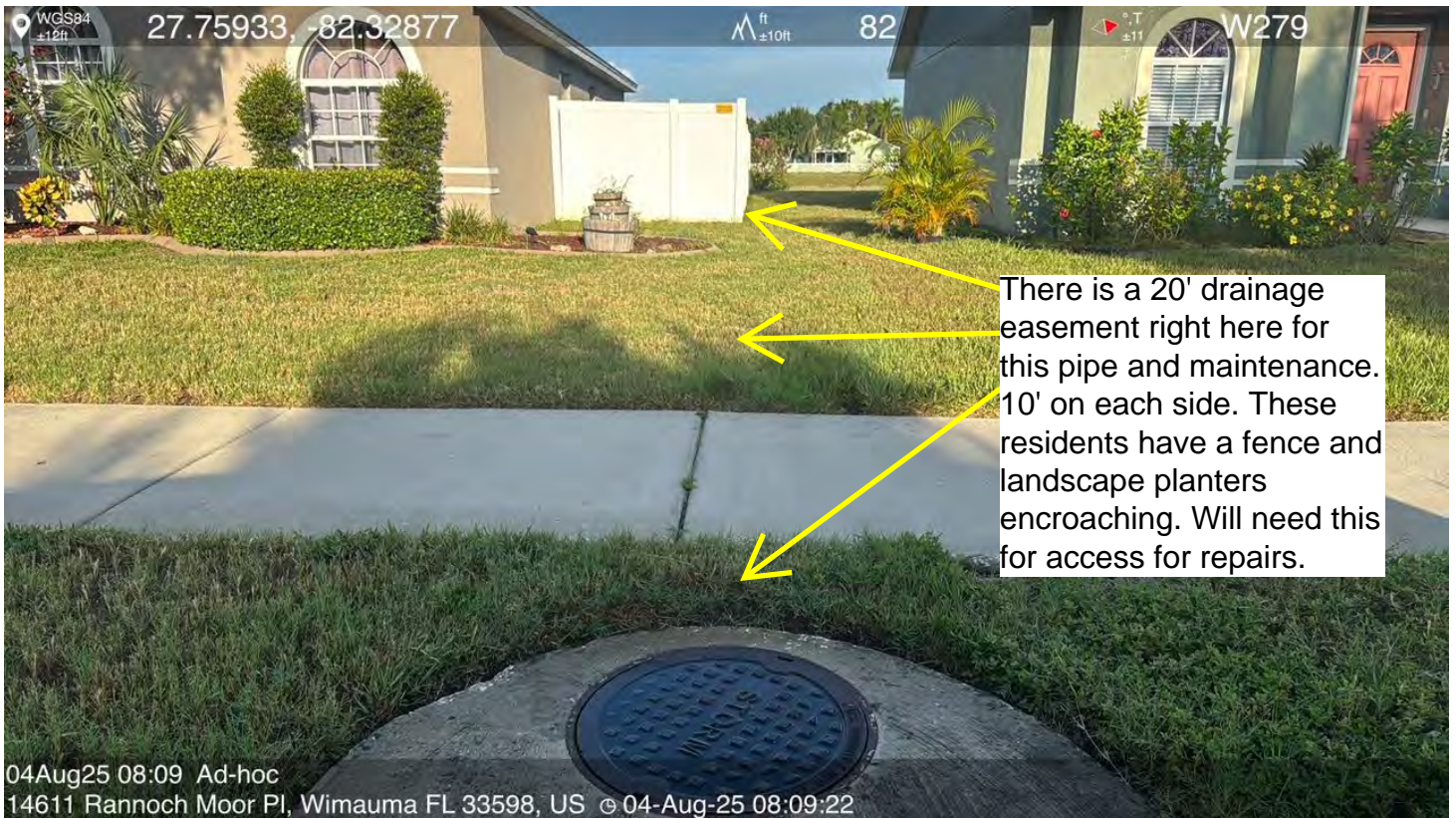
FES 6



FES 6



FES 6 - Drainage Easement Encroachments



Control Structure - South Pond Bank



FES 5



Above Average Erosion - NE Corner



Above Average Erosion - West Side

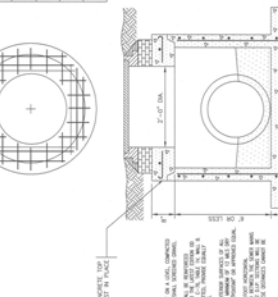
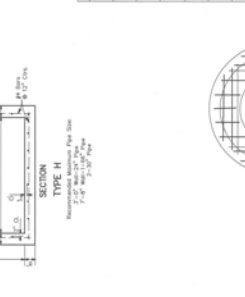
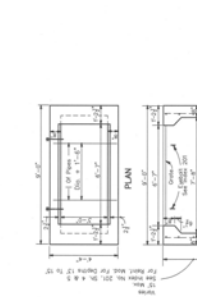
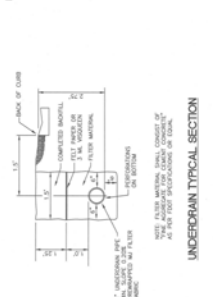
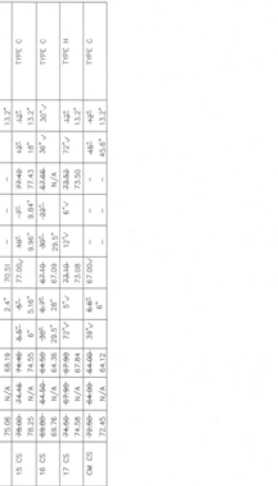
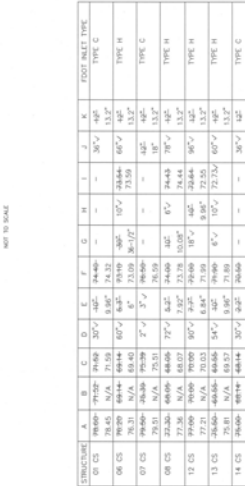
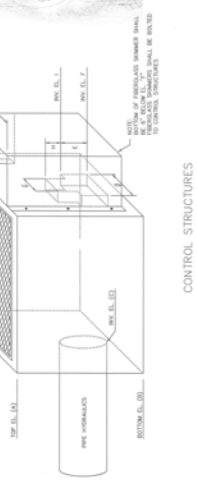
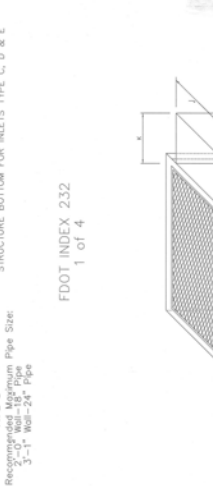
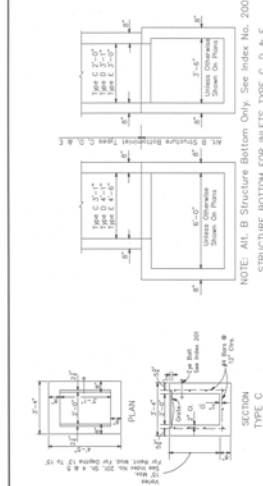
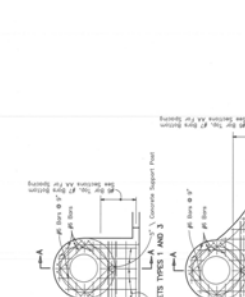
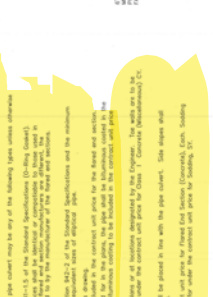


FES 4

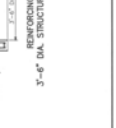
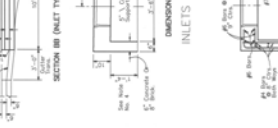
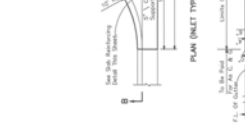
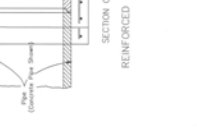
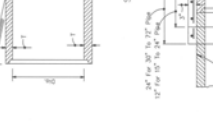
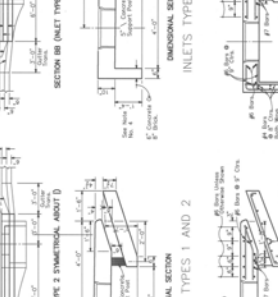
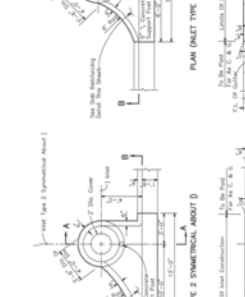
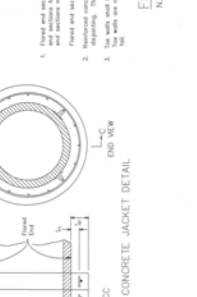
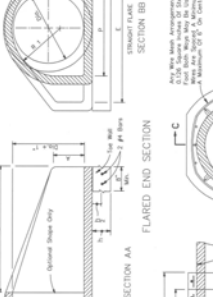
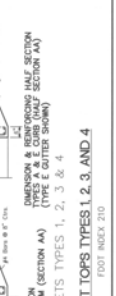
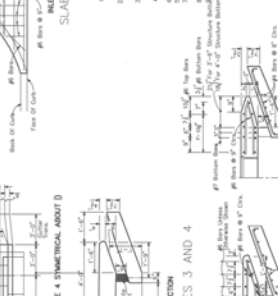
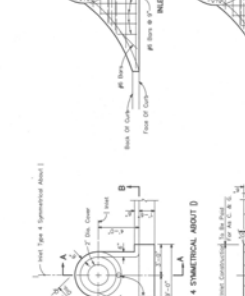
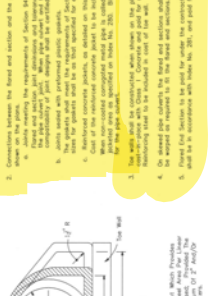


Above Average Erosion - West Side

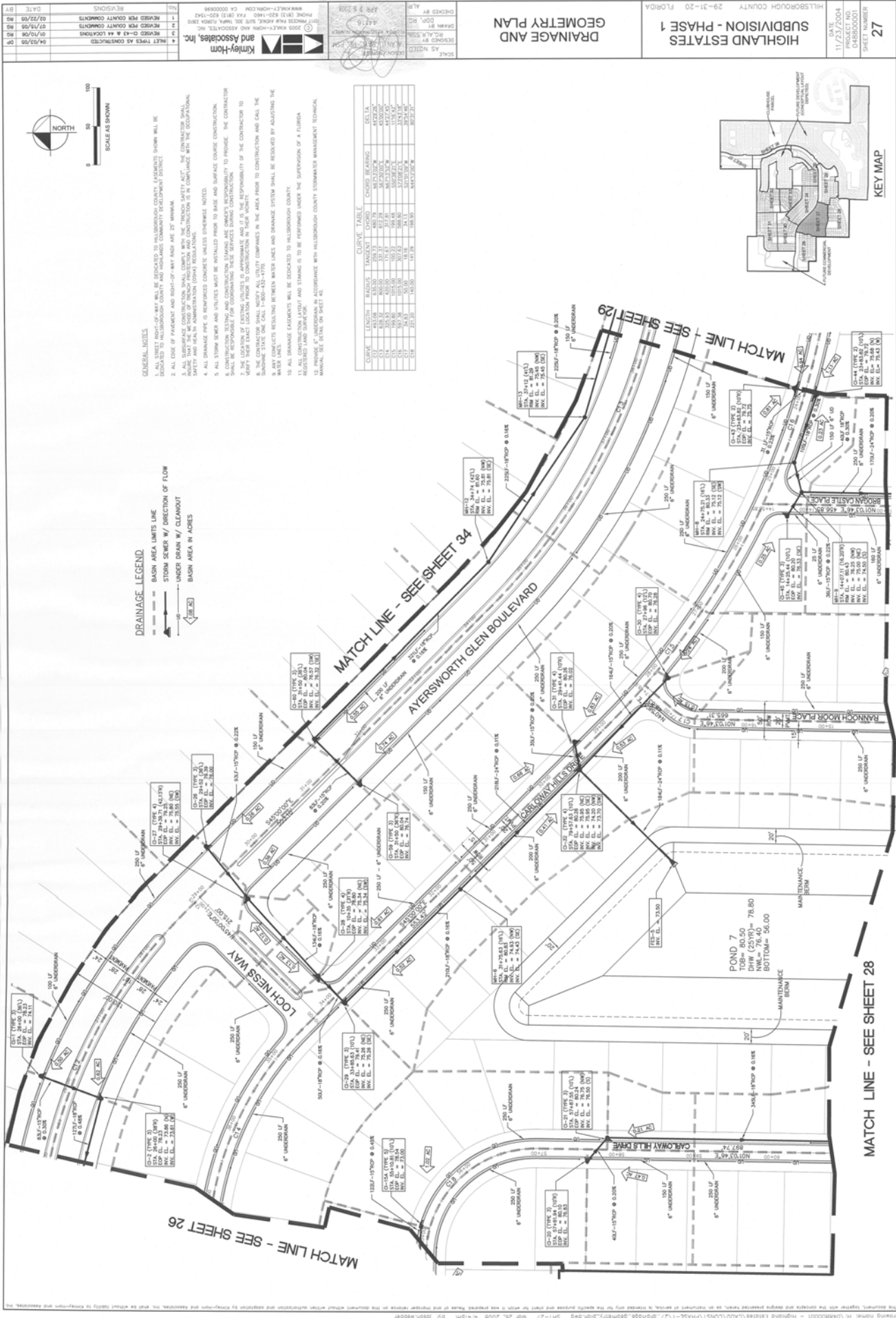


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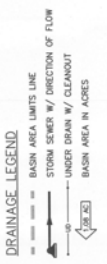
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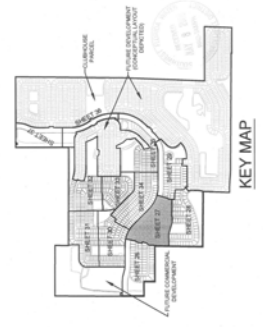
Drawing name: H:\08800001 - Highway E16\CONSTR\PASSE-1\F40_paving.paving.dwg
 Plot date: 02.2008 9:32pm by jaygoz



CURVE DATA TABLE				
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING
1	43.00	43.00	25.00	45.00°
2	100.00	100.00	60.00	30.00°
3	150.00	150.00	90.00	15.00°
4	200.00	200.00	120.00	7.50°
5	250.00	250.00	150.00	3.75°
6	300.00	300.00	180.00	1.88°
7	350.00	350.00	210.00	0.94°
8	400.00	400.00	240.00	0.47°
9	450.00	450.00	270.00	0.23°
10	500.00	500.00	300.00	0.12°
11	550.00	550.00	330.00	0.06°
12	600.00	600.00	360.00	0.03°



- GENERAL NOTES**
- ALL STREET RIGHT-OF-WAY WILL BE DEDICATED TO HILLSBOROUGH COUNTY. EASEMENTS SHOWN WILL BE DEDICATED TO HILLSBOROUGH COUNTY AND HILLSBOROUGH COUNTY DEVELOPMENT DISTRICT.
 - ALL EASE OF RIGHT-OF-WAY AND RIGHT-OF-WAY ARE 20' WIDE.
 - THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE OCCUPANCY, SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
 - ALL DRAINAGE PIPES ARE EXPOSED CONCRETE UNLESS OTHERWISE NOTED.
 - ALL STORM SEWER AND UTILITIES MUST BE INSTALLED PRIOR TO BASE AND SURFACE COURSE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE OCCUPANCY, SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
 - THE CONTRACTOR SHALL NOTIFY ALL UTILITIES COMPANIES IN THE AREA PRIOR TO CONSTRUCTION AND CALL THE TAPPING STATE ONE CALL 1-800-433-4773.
 - ALL DRAINAGE EASEMENTS WILL BE DEDICATED TO HILLSBOROUGH COUNTY.
 - ALL CONSTRUCTION LAYOUT AND STAKING IS TO BE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HILLSBOROUGH COUNTY STANDARD MANAGEMENT TECHNICAL MANUAL. SEE DETAIL ON SHEET 26.



MATCH LINE - SEE SHEET 28

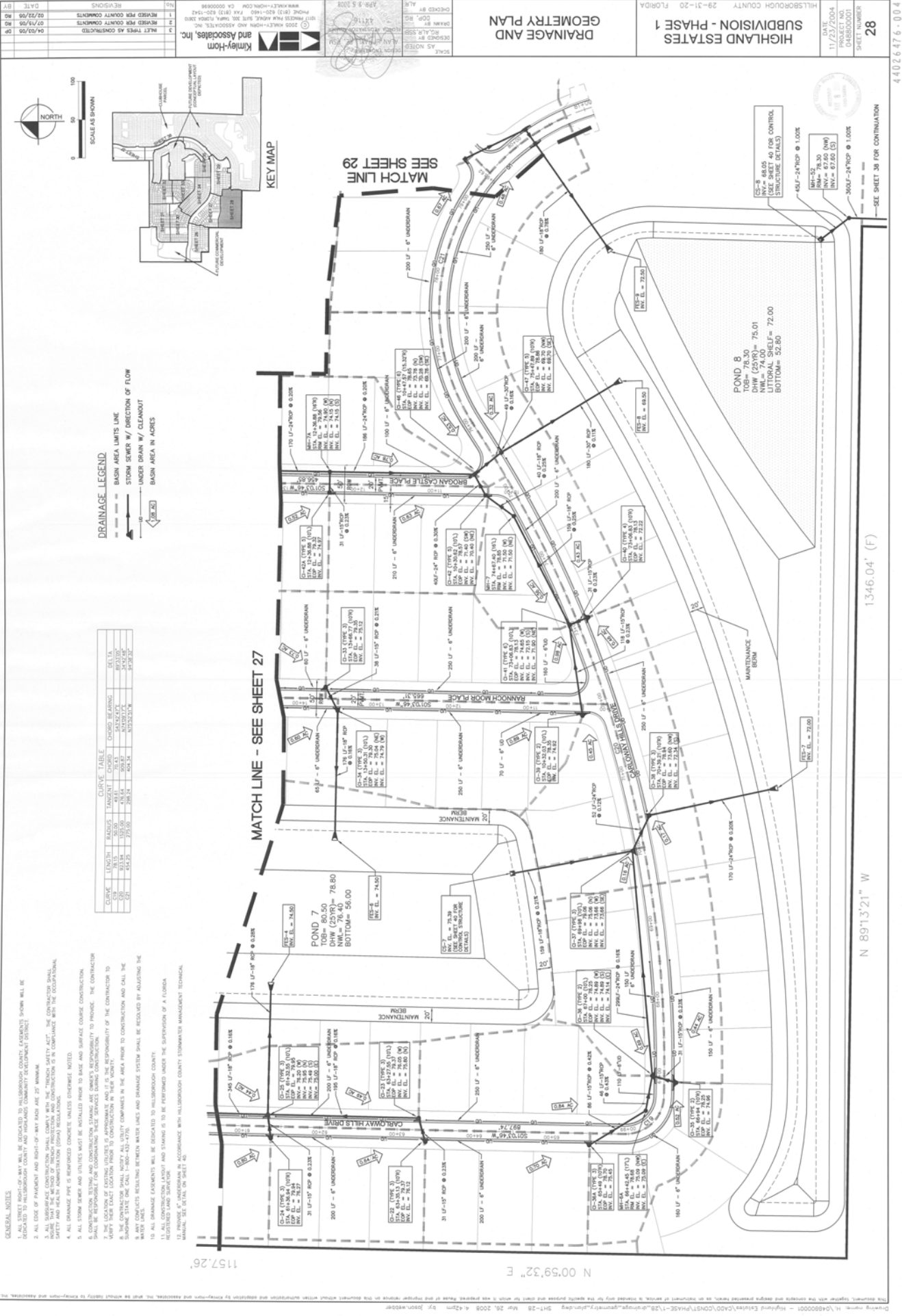
KEY MAP

DRAINAGE AND GEOMETRY PLAN

HIGHLAND ESTATES SUBDIVISION - PHASE 1

DATE: 11/23/2004
PROJECT NO.: 04-000001
SHEET NO.: 27

44026476.004



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	02/22/09	MS	REVISED PER COUNTY COMMENTS
2	07/10/09	MS	REVISED PER COUNTY COMMENTS
3	04/03/09	SP	NET TYPES AS CONSTRUCTED



CURVE TABLE

CURVE	LENGTH	RADIUS	ANGLE	CHORD BEARING	UT L.A.
1	10.00	100.00	90.00	S45.00E	69.3300
2	10.00	100.00	90.00	S45.00E	69.3300
3	10.00	100.00	90.00	S45.00E	69.3300
4	10.00	100.00	90.00	S45.00E	69.3300
5	10.00	100.00	90.00	S45.00E	69.3300
6	10.00	100.00	90.00	S45.00E	69.3300
7	10.00	100.00	90.00	S45.00E	69.3300
8	10.00	100.00	90.00	S45.00E	69.3300
9	10.00	100.00	90.00	S45.00E	69.3300
10	10.00	100.00	90.00	S45.00E	69.3300

GENERAL NOTES

1. ALL STREET RIGHT-OF-WAY WILL BE DEDICATED TO HILLSBOROUGH COUNTY. EXISTING SHOWN WILL BE DEDICATED TO HILLSBOROUGH COUNTY AND HIGHLAND COUNTY DEVELOPMENT DISTRICT.
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11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY DEVELOPMENT DISTRICT STANDARDS AND SPECIFICATIONS.

1157.26'

N 00°59'32" E

1346.04' (F)

N 89°13'21" W

1346.04' (F)

N 89°13'21" W

1346.04' (F)

N 89°13'21" W

1346.04' (F)

N 89°13'21" W

HIGHLAND ESTATES SUBDIVISION - PHASE 1

29-31-20 FLORIDA

DESIGNED BY: [Firm Name]

CHECKED BY: [Firm Name]

DATE: 11/27/2004

PROJECT NO: 048800001

SHEET NUMBER: 28

SCALE: AS SHOWN

DATE: 02/22/09

BY: MS

DATE: 07/10/09

BY: MS

DATE: 04/03/09

BY: SP

REVISIONS

NO. 1

DATE 02/22/09

BY MS

DESCRIPTION REVISED PER COUNTY COMMENTS

NO. 2

DATE 07/10/09

BY MS

DESCRIPTION REVISED PER COUNTY COMMENTS

NO. 3

DATE 04/03/09

BY SP

DESCRIPTION NET TYPES AS CONSTRUCTED

KEY MAP

DRAINAGE LEGEND

BASIN AREA LIMITS LINE

STORM SEWER W/ DIRECTION OF FLOW

UNDER DRAIN W/ CLEANOUT

BASIN AREA IN ACRES

CURVE TABLE

GENERAL NOTES

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11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY DEVELOPMENT DISTRICT STANDARDS AND SPECIFICATIONS.

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1346.04' (F)

N 89°13'21" W

1346.04' (F)

N 89°13'21" W

1346.04' (F)

N 89°13'21" W

1346.04' (F)

N 89°13'21" W

1346.04' (F)

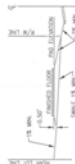
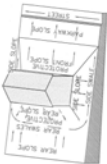
N 89°13'21" W

HIGHLAND ESTATES
SUBDIVISION - PHASE 1
BOROUGH COUNTY 29-31-20 FLORIDA

APR 25 2008
9 11 16
FLORIAN BESSA
ALAN J. BELL
DEAN C. BELL

BY	DATE	REV#	REVISIONS
1	02/22/06	NO	1 REVISION FOR COUNTY COMMENTS
2	10/17/05	NO	2 REV. REPLY LOT GRADGES ALONG WEST MONKEY
3	08/25/06	BY	3 REVISION LOT#1, BLOCKS NUMBER 8 & STREET NAMES

FLOOR ZONE C ITEM FROM COMMUNITY PANEL # 100121 0510 B (JUNE 18, 1985)
EXISTING TOPOGRAPHY PROVIDED BY PORT NODD LAND SURVEYING, INC.
EXISTING ELEVATIONS BASED ON NGVD (1929) 100 FEET HIGH POINT BENCHMARK V-
C-1, CENTER POINT (C-187) TO CORNER NEEDS 1929 TO 1910 BARS
EXISTING HIGH-LOW WAY TO CORNER NEEDS 1929 TO 1910 BARS
ADJACENT TO HILLSBOROUGH COUNTY AND HIGHLAND COUNTY
ALL EDGE OF PAVEMENT TO RIGHT-OF-WAY EACH ARE 25' MINIMUM



SPRANGUE BOYS TO STREET AND TO REAR LOT LINE

ALL DRINKAGE IS STREET

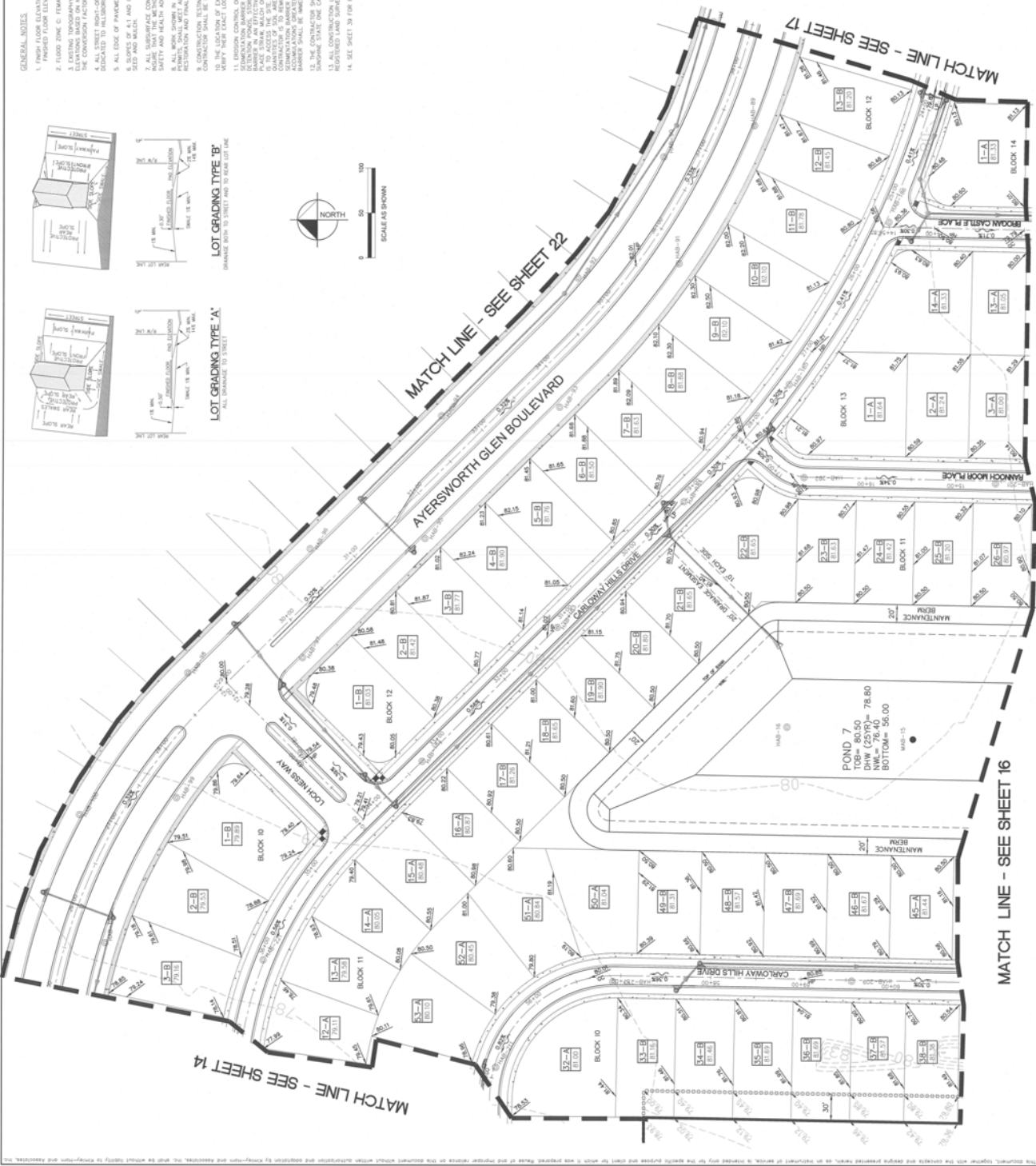


LEGEND

	JURISDICTIONAL AREAS
	3' SIDEWALK TO BE CONSTRUCTED IN CONJUNCTION WITH 5' SIDEWALK
	5' SIDEWALK TO BE CONSTRUCTED DURING INFRASTRUCTURE IMPROVEMENTS
	5' SIDEWALK OF THICK CONCRETE OR 4" REINFORCED CONCRETE
	LOT NUMBER
	LOT ELEVATION (FINISH FLOOR ELEVATION = PAD ELEVATION PLUS 4", MINIMUM 18" ABOVE ROAD CENTER LINE)
	SILTY FENCE
	HAND AUGER BORING
	DEEP AUGER BORING



KEY MAP



MATCH LINE - SEE SHEET 16

MATCH LINE - SEE SHEET 22

MATCH LINE - SEE SHEET 17

MATCH LINE - SEE SHEET 16

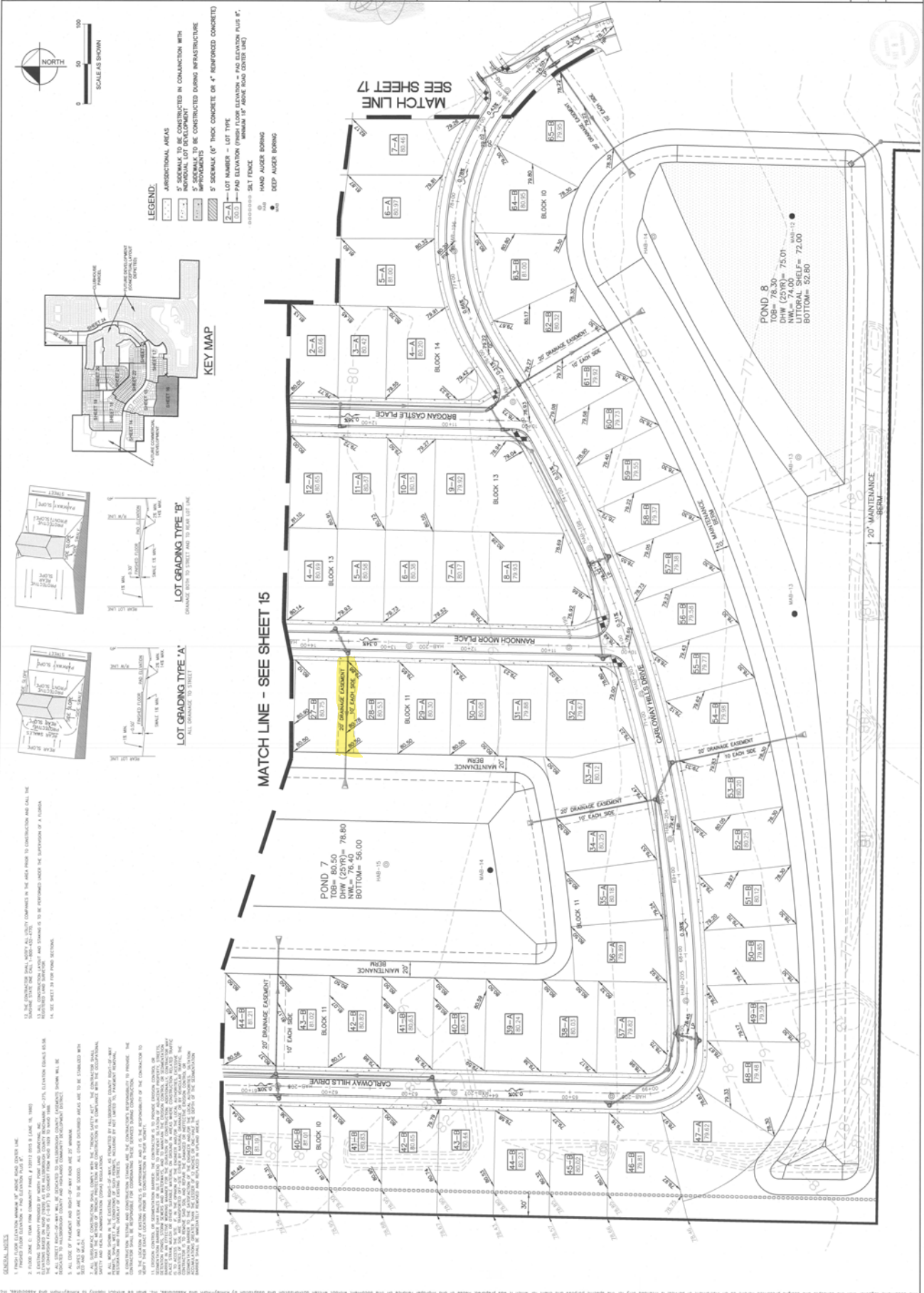
MATCH LINE - SEE SHEET 22

MATCH LINE - SEE SHEET 17

PAVING AND GRADING
PLAN

SCALE
AS NOTED
CHECKED BY: [Signature]
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
DATE: 04/04/04
PROJECT NO. 04-8800001
SHEET NUMBER 16

REVISIONS
NO. DATE BY
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GENERAL NOTES:
1. PAVING AND GRADING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA PAVING AND GRADING SPECIFICATIONS.
2. EXISTING GRADE SHALL BE MAINTAINED EXCEPT WHERE SHOWN OTHERWISE.
3. ALL ELEVATIONS SHALL BE IN FEET ABOVE MEAN SEA LEVEL.
4. ALL ELEVATIONS SHALL BE TO THE TOP OF THE PAVING.
5. ALL ELEVATIONS SHALL BE TO THE TOP OF THE CURB.
6. ALL ELEVATIONS SHALL BE TO THE TOP OF THE GUTTER.
7. ALL ELEVATIONS SHALL BE TO THE TOP OF THE SIDEWALK.
8. ALL ELEVATIONS SHALL BE TO THE TOP OF THE DRIVEWAY.
9. ALL ELEVATIONS SHALL BE TO THE TOP OF THE PORCH.
10. ALL ELEVATIONS SHALL BE TO THE TOP OF THE ROOF.
11. ALL ELEVATIONS SHALL BE TO THE TOP OF THE FLOOR.
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100. ALL ELEVATIONS SHALL BE TO THE TOP OF THE STAIR.



Highlands Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
7/29/2025

Prepared for:
Highlands
Community Development District

Prepared by:
Jacob Adams, Project Manager & Biologist

www.AdvancedAquatic.com
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



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Ponds 11-12	7
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Ponds 15-16	9
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Pond 19-20	11
Pond 21	12

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Site Assessments

Pond 1

Comments:

Normal Growth Observed

Minimal amount of algae growth was observed on Pond 1. This was targeted for treatment and results can be seen in 7-14 days. No issues were observed with submersed weeds. Shoreline weeds were also treated and results will be seen in 7-14 days.



Pond 2

Comments:

Normal Growth Observed

Pond 2 looks good overall. The exposed shoreline perimeter is free of invasive weeds, and the open water area is clear of algae growth. A trace amount of the submersed weed Slender Spike Rush was observed in a few spots around the shoreline perimeter. This will be targeted for treatment on the upcoming visits.



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Site Assessments

Pond 3

Comments:

Treatment In Progress

A minor amount of algae and Slender Spike Rush growth was observed. This new growth was treated and results can be seen in 7-14 days. No issues were observed with shoreline weeds. Overall pond 3 looks good, just a minor amount of new growth was observed.



Pond 4

Comments:

Treatment In Progress

Alligator weed and algae growth were treated around the shoreline perimeter. Results from this treatment will be seen in 7-14 days. No issues were observed with submersed weeds.



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lakes@advancedaquatic.com

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Site Assessments

Pond 5

Comments:

Normal Growth Observed

A minor amount of Slender Spike Rush was observed. This will be targeted for treatment during the upcoming visits. Shoreline weeds have been recently treated and positive results were observed. No issues with algae were seen.



Pond 6

Comments:

Treatment In Progress

A minimal amount of Slender Spike Rush and algae only growing on the decaying Slender Spike Rush were observed. Treatments will continue to target these growths. Treatments for these two have shown a great improvement of the past two months when growth initially spiked. No issues were observed with shoreline weeds.



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Site Assessments

Pond 7

Comments:

Normal Growth Observed

Pond 7 looks good overall. Torpedograss growth in the littoral shelf area was observed. Treatments for this have started and will continue to further reduce this growth. No issues were observed with algae, submersed weeds or other shoreline weeds.



Pond 8

Comments:

Site Looks Good

Native Bacopa growth was observed in some areas around the shoreline perimeter. Shoreline weeds have been previously treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds. Pond 8 looks great.



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Site Assessments

Pond 9

Comments:

Normal Growth Observed

Minimal regrowth of invasive weeds were observed on Pond 9. This regrowth was targeted for treatment and results can be seen in 7-14 days. No issues were observed on Pond 9.



Pond 10

Comments:

Normal Growth Observed

A trace amount of algae was observed on Pond 10. This growth was targeted for treatment and results will be seen in 7-14 days. No issues were observed with submersed weeds, and shoreline weeds have been recently treated and positive results were observed.



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lakes@advancedaquatic.com

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Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa
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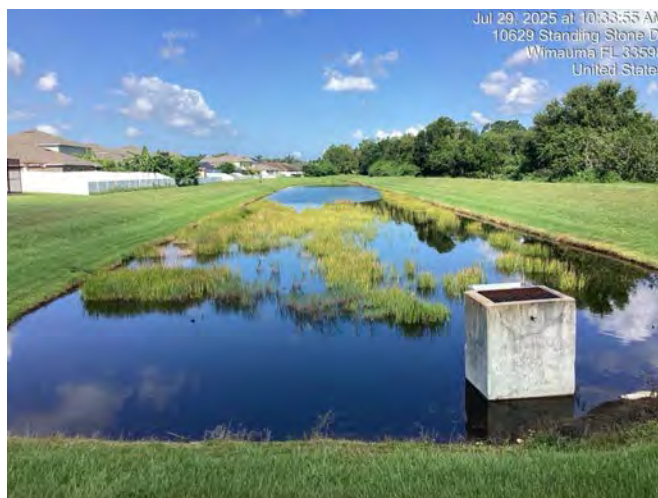
Site Assessments

Pond 11

Comments:

Site Looks Good

Pond 11 continues to look great. Only one small patch of Torpedograss regrowth was observed and this will be targeted for treatment during the upcoming visits. No issues were observed with algae, submersed weeds, or other shoreline weeds.



Pond 12

Comments:

Normal Growth Observed

Minimal algae growth was observed in the littoral shelf area. This was targeted for treatment and results can be seen in 7-14 days. Overall pond 12 looks good and the open water area of the pond looks great. Shoreline weeds were recently treated and positive results were seen.



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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 13

Comments:

Treatment In Progress

A minimal amount of Slender Spike Rush and algae that was growing on top of the Slender Spike Rush, were observed and also treated. Results on this treatment can be seen in 7-14 days. No issues were observed with shoreline weeds and the open water area of the pond looks great.



Pond 14

Comments:

Treatment In Progress

Algae and Slender Spike Rush were treated. Results can be seen in 7-14 days. No other issues were observed on Pond 14 and shoreline weeds have been recently treated and show positive results.



www.AdvancedAquatic.com
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 15

Comments:

Treatment In Progress

A minor amount of algae was present on Pond 15. Also a growth of Needlerush was observed. Both of these were treated and results can be seen in 7-14 days. Shoreline weeds were treated recently and no other issues were observed.



Pond 16

Comments:

Normal Growth Observed

Slender Spike Rush and a minimal amount of algae growth were observed. These were targeted for treatment and results will be seen in 7-14 days. No issues were observed with shoreline weeds.



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Site Assessments

Pond 17

Comments:

Normal Growth Observed

A minor growth of algae was observed on Pond 17. This growth will be treated during the upcoming visits. No issues were observed with submersed weeds, and shoreline weeds were previously treated and show a positive result.



Pond 18

Comments:

Treatment In Progress

Algae and Slender Spike Rush growth was observed. This new growth was treated and results can be seen in 7-14days. No issues were observed with shoreline weeds.



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Site Assessments

Pond 19

Comments:

Normal Growth Observed

A minor amount of Slender Spike Rush was observed on Pond 19. This new growth will be targeted for treatment during the upcoming visits. Shoreline weeds were previously treated and positive results were seen. No issues were observed with algae.



Pond 20

Comments:

Treatment In Progress

Shoreline weeds were previously treated and positive results were observed. A minor amount of Slender Spike Rush growth was observed on Pond 20 and was targeted for treatment. Results for this can be seen in 7-14 days.



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Map



www.AdvancedAquatic.com
lakes@advancedaquatic.com

292 S. Military Trail, Deerfield Beach, FL 33442

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1-800-491-9621



ADVANCED AQUATIC SERVICES, INC.
-PLANTING PROPOSAL- Pond #2

July 30th, 2025

Highlands CDD
c/o INFRAMARK
210 N. University Drive, Suite 702
Coral Springs, FL 33071

Advanced Aquatic shall perform the work in accordance with the following scope of services: Supply, deliver, and install a total of 3,600 native aquatic plants, comprised of 1,800 Pickerelweeds and 1,800 Duck Potatoes. The proposed planting installation is located on **Pond #2** at Highland CDD in Wimauma, Florida.

OTHER CONDITIONS

1. **Advanced Aquatic** shall not be responsible for acts beyond its reasonable control, including, but not limited to, adverse soil and/or water quality, or negligence by others including inappropriate engineering or design.
2. **Advanced Aquatic** shall not be responsible for plant mortality due to acts of nature, **i.e. Grass carp, Exotic snails, Muscovy ducks (or any other duck species), Turtles, Iguanas, adverse water conditions, hydrology, acts of God, etc.**
3. Pricing subject to plant availability.
4. Invoices submitted for work completed shall be paid within 30 days of receipt.
5. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
6. This proposal shall be valid for 30 days.

NOT INCLUDED:

Watering, sodding or seeding and mulching, aerial photographs, water and/or soil sampling and associated laboratory analysis, surveys, orange barricade fencing, surveying, as-builts, maintenance of traffic, excess soil disposal, erosion controls, dewatering, trash removal, demolitions, location of underground utilities.

CONTRACT FEES:

Advanced Aquatic agrees to perform the services stated above for the sum of: **\$4,500.00**

***Advanced Aquatic Services will guarantee** an 80% overall survival rate for one year after the initial planting, subsequent on us performing the lake and littoral management services.

****It is normal for a small percentage of new plantings to dislodge due to environmental conditions such as wind, waves, hard substrate, etc. If plants float due to the former mentioned reasons, we will be back in a timely manner to replant them. If uprooting is determined to be from **Muscovy Ducks**, a **replanting fee** will have to be issued.**

Accepted by: _____ Title _____ Date _____

www.AdvancedAquatic.com
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



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

Date	Estimate #
8/11/2025	13754

Name / Address
Highlands CDD c/o Inframark 2654 Cypress Ridge Blvd. Ste. 101 Wesley Chapel, FL 33544 Attn: Kristee Cole

Description	Qty	Rate	Total
Pond #2 (Pond 7)			
FES-6 Stabilization around FES Scope Includes: * Lifting displaced structure back into place * Securing with new gasket and hydraulic cement diaper * Addition of compacted/sloped fill dirt around structure to match adjacent slopes * Placement of rip rap 6 feet from structure * Sodding with Bahia of all exposed dirt * Repair of ingress/Egress	1	5,990.00	5,990.00
FES-4 & FES-5 Stabilization around FES Scope Includes: * Addition of compacted/sloped fill dirt around structure to match adjacent slopes * Placement of rip rap 6 feet from structure * Sodding with Bahia of all exposed dirt	2	2,980.00	5,960.00
OPTIONAL			
Three (3) noted ares of "above average erosion" along the pond shoreline Stabilization of Shoreline Scope Includes: *Manual cutting of all loose/soft ground * Addition of compacted/sloped fill dirt to match adjacent slopes * Securing of all slopes with Turf Reinforcement Matting * Sodding with Bahia of all TRM	3	2,940.00	8,820.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Please sign and return if accepted		Total	
** Contracts over \$10,000.00 will receive a notice to owner (NTO).			



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Estimate

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8/11/2025	13754

Name / Address
Highlands CDD c/o Inframark 2654 Cypress Ridge Blvd. Ste. 101 Wesley Chapel, FL 33544 Attn: Kristee Cole

Description	Qty	Rate	Total
**It will be the Owners responsibility to keep sod watered once Contract Work has been completed.			
Please sign and return if accepted		Total	\$20,770.00
** Contracts over \$10,000.00 will receive a notice to owner (NTO).			

ESTIMATE

Finn Outdoor LLC
730 20th Ave N
Saint Petersburg, FL 33704

robb@finnoutdoor.com
+1 (813) 957-6075



Bill to
Highlands CDD

Estimate details
Estimate no.: 2373
Estimate date: 08/13/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		MES Maintenance	FES 6 -- Remove and reset FES -- Fallen pipe section to be removed and set aside for reuse; new base pad will be built with fill and #57 limestone gravel; Pipe end section will be reset onto pipe with new gasket; concrete collar poured to prevent future shifting; pond bank surrounding to be repaired with limestone rip rap, fill, geotextile fabric, and sod to match surroundings. Total repair area approximately 20 linear feet. It appears that pipe end is not damaged, just offset. If pipe end is too damaged to be reused, it will be replaced at an additional cost of \$1900	1	\$9,750.00	\$9,750.00
2.		MES Maintenance	FES 4, FES 5 -- Protect FES and restore surroundings -- FES will be adjusted in place as needed; concrete collar to be poured to prevent future shifting; area surrounding pipe to be filled/compacted with a mixture of fill and #57 limestone gravel; pond bank surrounding to be repaired with limestone rip rap, fill, geotextile fabric, and sod to match surroundings. Total repair area approximately 20 linear feet.	2	\$4,800.00	\$9,600.00
3.		Erosion/Pond Bank Restoration	Three Areas As Detailed -- Restore distinct bank areas with fill and geotextile fabric -- Three areas shown will be restored with imported fill soil placed/compacted/graded to restore	3	\$2,350.00	\$7,050.00

intended slope to water; Areas will be covered with geotextile fabric, toed in on all sides and stapled throughout; Sod (to match surroundings) will be installed throughout project area. Project areas approximately 25 linear feet each.

ALTERNATE: For a more permanent repair we suggest a limestone rip rap repair for these areas; additional \$800 each.

4.

NOTES: Access must be provided through easement or other agreeable access point. Finn Outdoor will not remove or replace fencing or landscape beds. Finn Outdoor will restore any other damage to access areas such as turf or sprinkler heads included in the costs listed here.

Total	\$26,400.00
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Note to customer

All invoices are due and payable within 30 days of submittal unless otherwise agreed to in writing. Late fees of up to 3% of invoice amount may be added if payment not received within 30 days.

Accepted date

Accepted by

HIGHLANDS CDD INSPECTION

Monday, July 28, 2025

Prepared For Board Of Directors

12 Items Identified



Item 1- Basketball Court

Assigned To District Manager

Drinking fountain is working properly.



Item 2- Clubhouse

Assigned To Onsite Manager

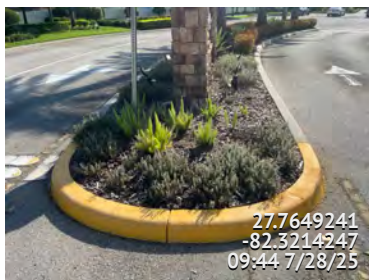
Recommend reaching out to vendors to have the parking lot striped.



Item 3- Clubhouse

Assigned To Pine lake Nursery

Please have the crew cut out the dead areas.



Item 4- Clubhouse

Assigned To Pine Lake Nursery

Please provide a proposal to have plant material replaced.



Item 5- Clubhouse

Assigned To District Manager

New mulch has been added around the clubhouse.



Item 6- Clubhouse

Assigned To Pine Lake Nursery

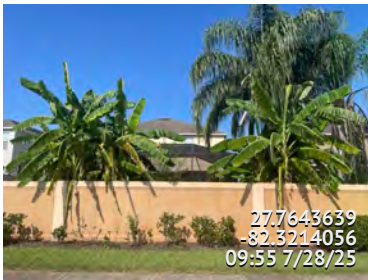
Please remove dead plant material.



Item 7- Clubhouse

Assigned To Pine Lake Nursery

Please provide a proposal to have the rest of the common areas mulched around the clubhouse.



Item 8- Main Blvd

Assigned To Pine Lake Nursery

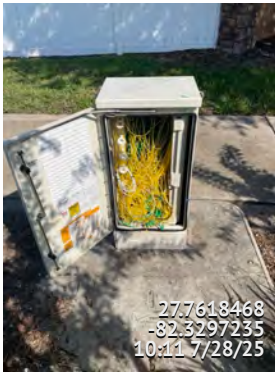
Please provide a proposal to have the CDD walls cleared from all plant material.



Item 9- Dog Station 5

Assigned To District Manager

Dog station number 5 has been reset.



Item 10- Highland Chase

Assigned To Onsite Manager

Huge safety concern, please make sure vendors lock up once they have completed service. This could have been county.



Item 11- 10839 Standing Stone

Assigned To District Manager

Resident has put two statues on the CDD wall, I believe it's glued down.



Item 12- Ayersworth Monuments

Assigned To District Manager

Monuments are in the process of being repaired.



Proposal #6464

Highlands Wall Cleared from plant material Enhancement Proposal

Date 8/7/2025
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Highlands CDD | 11102 Ayersworth Glen Blvd | Wimauma, FL 33598

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Cleared out plant material from all walls on main Blvd Item number 8

Items	Quantity	Unit
Cleared out plant material from all walls on main Blvd Item number 8:		\$1,800.00
PROJECT TOTAL:		\$1,800.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or

landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the

work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for

the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations

void all warranties provided by the Contractor

– void all warranties provided by the Contractor

By 
Epifanio Carvajal Ulloa
Date 8/7/2025
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



Proposal #6463

Highlands adding more mulch to club house parking lot Enhancement Proposal

Date 8/7/2025
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Highlands CDD | 11102 Ayersworth Glen Blvd | Wimauma, FL 33598

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Add more mulch around club house Item # 7

Items	Quantity	Unit
Add more mulch to club house parking lot	1.00	EA
Add more mulch around club house Item # 7:		\$3,260.00
PROJECT TOTAL:		\$3,260.00

Terms & Conditions

Terms & Conditions

Payment Terms

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Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

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We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

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Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded. Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

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Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

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work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

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Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

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Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

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Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations

void all warranties provided by the Contractor

– void all warranties provided by the Contractor

By 
Epifanio Carvajal Ulloa
Date 8/7/2025
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



August 13, 2025

Highlands CDD June Irrigation Maintenance

Sprinkler Solutions of Florida was on site throughout the month of July conducting routine maintenance and monitoring site conditions. The ACC controller at the 301 entrance is inspected at least once a week to review the alarm status and station activity. The A2C controller at the Balm entrance is communicating as expected. Any new alarms are investigated as soon as possible, and proposals are sent to make the necessary repairs.

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

- Verified that zones 67 and 69 do not exist on the B-Controller at Balm.
- Monitored monuments for any potential repairs so the irrigation could be addressed accordingly.
- Temporarily turned off solar sync on turf programs when run times were not applying enough water to meet the needs of the turf in full sun. This will be re-activated once rainfall patterns become more predictable. Solar sync is still being used on the program for plant material.

According to the National Weather Service, the Tampa Bay area received 7.60" of rain in the month of July, slightly under the monthly average of 7.75 inches. There were eight significant rainfall events of 0.25" or more, the greatest occurring on July 4th, when 2.25" was recorded. The A2C controller at the Balm exit was shut down for 12 days to take advantage of what nature provided. The average temperature for July was 85.6-degrees, 1.8-degrees above the normal average of 83.8

Monthly Manager's Report – Highlands CDD 8/11/2025



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

- Assisted 15 residents with access cards for Amenities.
- Added 15 residents to email list.
- Completed 4 events, brought in \$1000
- Completed community drive through weekly.
- Pool update.
- The Foam repair job is complete.
- Marc Security performed regular security duties.
- Performed regular maintenance duties daily.
- Monument repairs complete on both entrances.
- Back to School Supplies – Sun Country Materials Landfill
- Sign ups for Boo Party and Trunk or Treat begun.
- Fall yard sale scheduled – Saturday October 18
- Vandalism 2 weekends in a row

Vendors on site

- **Xecutive Pools**
- **Sprinkler Solutions of Florida**
- **Pine Lake**
- **SplashPros**
- **Elite Commercial Pools & Fountains**

RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Board set August 20, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

SECTION 1. BUDGET

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

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$ _____ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
RESERVE FUND	\$
DEBT SERVICE FUND(S)	\$
TOTAL ALL FUNDS*	\$ _____

*Exclusive of any collection costs.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within sixty (60) days following the end of the Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws.

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

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:

**HIGHLANDS COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2025/2026

Exhibit “A”

Adopted Budget for Fiscal Year 2025/2026

Highlands
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Final Budget

Prepared by:



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Highlands
Community Development District

Budget Overview
Fiscal Year 2026

Highlands
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/3/25	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	% +/- Budget	ANNUAL BUDGET FY 2026
REVENUES						
Interest - Investments	\$ -	\$ 9,977	\$ -	\$ 9,977	0%	\$ -
Room Rentals	-	-	-	\$ -	0%	-
Interest - Tax Collector	-	4,302	-	\$ 4,302	0%	-
Special Assmnts- Tax Collector	1,218,682	1,129,412	89,270	\$ 1,218,682	0%	1,473,684
Other Miscellaneous Revenues	-	1,800	-	\$ 1,800	0%	-
Insurance Reimbursements	-	-	-	\$ -	0%	-
	-	-	-	\$ -	0%	-
	-	-	-	\$ -	0%	-
	-	-	-	\$ -	0%	-
	-	-	-	\$ -	0%	-
TOTAL REVENUES	\$ 1,218,682	\$ 1,145,491	\$ 89,270	\$ 1,234,761		\$ 1,473,684
EXPENDITURES						
Administration						
P/R-Board of Supervisors	\$ 12,000	\$ 8,400	\$ 3,600	\$ 12,000	0%	\$ 12,000
ProfServ-Arbitrage Rebate	15,000	2,500	12,500	15,000	0%	15,000
ProfServ-Trustee Fees	48,000	31,609	16,391	48,000	0%	48,000
District Counsel	25,000	21,664	3,336	25,000	0%	25,575
District Engineer	12,000	6,985	5,015	12,000	0%	12,360
District Manager	66,272	55,230	11,042	66,272	0%	69,586
Auditing Services	5,500	5,600	-	5,600	2%	5,600
Website Hosting/Email services	6,400	1,448	4,952	6,400	0%	6,400
Public Officials Insurance	3,458	3,458	-	3,458	0%	3,785
Legal Advertising	3,500	448	93	541	-85%	3,500
Bank Fees	800	-	800	800	0%	800
Dues, Licenses, Subscriptions	175	175	-	175	0%	175
FICA Taxes	-	569	-	569	0%	309
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Administration	\$ 198,105	\$ 138,086	\$ 57,729	\$ 195,815		\$ 203,090
Electric Utility Services						
Street Lights	\$ 175,000	\$ 170,045	4,955	\$ 175,000	0%	\$ 175,000
Utility Services	16,500	10,908	5,592	16,500	0%	16,500
Utility - Recreation Facilities	500	458	42	500	0%	500
Utility-Pool	2,000	3,308	688	3,996	100%	4,700
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Insurance	\$ 194,000	\$ 184,719	\$ 11,277	\$ 195,996		\$ 196,700

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/3/25	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	% +/- Budget	ANNUAL BUDGET FY 2026
<i>Garbage/Solid Waste Services</i>						
Garbage - Recreation Facility	\$ 1,956	\$ 2,398	499	\$ 2,897	48%	\$ 3,500
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Garbage/Solid Waste Services	\$ 1,956	\$ 2,398	\$ 499	\$ 2,897		\$ 3,500
<i>Water-Sewer Comb Services</i>						
Utility Services	\$ 10,000	\$ 4,569	5,431	\$ 10,000	0%	\$ 10,000
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Water-Sewer Comb Services	\$ 10,000	\$ 4,569	\$ 5,431	\$ 10,000		\$ 10,000
<i>Stormwater Control</i>						
R&M-Wetland Monitoring	\$ 22,950	\$ 15,750	7,200	\$ 22,950	0%	\$ 22,950
R&M Lake & Pond Bank	2,500	6,160	-	6,160	146%	10,000
Aquatic Maintenance	27,000	28,559	5,938	34,497	28%	28,000
Aquatic Plant Replacement	-	-	-	-	0%	7,500
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Stormwater Control	\$ 52,450	\$ 50,469	\$ 13,138	\$ 63,607		\$ 68,450
<i>Other Physical Environment</i>						
Field Services	\$ 7,200	\$ 3,000	4,200	\$ 7,200	0%	\$ 7,560
Contracts-Annals	5,400	-	5,400	5,400	0%	5,400
Insurance - General Liability	3,804	3,801	3	3,804	0%	4,163
Property Insurance	24,157	24,157	-	24,157	0%	26,300
R&M-Irrigation	35,600	69,220	14,392	83,612	135%	57,000
Landscape - Mulch	29,800	10,260	19,540	29,800	0%	49,350
Landscape Maintenance	206,060	183,139	38,078	221,217	7%	240,327
Landscape Replacement	30,000	59,480	12,367	71,847	139%	75,000
Entry & Walls Maintenance	5,000	1,420	3,580	5,000	0%	30,000
Holiday Decoration	17,075	17,075	-	17,075	0%	18,000
Miscellaneous Expenses	5,000	5,433	-	5,433	9%	5,000
Insurance - Crime	-	-	-	-	0%	500
Landscape- Artificial Tuff	-	-	-	-	0%	20,000
Landscape Revitalization	-	-	-	-	0%	30,000
	-	-	-	-	0%	-
Total Other Physical Environment	\$ 369,096	\$ 376,985	\$ 97,561	\$ 474,546		\$ 568,600

Security Operations

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/3/25	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	% +/- Budget	ANNUAL BUDGET FY 2026
Security Patrol Services	\$ 35,000	\$ 38,696	8,046	\$ 46,742	34%	\$ 45,000
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Security Operations	\$ 35,000	\$ 38,696	\$ 8,046	\$ 46,742		\$ 45,000
Parks and Recreation						
Management Contract	\$ 201,680	\$ 155,150	46,530	\$ 201,680	0%	\$ 211,764
Pest Control	950	453	497	950	0%	950
Telephone/Fax/Internet Services	2,750	2,866	-	2,866	4%	2,100
R&M-Clubhouse	12,000	12,673	-	12,673	6%	12,000
R&M-Pools	30,000	11,523	18,477	30,000	0%	30,000
R&M-Fitness Equipment	1,500	3,384	704	4,088	173%	5,800
R&M Basketball Courts	1,500	10,393	2,161	12,554	737%	10,000
Furniture Repair/Replacement	2,000	1,005	995	2,000	0%	2,000
Access Control Maintenance & Repair	8,970	2,033	6,937	8,970	0%	8,970
Computer Support	500	-	500	500	0%	1,500
Office Supplies	1,500	2,084	-	2,084	39%	1,500
Dog Waste Station Supplies	5,760	4,800	960	5,760	0%	5,900
Pool Permits	275	275	-	275	0%	275
Playground Maintenance	-	-	-	-	0%	10,585
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Landscape and Pond Maintenance	\$ 269,385	\$ 206,639	\$ 77,761	\$ 284,400		\$ 303,344
Special Events						
Special Events	\$ 7,500	7,543	1,568	9,111	21%	\$ 15,000
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Special Events	\$ 7,500	\$ 7,543	\$ 1,568	\$ 9,111		\$ 15,000
Reserves						
Misc-Contingency	\$ 57,450	111,069	-	111,069	93%	\$ 60,000
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
	-	-	-	-	0%	-
Total Reserves	\$ 57,450	\$ 111,069	\$ -	\$ 111,069		\$ 60,000
TOTAL EXPENDITURES	\$ 1,194,942	\$ 1,121,173	\$ 273,009	\$ 1,394,182		\$ 1,473,684

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL	
	BUDGET FY 2025	THRU 7/3/25	August- 9/30/2025	PROJECTED FY 2025	% +/-) Budget	BUDGET FY 2026
Excess (deficiency) of revenues	\$ 23,740	\$ 24,318	\$ (183,739)	\$ (159,421)		\$ -
Net change in fund balance	\$ 23,740	\$ 24,318	\$ (183,739)	\$ (159,421)		\$ -
FUND BALANCE, BEGINNING	\$ 241,392	\$ 241,392	\$ -	\$ 241,392		\$ 81,971
FUND BALANCE, ENDING	\$ 265,132	\$ 265,710	\$ (183,739)	\$ 81,971		\$ 81,971

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	241,392
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(159,421)
Estimated Funds Available - 9/30/2025		81,971

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	81,971
Less: First Quarter Operating Reserve		(368,421) ⁽¹⁾
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		(286,450)

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2026**REVENUES****Interest-Investments**

The District earns interest on the monthly average collected balance for their operating accounts.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES**Administrative****P/R Board of Supervisor Salaries**

Chapter 190 of the Florida Statutes allows for a member of the Board of Supervisors to be compensated for a meeting attendance and to receive \$200 per meeting. The amount for the Fiscal Year is based on 5 Board members paid for attending 24 meetings.

Payroll-Processing Fee

ADP provides payroll processing services.

Workers' Compensation

Workers compensation premium for the district's board is paid through ADP.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and other research assigned as directed by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives management, accounting and administrative services as part of a Management Agreement with Inframark.

Professional Services-Recording Services

The District may incur additional costs for recording services if additional services are requested by the board. The cost for additional minute transcriptions is \$150 per service as per the supplemental agreement with Inframark.

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Administrative** (continued)**Professional Services-Special Assessment**

Inframark provides Assessment Services for all the properties within the CDD for the General Fund and Special Revenue Fund. These services include, but are not limited to:

- Working with the Hillsborough County Property Appraiser to insure the accuracy of the data they provide each year for levying purposes.
- Preparation, maintenance and certification of the District's annual assessment roll to the Hillsborough County Tax Collector.
- Customer service, which includes answering questions regarding annual assessments, what a CDD is, length and terms of the bonds, etc.
- Preparation of estoppels for refinancing and property transfers.
- Processing and transmission of pay downs to the Trustee for those property owners wishing to prepay their CDD debt.
- Analysis and supplemental schedules requested throughout the fiscal year as well assessment schedules included in the annual budget preparation.

ProfServ-Web Site Maintenance

This line item is for costs associated with the District's website, including annual domain name renewal and hosting and ADA compliance.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on the prior year engagement.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence. The budgeted amount for the fiscal year is based on prior years spending.

Insurance-General Liability

The District has a general liability, public officials and employment liability and property insurance policy with Public Risk Insurance. The utility bond was purchased thru Florida Municipal Insurance Trust. The budget includes an estimated 10% increase of projected prior year costs.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation. Meetings are advertised annually. The budgeted amount for the fiscal year is based on anticipated spending.

Miscellaneous Services

This includes monthly bank charges and any other miscellaneous expenses that may be incurred during the year.

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Administrative** (continued)**Miscellaneous-Assessment Collection Fee**

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity Division of Community Development.

Field**Contracts-Landscape**

Landscape Maintenance currently provides landscape services for the District. These services include monthly grounds maintenance throughout the district.

Contracts-Landscape Consultant

OLM provides landscape consulting services for the District.

Contracts-Aquatic Control

Solitude provides aquatic maintenance services throughout the District.

Communication-Telephone

Telephone services provided by T-Mobile (rover's and maintenance cell).

Utility-General

The District uses both TECO and City of Tampa as utility service providers.

Lease-Carts

The District leases a utility vehicle.

R&M-General

Routine expenditures to maintain the District's grounds.

R&M-Irrigation

Expenditures incurred to maintain the irrigation system throughout the District.

R&M-Landscape Renovations

This line item includes all other landscaping costs not budgeted for within another line item.

R&M-Mulch

The District may incur costs associated with the purchase and installation of mulch.

Budget Narrative
Fiscal Year 2026**EXPENDITURES****Field** (continued)**R&M-Ponds**

This includes repair and maintenance of the ponds as needed throughout the District.

R&M-Sod

Expenditures incurred to maintain the sod within the common area.

Miscellaneous-Holiday Decoration

Miscellaneous-Holiday Décor Costs associated with seasonal décor provided by Illuminations Holiday Lighting.

Miscellaneous-Contingency

Any expenditure not budgeted within another category.

Reserve-Other

The District expects to set aside funds for future large-scale projects.

Gatehouse**Contracts-Guard Services**

Security monitoring services are provided by City of Tampa, Complete IT Eagle Eye recording and Flock Group gate camera recording.

R&M-Gatehouse

Costs to repair and maintain the District's gatehouse.

Miscellaneous-Internet Services

Frontier provides internet services for the main and 2nd gates.

Summary of Revenues, Expenditures and Changes in Fund Balances
Reserve Fund

<i>ACCOUNT DESCRIPTION</i>	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/3/2025	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - Tax Collector	-	-	-	-	-
Special Assmnts- Tax Collector	232,550	-	232,550	232,550	232,550
TOTAL REVENUES	\$ 232,550	\$ -	\$ 232,550	\$ 232,550	\$ 232,550
EXPENDITURES					
Reserves					
Capital Reserves	\$ 182,357	275,700	-	275,700	\$ 200,000
Total Reserves	\$ 182,357	\$ 275,700	\$ -	\$ 275,700	\$ 200,000
TOTAL EXPENDITURES	\$ 182,357	\$ 275,700	\$ -	\$ 275,700	\$ 200,000
Excess (deficiency) of revenues	\$ 50,193	\$ (275,700)	\$ 232,550	\$ (43,150)	\$ 32,550
Net change in fund balance	\$ 50,193	\$ (275,700)	\$ 232,550	\$ (43,150)	\$ 32,550
FUND BALANCE, BEGINNING	\$ 467,563	\$ 467,563	\$ -	\$ 467,563	\$ 424,413
FUND BALANCE, ENDING	\$ 517,756	\$ 191,863	\$ 232,550	\$ 424,413	\$ 456,963

Highlands
Community Development District

Debt Service Budgets
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2013 & 2014 Bonds

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2025	THRU 7/3/2025	August- 9/30/2025	PROJECTED FY 2025	BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - Tax Collector	-	-	-	-	-
Special Assmnts - Tax Collector	410,113	-	410,113	410,113	410,113
Special Assmnts - CDD Collected	-	-	-	-	-
TOTAL REVENUES	\$ 410,113	\$ -	\$ 410,113	\$ 410,113	\$ 410,113
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	\$ -	\$ -	\$ -
Principal Debt Retirement	105,000	-	105,000	105,000	120,000
Interest Expense	294,456	-	294,456	294,456	284,300
TOTAL EXPENDITURES	\$ 399,456	\$ -	\$ 399,456	\$ 399,456	\$ 404,300
Excess (deficiency) of revenues					
Over (under) expenditures	10,657	-	10,657	10,657	5,813
TOTAL OTHER SOURCES (USES)	\$ 10,657.00	\$ -	\$ -	\$ -	\$ -
Net change in fund balance	\$ 10,657.00	\$ -	\$ 10,657	\$ 10,657	\$ 5,813
FUND BALANCE, BEGINNING	\$ 583,815	\$ 583,815	\$ -	\$ 583,815	\$ 594,472
FUND BALANCE, ENDING	\$ 594,472	\$ 583,815	\$ 10,657	\$ 594,472	\$ 600,285

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2016 Bonds

Fiscal Year 2026

	ADOPTED		ACTUAL		PROJECTED		TOTAL		ANNUAL	
	BUDGET		THRU		August-		PROJECTED		BUDGET	
ACCOUNT DESCRIPTION	FY 2025		7/3/2025		9/30/2025		FY 2025		FY 2026	
REVENUES										
Interest - Investments	\$	-	\$	-	\$	-	\$	-	\$	-
Interest - Tax Collector		-		-		-		-		-
Special Assmnts- Tax Collector		1,063,442		-		1,063,442		1,063,442		1,063,442
Special Assments - CDD Collected		-		-		-		-		-
TOTAL REVENUES	\$	1,063,442	\$	-	\$	1,063,442	\$	1,063,442	\$	1,063,442
EXPENDITURES										
Debt Service										
Principal Debt Retirement	\$	485,000	\$	-	\$	485,000	\$	485,000	\$	510,000
Interest		565,713		-		565,713		565,713		536,494
Principal Prepayments		-		-		-		-		-
TOTAL EXPENDITURES	\$	1,050,713	\$	-	\$	1,050,713	\$	1,050,713	\$	1,046,494
Excess (deficiency) of revenues										
Over (under) expenditures		12,729		-		12,729		12,729		16,948
TOTAL OTHER SOURCES (USES)										
	\$	12,729	\$	-	\$	-	\$	-	\$	-
Net change in fund balance										
	\$	12,729.00	\$	-	\$	12,729	\$	12,729	\$	16,948
FUND BALANCE, BEGINNING										
	\$	1,197,564	\$	1,197,564	\$	-	\$	1,197,564	\$	1,210,293
FUND BALANCE, ENDING										
	\$	1,210,293	\$	1,197,564	\$	12,729	\$	1,210,293	\$	1,227,241

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2018 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/3/2025	PROJECTED August- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	515,981	258,210	257,771	515,981	515,981
Special Assmnts - CDD Collected	-	-	-	-	-
TOTAL REVENUES	\$ 515,981	\$ 258,210	\$ 257,771	\$ 515,981	\$ 515,981
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -	\$ -	-	\$ -	\$ -
Principal Debt Retirement	155,000	105,000	50,000	155,000	165,000
Interest Expense	356,700	181,300	175,400	356,700	345,275
TOTAL EXPENDITURES	\$ 511,700	\$ 286,300	\$ 225,400	\$ 511,700	\$ 510,275
Excess (deficiency) of revenues Over (under) expenditures	4,281	(28,090)	32,371	4,281	5,706
TOTAL OTHER SOURCES (USES)	\$ 4,281	\$ -	\$ -	\$ -	\$ -
Net change in fund balance	\$ 4,281	\$ (28,090)	\$ 32,371	\$ 4,281	\$ 5,706
FUND BALANCE, BEGINNING	\$ 633,936	\$ 633,936	\$ -	\$ 633,936	\$ 638,217
FUND BALANCE, ENDING	\$ 638,217	\$ 605,846	\$ 32,371	\$ 638,217	\$ 643,923

Budget Narrative
Fiscal Year 2026

OPERATING EXPENSES

Financial and Administrative**Accounting Services**

The District receives accounting services provided by Inframark, including but not limited to accounts payable, bank reconciliations, account analysis, financial statement preparation, annual budget preparation, and audit assistance.

Insurance-General Liability

The District has general liability, property, inland marine, flood, crime, employee dishonesty and public officials' liability. The portion allocated to this line item is for the golf.

Miscellaneous-Bank Charges

Truist charges the district monthly bank fees.

Miscellaneous-Credit Card Fees

The District allows customers to pay using credit cards to purchase services or products. The District incurs a fee from the credit card companies for this service.

Professional Services-Legal Services

The District's attorney provides general legal services to the District. Costs for matter services pertaining to the golf course may be recorded here. Legal expenditures have been allocated across all funds (excluding Debt Service).

Computer Expense

There is an occasional need to request computer related services. The cost for these services will be recorded here.

Operating Expenses**Payroll-Benefits**

United HealthCare dental and vision insurance.

Payroll-General Staff

Payroll for Director of Golf and hourly personnel.

Payroll-Processing Fee

ADP charges a fee for processing payroll. This fee is based in part on the number of active employees within the billing period. ADP also provides employee screening services.

Payroll-Taxes

These costs include FICA, Medicare and Workers Comp.

Professional Services-Dissemination

Dissemination services for the series 1999 bond.

Professional Services-Trustee

Trustee services associated with the series 1999 bond. This cost is split with the restaurant.

Communication-Telephone

Communication services are provided by Graybar and Frontier.

Electricity-General

Electricity services are provided by TECO.

Budget Narrative
Fiscal Year 2026**Operating Expenses** (continued)**Lease-Carts**

The District leases golf carts, a beverage cart and a tractor.

Lease-Ice Machines

S&W leases ice machines at the maintenance building.

R&M-General

This line item will capture general repair and maintenance costs throughout the golf course facility.

R&M-Golf Cart

Costs associated with the repair and maintenance of the golf carts.

Marketing

Costs associated with marketing of the golf course. In prior years, the district held ad campaigns with various firms including Promo Social, Tee Times USA and Golf Coast Magazine.

Office Supplies

This line item includes the cost of office supplies required to operate the golf course office.

Cleaning Supplies

This line item includes the cost of any supplies used to clean the golf course facilities.

Op Supplies-Uniforms

Uniform services.

Supplies-Golf Operations

All costs associated with the supplies needed for golf operations.

Supplies-Range

All costs associated with the supplies needed to operate the range including golf balls.

Subscription and Memberships

The District expects to obtain and/or maintain subscriptions and memberships. Vendors for these services have historically included FSGA, USGA and Sam's Club.

Maintenance**Payroll-Benefits**

United HealthCare dental and vision insurance.

Payroll-General Staff

Payroll for Director of Golf and hourly personnel.

Payroll-Processing Fee

ADP charges a fee for processing payroll. This fee is based in part on the number of active employees within the billing period. ADP also provides employee screening services.

Payroll-Taxes

These costs include FICA, Medicare and Workers Comp.

Contracts-Aquatic Control

Solitude currently provides aquatic services for the District's golf course.

Budget Narrative
Fiscal Year 2026**Maintenance** (continued)**Contracts-Security Alarms**

Alarm monitoring for the maintenance building.

Fuel, Gasoline and Oil

Fuel is purchased as needed for operations throughout the golf course.

Utility-General

Water and sewer services are provided by City of Tampa.

Electricity-General

Electricity services are provided by TECO.

Utility-Refuse Removal

Waste Management provides refuse removal services to the golf course.

Lease-Golf Course Equipment

The district anticipates leasing golf course maintenance equipment.

Lease-Ice Machines

The district leases an ice machine from S&W for the cart barn.

R&M-General

This line item will capture general repair and maintenance costs throughout the golf course facility.

R&M-Buildings

Repair and maintenance of the maintenance building.

R&M-Equipment

Repair and maintenance of golf equipment and related facilities within the district.

R&M-Fertilizer

The District will purchase fertilizer for the golf facilities.

R&M-Irrigation

The cost to repair and maintain the irrigation system throughout the golf course facility.

R&M-Signage

The cost to repair and maintain signage throughout the district.

R&M-Trees and Trimming

The cost of replacing and maintaining trees and shrubs throughout the golf course.

R&M-Golf Course

This line item will capture general repair, maintenance and beautification costs throughout the golf course.

R&M-Bunkers

The cost to purchase sand, repair and maintain bunkers throughout the golf course.

R&M-Bridges and Cart Paths

Repair and maintenance of the bridges and cart paths throughout the golf course.

Budget Narrative
Fiscal Year 2026**Maintenance** (continued)**R&M-Sod**

Replacement of sod throughout the year.

Miscellaneous-Licenses & Permits

Includes city and county business tax and a contingency.

Office Supplies

This line item includes the cost of office supplies required to operate the golf course office.

Cleaning Supplies

This line item includes the cost of any supplies used to clean the golf course facilities.

Op Supplies-Chemicals

Costs for chemicals required for operation will be recorded here.

Op Supplies-Hand Tools

This category is to record the purchase of any hand tools needed for the operation and maintenance of the golf course.

Supplies-Misc.

All costs associated with the supplies needed for golf operations.

Supplies-Sand

The district expects to purchase sand for golf course and bunker maintenance.

Supplies-Seeds

All seed supply products purchased for the golf course.

Supplies-Power Tools

All power tool supply products purchased for the golf course.

Debt Service**Principal Debt Retirement**

This represents principal payments due within the current year for the series 1999 recreational revenue bond. This expense is split with the restaurant.

Interest Expense

This represents interest payments due within the current year for the series 1999 recreational revenue bond. This expense is split with the restaurant.

Other Financing Sources**Interfund Transfer In**

This amount represents a portion deemed reasonable to transfer from the special revenue fund to the enterprise fund as support for operations and maintenance of the enterprise fund. This portion is estimated as 10% of golf course operating expenses and is to be considered resident contributions.

Budget Narrative
Fiscal Year 2026

REVENUES

Rents or Royalties

The restaurant facility is leased to Bayscape Enterprises.

EXPENDITURES

Financial and Administrative

Professional Services-Dissemination Agent

Dissemination services for the series 1999 bond.

Professional Services-Legal Services

The District's attorney provides general legal services to the District. Costs for matter services pertaining to the restaurant may be recorded here. Legal expenditures have been allocated across all funds (excluding Debt Service).

Operation and Maintenance

Communication-Telephone

Graybar serves as a communications provider.

Utility-General

Water and sewer services are provided by City of Tampa.

Electricity-General

Electricity services are provided by TECO.

Utility-Refuse Removal

Waste Management provides refuse removal services.

Rentals & Leases

The District currently leases a commercial dishwasher from VistaServe at a cost of \$80/4 weeks (13 payments per year).

Insurance-General Liability

Allocated insurance costs.

R&M-General

This line item will capture repair and maintenance costs throughout the restaurant facility.

Miscellaneous-Licenses & Permits

The cost associated with maintaining the liquor license.

Debt Service

Principal Debt Retirement

This represents principal payments due within the current year for the series 1999 recreational revenue bond. This expense is split with the golf.

Interest Expense

This represents interest payments due within the current year for the series 1999 recreational revenue bond. This expense is split with the golf.

Note: Without sufficient revenues to cover operating expenses the district is without means to make the required principal and interest payments. The budget reflects that the debt service payments would have to be made using a portion of prior year's fund balance. Since the prior year's enterprise fund balance is negative, there are no funds from the prior year available to use.

Highlands
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 DEBT SERVICE AND O&M ASSESSMENT SCHEDULE

	NET	Gross
TOTAL O&M Budget	1,473,684.00	1,567,748.94
TOTAL Reserve Budget	232,550.00	247,393.62
TOTAL O&M ASSESSMENT	1,706,234.00	1,815,142.55

PER UNIT ASSESSMENTS

LOT SIZE	UNITS ASSESSED		% TOTAL EAUs	O&M PER PARCEL	RESERVE PER PARCEL	TOTAL O&M PER PARCEL	O&M PER LOT	O&M	SERIES 2013 DEBT SERVICE (1)	SERIES 2014 DEBT SERVICE (2)	SERIES 2016 (3A) DEBT SERVICE (3)	SERIES 2016 (3C) DEBT SERVICE (4)	SERIES 2016		SERIES 2018 (3B & 5) DEBT SERVICE (6)	SERIES 2018 (4) DEBT SERVICE (7)	TOTAL (8)	FY 2024 Total	\$ Change	% Change
	EAUs	EAUs											REFUNDING DEBT SERVICE (5)							
Platted Lots																				
Phase 1 Single Family 50'	314	314	16.83%	\$ 263,811.99	\$ 41,630.01	\$ 305,441.99	\$ 972.75	\$ 972.75	\$ -	\$ -	\$ -	\$ -	\$ 772.49	\$ -	\$ -	\$ -	\$ 1,745.24	\$ 1,555.42	\$ 189.81	12.20%
Phase 1 Single Family 60'	118	118	6.32%	\$ 99,139.54	\$ 15,644.40	\$ 114,783.93	\$ 972.75	\$ 972.75	\$ -	\$ -	\$ -	\$ -	\$ 926.99	\$ -	\$ -	\$ -	\$ 1,899.74	\$ 1,709.92	\$ 189.81	11.10%
Phase 1 Single Family 65	74	74	3.97%	\$ 62,172.25	\$ 9,810.89	\$ 71,983.15	\$ 972.75	\$ 972.75	\$ -	\$ -	\$ -	\$ -	\$ 1,004.24	\$ -	\$ -	\$ -	\$ 1,976.99	\$ 1,787.17	\$ 189.81	10.62%
Phase 1 Single Family 70'	121	121	6.48%	\$ 101,660.03	\$ 16,042.14	\$ 117,702.17	\$ 972.75	\$ 972.75	\$ -	\$ -	\$ -	\$ -	\$ 1,081.49	\$ -	\$ -	\$ -	\$ 2,054.24	\$ 1,864.42	\$ 189.81	10.18%
Phase 2A Single Family Lots	159	159	8.52%	\$ 133,586.32	\$ 21,080.16	\$ 154,666.49	\$ 972.75	\$ 972.75	\$ -	\$ 1,276.60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,249.35	\$ 2,059.53	\$ 189.81	9.22%
Phase 2B Single Family 50' Lots	128	128	6.86%	\$ 107,541.19	\$ 16,970.19	\$ 124,511.39	\$ 972.75	\$ 972.75	\$ 1,020.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,992.92	\$ 1,803.10	\$ 189.81	10.53%
Phase 2B Single Family 60' Lots	86	86	4.61%	\$ 72,254.24	\$ 11,401.85	\$ 83,656.09	\$ 972.75	\$ 972.75	\$ 1,224.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,196.96	\$ 2,007.14	\$ 189.81	9.46%
Phase 3A Single Family Lots	227	227	12.17%	\$ 190,717.58	\$ 30,095.58	\$ 220,813.16	\$ 972.75	\$ 972.75	\$ -	\$ -	\$ 1,302.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,274.83	\$ 2,085.01	\$ 189.81	9.10%
Phase 3C Lots	220	220	11.79%	\$ 184,836.42	\$ 29,167.52	\$ 214,003.95	\$ 972.75	\$ 972.75	\$ -	\$ -	\$ -	\$ 1,302.00	\$ -	\$ -	\$ -	\$ -	\$ 2,274.75	\$ 2,084.93	\$ 189.81	9.10%
Phase 3B Single Family 40'	162	162	8.68%	\$ 136,106.82	\$ 21,477.90	\$ 157,584.72	\$ 972.75	\$ 972.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,301.88	\$ -	\$ 2,274.63	\$ 2,084.81	\$ 189.81	9.10%
Phase 3B Single Family 50'	69	69	3.70%	\$ 57,971.42	\$ 9,148.00	\$ 67,119.42	\$ 972.75	\$ 972.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,301.88	\$ -	\$ 2,274.63	\$ 2,084.81	\$ 189.81	9.10%
Phase 5 Single Family 40'	60	60	3.22%	\$ 50,409.93	\$ 7,954.78	\$ 58,364.71	\$ 972.75	\$ 972.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,301.88	\$ -	\$ 2,274.63	\$ 2,084.81	\$ 189.81	9.10%
Phase 4 Single Family 50'	128	128	6.86%	\$ 107,541.19	\$ 16,970.19	\$ 124,511.39	\$ 972.75	\$ 972.75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,328.66	\$ 2,301.41	\$ 2,111.59	\$ 189.81	8.99%

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”); and

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

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

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Highlands Community Development District (“**Assessment Roll**”) on file with District management and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in the Assessment Roll; and

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibit “A”** and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibit “A”** and the Assessment Roll.

B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property, if any, shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit “A”** and the Assessment Roll.

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:

**HIGHLANDS COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2025/2026

Exhibit “A”

Adopted Budget for Fiscal Year 2025/2026

RESOLUTION 2025-06

**A RESOLUTION OF THE HIGHLANDS COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the Highlands Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2025.

ATTEST:

**HIGHLANDS COMMUNITY
DEVELOPMENT DISTRICT**

Asst. Secretary

Chair / Vice Chair

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT FISCAL
YEAR 2025/2026**

October 15, 2025
November 19, 2025
December 17, 2025
January 21, 2026
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026

All meetings will convene at 6:00 p.m. at The Ayersworth Glen Clubhouse, located at 11102 Ayersworth Glen Blvd. in Wimauma, Florida 33598.

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

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

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of August, 2025.

ATTEST:

**HIGHLANDS
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Highlands Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

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

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

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

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Highlands Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Highlands Community Development District



FLORIDA PLAYGROUNDS
(561) 354 - 4899
8021 PETERS RD, UNIT 506
Plantation, FL 33324
United States

Prepared For
Highlands CDD
11102 Ayersworth Glen Boulevard
Wimauma FL 33598

Estimate Date
07/21/2025

Estimate Number
180081474

Reference
Option 1: Swing
Relocation

Description	Rate	Qty	Line Total
Spider Climber Addition Age: 5-12 Fall Height: 84" Use Zone: 30'x28' Equipment Size: 18'x15'6"	\$10,637.00	1	\$10,637.00
Installation Installation of playground equipment in compliance with ASTM International standards (American Society for Testing and Materials) and CPSC (Consumer Product Safety Commission) guidelines for public playgrounds, as well as 2023 Florida Building Code (FBC) requirements, ensuring adherence to rigorous safety, structural, and accessibility standards.	\$4,786.65	1	\$4,786.65
Demolition & disposal & swing relocation Demolition of existing play structure Relocation of swings	\$3,800.00	1	\$3,800.00
Freight Charges	\$842.00	1	\$842.00
Sales Tax Tax Exempt with Certificate	\$0.00	1	\$0.00
Subtotal			20,065.65
Tax			0.00

Notes

ORDER PLACEMENT:

To place order, simply verify all shipping/billing information is correct on the estimate. Please email signed estimate to josh@playgroundsandshade.com. Color confirmation must be included with your order.

DEPOSIT:

- ☒ A 100% deposit is required to be placed with your order if installation is not included.
- ☒ A 50% deposit is required to place your order if installation is included.
- ☐ Tax Exemption: If your organization falls under "tax exempt" make sure you have provided a current and valid state sales tax exemption certification before placing an order.

THEN:

- ☒ Send deposit & copy of signed estimate to:

FLORIDA PLAYGROUNDS
8021 PETERS RD, UNIT 506
PLANTATION, FL 33324
Tel: 954-873-1127

DELIVERY:

Damaged/missing items must be indicated at time of delivery to avoid replacement costs (please send photos along w/documentation).

- ☐ NO INSTALLATION: Equipment will be required to be offloaded upon receipt. You should have a minimum three persons to inventory & offload.
- ☒ INSTALLATION: No offloading equipment is required. Your installation team will meet and offload the truck.
- ☐ Equipment will be received in container and dropped at site.
- ☐ All site preparation must be completed prior to installation. Scheduled installation will be determined once delivery date is confirmed.
- ☐ Your representative will schedule an appointment the week of delivery. Please verify that your point-of-contact information is clear on the order. Send additional contacts/instructions along with your order.

ESTIMATED LEAD TIMES:

- ☒ PLAYGROUND – 12-14 weeks
- ☐ SURFACING– 4-6 weeks
- ☐ SHADE – 6-8 standard 8-10 weeks
- ☐ SHELTER - standard X weeks
- ☐ SITE AMENITIES - X weeks
- ☐ PERMITTING: CONCURRENT WITH FABRICATION, TAKES 4-5 WEEKS
- +
- ☐ INSTALL LEAD TIME: 2-3 WEEKS
- ☒ INSTALL PROCESS: (5) DAYS/ () WEEKS

Terms

This estimate is valid for 30 days.

50% Upon acceptance, 50% upon completion

To accept this quotation, please sign, date and return with any other required materials. Once signed and accepted by seller, any changes must be submitted in writing and approved by the seller and buyer.

Purchaser promises to pay FLORIDA PLAYGROUNDS according to the payment terms of this proposal and agrees to pay, in addition to the final balance due or any other unpaid amount, all costs and expenses, including reasonable attorney fees associated with collection. Any final balance due or any unpaid amount not paid upon receipt of playground equipment, materials and installation costs, shall carry an interest rate of 15% per annum, until paid in full.

AUTHORIZED SIGNATURE

PRINT NAME

DATE

Thank you for being a valued customer!



Spider

SKU: QSFS-CL0015

Categories: [Quick Ship](#), [WiseNEX](#)

Age: 5-12

Fall Height: 84"

Use Zone: 30'x28'

Equipment Size: 18'x15'6"

Timbers: N/A

Colors





Howie's Plumbing, Inc.
PO Box 5005, Sun City Center, Florida 33571
United States
(813) 633-8923
CFC1429356

Estimate 59816925
Job 59683666
Estimate Date 5/27/2025
Technician Dewey Martin
Customer PO

Billing Address

Inframark
2654 Cypress Ridge Boulevard #STE 101
Zephyrhills, FL 33544 USA

Job Address

Highlands CDD/Ayersworth Glen
Clubhouse
11102 Ayersworth Glen Boulevard
Wimauma, FL 33598 USA

Estimate Details

Replacement of 2 drinking fountains: Please see description for full scope of work.

Service #	Description	Quantity	Your Price	Your Total
Remodel	<p>Plumber will remove the two existing drinking fountains & properly dispose of the fixtures. We will furnish & install two new Elkay fountains in place of the existing drinking fountains. Furnished fixtures will be: 1 - Elkay LZSTL8WSLK filtered EZH2O bottle filling station with bi-level ADA cooler & 1 - Elkay LZS8WSSK water cooler with bottle filling station.</p> <p>Price includes materials, labor & disposal. Does not include any unforeseen circumstances, wall repairs or painting.</p> <p>NOTE: The new drinking fountains are similar replacements that should cover the area. If the footprint of the new fountains do not fully cover the area, the community may need to touch up the wall.</p>	1.00	\$6,450.00	\$6,450.00

Sub-Total	\$6,450.00
Tax	\$0.00
Total	<u>\$6,450.00</u>

Thank you for choosing Howie's Plumbing, Inc.

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Howie's Plumbing, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

POB 88
Russellville, AL 35653

Phone: 866.765.6726
Fax: 267.295.6150

Created Date 8/5/2025
Quote Number 00100172

Prepared By Tammy Camp
Email tacamp@lcfurn.com

Contact Name Brittany West
Phone (813) 633-3322

Email awgclubhouse@gmail.com

Bill To Name Ayersworth Glen Clubhouse
Bill To Inframark, LLC
210 N University Drive
Suite 702
Coral Springs, FL 33071

Ship To Name Ayersworth Glen Clubhouse
Ship To 11102 Ayersworth Glen Blvd
Wimauma, FL 33598
Ship via LTL

Management Company Inframark, LLC

ProductImage	Product	Product description	Line Item Description	Quantity	Sales Price	Total Price
	CAR100	Traditional Adirondack Chair	Chestnut (R08)---Mahogany (PW)	1.00	\$400.04	\$400.04

Subtotal \$400.04
Tax \$30.00
Order Freight \$75.00
Fuel Surcharge \$24.00
Order Total \$529.04

Quote acceptance Information

Approved By: _____

Approval Date: _____

Terms and Conditions

- *All furniture remains the property of Leisure Creations until the invoice is paid in full.
- *The consignee is responsible for unloading and inspection of all deliveries and must note damage on the freight bill. Furniture will not be replaced if the damage is not noted on the freight bill.
- *Interest 1.5% per month on all invoices over 30 days.
- *Shipping choices F.O.B origin or F.O.B. destination.
- *Returns require a 50% restocking fee plus the freight costs.



**1623 S. 51st Street
Tampa, FL 33619-5327**

Alvarez Plumbing and Air Conditioning
1623 S 51st Street, Tampa, Florida 33619
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1822951

BILL TO

Highlands CDD c/o Inframark LCC
210 North University Drive #Ste 702
Coral Springs, FL 33071 USA

ESTIMATE
210794336

ESTIMATE DATE
May 15, 2025

JOB ADDRESS

Ayersworth Glen Clubhouse
11102 Ayersworth Glen Boulevard
Wimauma, FL 33598 USA

Job:

ESTIMATE DETAILS

Replace two sets of water coolers: Alvarez Plumbing and Air Conditioning proposes to replace the gym's water cooler, as well as the pool's water coolers. Gym is single, pool is hi/lo. Both to have bottle fillers and filters.

WATER COOLER REPLACEMENT:

- Turn water off to unit, unhook drain, and remove existing unit
- Mount new unit with new wall-hanging brackets
- Hook up water and drain to new unit
- Turn water on and test for leaks and proper operation
- Repeat above steps for the gym water cooler
- Clean up work area(s)

- * Tech will ensure the work area is cleaned up, and that there are no leaks of any kind before leaving the facility.
- * All work to be performed during normal business hours, no nights or weekends unless otherwise noted. Any unforeseen circumstances to be addressed at the time of findings.
- * Job scheduling is subject to change.
- * This estimate is only valid for 30 days from the date listed.
- * 1-year Alvarez Plumbing Company parts & labor guarantee. Manufacturer's warranty thereafter.
- * Gym's water cooler may need to have some trim cut in order to install the bottle filler
- * Possibility that water and drains need to be moved, as they need to be in very specific locations
- * Payment terms: 50% deposit, 50% due upon completion.

SUB-TOTAL \$8,750.00

TOTAL \$8,750.00

EST. FINANCING \$486.11

SYNCHRONY FINANCING AVAILABLE - Ask about our easy application and fast funding solutions.

CUSTOMER AUTHORIZATION

My signature or other manner of acceptance denotes that I have read and agree to the attached Terms & Conditions section, and that I am the owner/authorized representative of the premises at which work will be performed and guarantee payment for services rendered at the completion of work.

THIS IS AN ESTIMATE FOR PROPOSED WORK. The summary above is furnished by Alvarez Plumbing & Air Conditioning as a good faith estimate of work to be performed at the location described above. This estimate is based on our evaluation of known circumstances and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after work has started.

THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized above and agree to pay the full amount for all work performed. All materials remain the property of Alvarez Plumbing & Air Conditioning until paid in full. Alvarez Plumbing & Air Conditioning reserves the right to remove and repossess any materials not paid for at the conclusion of work.

*This estimate is valid for thirty (30) days from the date of the estimate.

*50% deposit is required prior to work commencement.

Sign here

Date



Alvarez Plumbing and Air Conditioning
1623 S. 51st Street, Tampa, Florida 33619
(813) 655-7520

Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION

I, the undersigned, am the owner/authorized representative of the premises at which work is to be done. I hereby authorize you to enter and perform service for a Diagnosis/Solution and to use such labor and materials as you deem advisable. I acknowledge and agree to the \$49 Dispatch Fee which will be waived if estimated services are accepted. I understand that the property owner/manager is responsible for locating utilities if required. Alvarez Plumbing & Air Conditioning is not responsible for any type of pre-existing plumbing, fixtures, or damage, nor is Alvarez responsible for patch work, landscaping, or other unforeseen circumstances (acts of god) that may arise while conducting work. All invoices not paid within thirty days will accrue interest at the highest rate allowed by law. The purchaser agrees to pay all costs for collection, including attorney fees, court fees, and collection agency fees if placed for collections. I have read and agree to all the terms and conditions set forth.

CUSTOMER ACKNOWLEDGEMENT

I find the service and materials rendered and installed in connection with the above work mentioned to have been completed in a satisfactory manner. I agree that the amount set forth on this contract in the space labeled "Total" be the total and complete flat rate minimum charge. I agree to pay reasonable attorney's fees and court costs in the event of legal action. I acknowledge that I have read and received a legible copy of the contract.

GUARANTEES:

Repairs guaranteed 30-days. New fixtures guaranteed one (1) year parts and labor, excluding consumable parts or use outside of manufacturer's instructions. No guarantee on customer supplied parts. Most stoppages guaranteed 30-days subject to recall findings. No guarantee on Commercial stoppages. Not responsible for any patch work unless noted.

FITNESSSMITH



DESIGN | PROCURE | INSTALL

PROJECT PROPOSAL

YOUR VISION. OUR MISSION.



Adam Pearl

Business Developer

Mobile 561.222.4390

Email Apearl@fitnesssmith.com

Ayersworth Glen

- 110 VAC 20AMP 60 HERTZ NEMA 5-20R
- 110 VAC 50-60 HERTZ
- Coaxial RF TV output. 75 ohm
- RJ45 Ethernet Lan. CAT6
- Required Wall Blocking/Floor Mounting
- Mirror Location

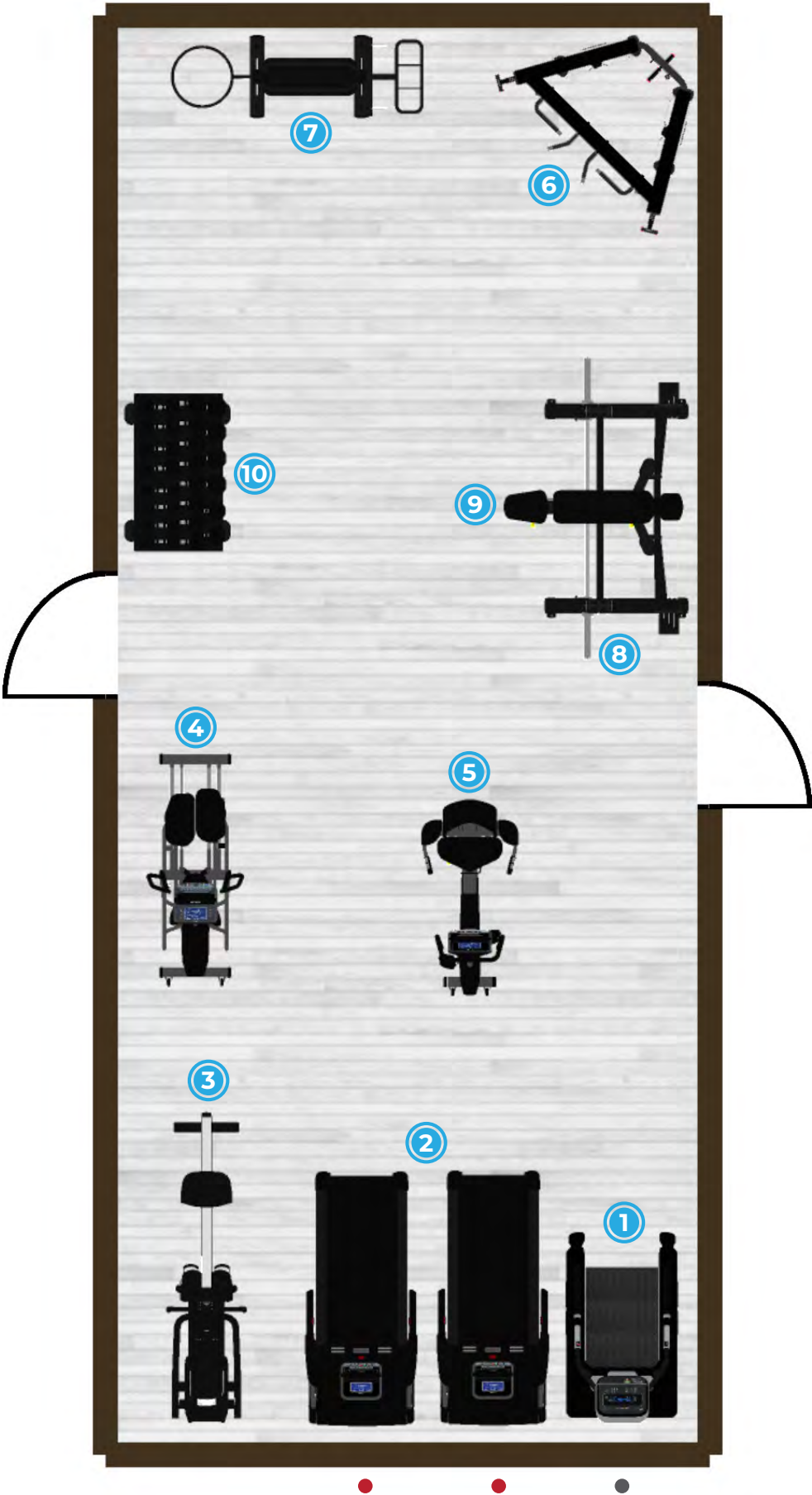
Note: FitnessSmith will not be providing any of the ethernet or coaxial cables, nor outlet converters, unless otherwise specified within the proposal. Please make sure the circuits are correctly configured before installation.

LEGEND

- Cardio**
- 1. Gauntlet
 - 2. Treadmill
 - 3. Rower
 - 4. Elliptical
 - 5. Recumbent Bike

- Strength**
- 6. Dual Adjustable Pulley

- Functional/Free Weight**
- 7. Accessory Rack
 - 8. Smith Machine
 - 9. Multi-Adjust Bench
 - 10. Dumbbell Rack



FITNESSMITH



StairMaster 8GX



Nautilus Instinct DAP



Instinct Smith Machine



TKO Olympic Plates



TKO Stamina Package



GYM REFRESH

Prepared by:

Fitnessmith

Adam Pearl
(561) 222-4390
Fax (561) 997-8788
apearl@fitnessmith.com

Prepared for:

AYERSWORTH GLEN COMMUNITY CLUBHOUSE

210 N UNIVERSITY DRIVE #702
CORAL SPRINGS, FL 33071
BRITTANY WEST
(813) 633-3322
awgclubhouse@gmail.com

Quote Information:

Quote #: 028341

Version: 1
Delivery Date: 07/28/2025
Expiration Date: 08/27/2025

Cardio

Description	List Price	Customer Price	Qty	Ext. Price
STAIRMASTER 8GX W/ LED (2025)	\$10,199.00	\$5,485.00	1	\$5,485.00
Subtotal:				\$5,485.00

Strength

Description	List Price	Customer Price	Qty	Ext. Price
NAUTILUS INSTINCT DUAL ADJUSTABLE PULLEY - BLACK FRAME	\$5,449.00	\$3,285.00	1	\$3,285.00
INSTINCT SMITH MACHINE	\$4,299.00	\$2,775.00	1	\$2,775.00
Subtotal:				\$6,060.00

Accessories

Description	List Price	Customer Price	Qty	Ext. Price
TKO OLYMPIC 45LB. RUBBER DUAL GRIP PLATE (EACH)	\$135.00	\$96.43	2	\$192.86
TKO OLYMPIC 35LB. RUBBER DUAL GRIP PLATE (EACH)	\$105.00	\$75.00	2	\$150.00
TKO OLYMPIC 25LB. RUBBER DUAL GRIP PLATE (EACH)	\$75.00	\$53.57	2	\$107.14
TKO OLYMPIC 10LB. RUBBER DUAL GRIP PLATE (EACH)	\$30.00	\$21.43	2	\$42.86
TKO OLYMPIC 5LB. RUBBER DUAL GRIP PLATE (EACH)	\$15.00	\$10.71	2	\$21.42
TKO ACCESSORY STORAGE RACK - STAMINA PACKAGE (INCL: 4-15LB MEDICINE BALLS, 10-45LB KETTLEBELLS, RESISTANCE BANDS, 3 HANGING MATS, 3 FOAM ROLLERS, 3 STABILITY BALLS)	\$2,910.00	\$1,925.00	1	\$1,925.00
Subtotal:				\$2,439.28

FITNESSMITH



Services

Description	List Price	Customer Price	Qty	Ext. Price
SHIPPING CHARGES - EQUIPMENT	\$1,400.00	\$1,400.00	1	\$1,400.00
INSTALLATION: INSIDE DELIVERY, ASSEMBLY, TESTING, TRASH REMOVAL: (FEE IS FOR FIRST FLOOR DOUBLE DOOR ACCESS ONLY) SITE SURVEY REQUIRED FOR GUARANTEED PRICE. FITNESSMITH WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS.	\$1,050.00	\$1,050.00	1	\$1,050.00
COLOR:	\$0.00	\$0.00	1	\$0.00
DUE TO CURRENT US TARIFFS, AN ADDITIONAL TARIFF WILL BE APPLIED TO ALL ORDERS. IF NO US TARIFFS ARE IN PLACE BEFORE THE GOODS SHIP, THIS TARIFF WILL BE ADJUSTED, ENSURING THAT THE CUSTOMER IS ONLY CHARGED FOR US TARIFFS IN EFFECT AT THE TIME OF SHIPMENT.	\$291.02	\$291.02	1	\$291.02

Subtotal: **\$2,741.02**

GYM REFRESH

Prepared by:

Fitnessmith

Adam Pearl
(561) 222-4390
Fax (561) 997-8788
apearl@fitnessmith.com

Prepared for:

AYERSWORTH GLEN COMMUNITY
CLUBHOUSE

210 N UNIVERSITY DRIVE #702
CORAL SPRINGS, FL 33071
BRITTANY WEST
(813) 633-3322
awgclubhouse@gmail.com

Quote Information:

Quote #: 028341

Version: 1
Delivery Date: 07/28/2025
Expiration Date: 08/27/2025

Quote Summary

Description	Amount
Cardio	\$5,485.00
Strength	\$6,060.00
Accessories	\$2,439.28
Services	\$2,741.02

Subtotal: \$16,725.30

Estimated Tax (Subject to change): \$1,168.39

Total: \$17,893.69

Total savings: \$9,592.72

Tax is recalculated at time of Invoice and subject to change.

Payment Terms

Standard: 50% deposit upon order placement and payment in full prior to installation.

Multi-housing New Construction: 50% deposit upon placing order, 40% progress payment 8 weeks from installation, 10% balance upon completion of installation.

Government: Payment terms per purchase order not to exceed net 30 terms.

**AYERSWORTH GLEN COMMUNITY
CLUBHOUSE**

Signature:

Name:

BRITTANY WEST

Title:

ON-SITE MANAGER

Date:



EQUIPMENT PURCHASE AND SALE AGREEMENT

This EQUIPMENT PURCHASE AND SALE AGREEMENT ("**Agreement**") is entered into by and between CENTURION PARTNERS HEALTH AND FITNESS, LLC d/b/a FITNESSMITH, a Florida limited liability company ("**Fitnessmith**"), and ("**Customer**") for the purchase of all products, parts and/or services to be provided by Fitnessmith to Customer. Any different or additional terms in Customer's purchase order or any other document, whether pre-printed or otherwise, are specifically excluded. In consideration of the mutual covenants and conditions set forth below, Fitnessmith and Customer agree as follows:

1. PURCHASE AND SALE. Customer hereby agrees to purchase fitness equipment and/or parts (collectively "**Products**") from Fitnessmith, and Fitnessmith hereby agrees to sell Products to Customer, pursuant to the purchase order(s) submitted by Customer in accordance with Fitnessmith's standard order procedures. No purchase order shall be binding upon Fitnessmith until accepted by Fitnessmith in writing. Any and all Products provided by Fitnessmith to Customer shall be subject to this Agreement. Fitnessmith reserves the right, as it may deem necessary or appropriate, to modify or change its specifications prior to delivery of any Product ordered by Customer, provided that such change or modification does not materially or adversely affect the performance of the Product. The parties acknowledge and agree that any services to be provided by Fitnessmith, other than installation, maintenance, and training services, shall be governed by this Agreement.

2. PRICES AND PAYMENT.

2.1 PURCHASE PRICE. Fitnessmith shall invoice Customer for the purchase price of each of the products and/or parts shipped and/or services rendered pursuant to this Agreement. The invoice shall be in USD and shall include charges (as applicable) for freight, handling, taxes and other amounts payable to Fitnessmith, as set forth in this Section 2.

2.2 PAYMENT TERMS. For Products ordered hereunder, Customer shall pay one hundred percent (100.00%) of amounts invoiced within thirty (30) days of the invoice date. All payments must be made in U.S. dollars. Outstanding balances shall accrue interest at a rate equal to the lesser of one- and one-half percent (1.5%) per month and the maximum rate permitted by applicable law, from due date until paid, plus Fitnessmith's reasonable costs of collection.

2.3 TAXES AND CHARGES. All amounts due hereunder are exclusive of, and Customer shall pay, all sales, use and other taxes, export and import fees, customs duties, regulatory charges, and similar charges applicable to the transactions contemplated by this Agreement, (collectively "**Taxes and Charges**"). Fitnessmith reserves the right to add applicable Taxes and Charges directly to Customer's invoice or to invoice such Taxes and Charges separately. Customer agrees to indemnify and hold Fitnessmith harmless from and against all claims, liabilities, costs, expenses and penalties arising out of or related to Customer's failure to timely report or pay any Taxes and Charges.

2.4 SECURITY INTEREST. To secure the payment and performance of all obligations due and owed by Customer to Fitnessmith hereunder, Customer hereby grants Fitnessmith a Uniform Commercial Code purchase money security interest in products purchased from Fitnessmith hereunder and proceeds therefrom. This Agreement constitutes a security agreement between Customer, as debtor, and Fitnessmith, as secured party, under the Uniform Commercial Code, and Fitnessmith has the rights and remedies of a secured party hereunder. Customer hereby appoints Fitnessmith as its attorney in fact to execute such financing statements as may be required, from time to time, to perfect the security interest granted herein. Fitnessmith may, upon default from Customer, require Customer to assemble the products and make them legally available to Fitnessmith for repossession, including reasonable access to the facilities of Customer, and Fitnessmith shall be entitled to all reasonable expenses of repossession, including reasonable attorney's fees incurred in connection therewith.

2.5 PRICE ADJUSTMENT FOR TARIFF AND FREIGHT. If any tax, public charge, tariff, duty, or increase therein, is now or hereafter assessed, levied, or imposed by any federal, state, municipal, or other governmental authority, (i) on the Products to be sold; (ii) or upon any sale, delivery, or other action taken hereunder; (iii) or upon the export or import of such Products; (iv) or if any change shall hereafter be made in the present custom house or railway classification of such Products or in existing freight rates applicable thereto, such change shall be borne by Customer, and the Customer shall pay Fitnessmith any increase in such taxes or any other such tariffs, or any such duties, assessed, levied, or imposed after the date of this Agreement with respect to the Products Customer purchases hereunder.

3. DELIVERY, ACCEPTANCE AND CANCELLATIONS.

3.1 DELIVERY. Fitnessmith shall use its best efforts in the ordinary course of business to affect deliveries to Customer as specified. In no event shall Fitnessmith be liable for any damages, consequential, incidental, liquidated or otherwise, arising from Fitnessmith's failure to meet any delivery date. Delays at Customer's request or due to Customer's failure may result in storage fees.

3.2 PARTIAL SHIPMENT. As products and/or parts ordered by Customer become available, Fitnessmith may make partial shipments and each shipment shall be invoiced separately. However, in no event shall partial shipments relieve Customer from its obligation to accept shipment of the remainder of the order.

3.3 ACCEPTANCE. Customer shall be solely responsible for inspecting each delivery of Products to confirm that all Products ordered are included within such delivery. In the event a Product is missing from a delivery, Customer shall immediately inform Fitnessmith of the missing Product(s). Products which are to be installed by Fitnessmith shall be deemed accepted following installation in accordance with Section 4.1 below. All other Products and Custom Products shall be deemed accepted by Customer upon delivery. Acceptance of any Product shall not limit



Fitnessmith's warranty obligations under Section 5 below.

3.4 RETURNS. Except as provided in Section 5.1 with regards to warranty claims, all Product sales are final, and no returns will be accepted without Fitnessmith's written approval. Fitnessmith may, in its sole discretion and subject to a minimum twenty five percent (25%) restocking fee of the original purchase price, accept returns of non-defective, non-custom Products within fifteen (15) days of delivery. However, any Custom Products and/or Customer modified Products ordered from Fitnessmith are not subject to cancellation and/or are unable to be returned.

3.5 CANCELLATION. Customer may cancel a purchase order for non-custom Products, provided such partial or total cancellation request is more than thirty (30) days from the scheduled delivery date. In the event of total or partial cancellation of any such order, Customer shall reimburse Fitnessmith for all reasonable costs arising out of the order and its cancellation, including, but not limited to, any costs of labor, material, and overhead charges. Any purchase order for non-custom products which are refused by Customer or canceled less than thirty (30) days prior to the scheduled delivery date shall be subject to a cancellation and restocking fee of twenty-five percent (25.00%) of the original purchase price. However, any Custom Products and/or Customer modified Products ordered from Fitnessmith are not subject to cancellation and/or are unable to be returned.

4. INSTALLATION, MAINTENANCE AND TRAINING SERVICES.

4.1 INSTALLATION. At the time the order is placed, the Customer will provide Fitnessmith with an installation date. Fitnessmith will make reasonable commercial efforts to install the product on or before the installation date. Product held more than 10 days after the installation date at the Customer's request will be subject to a storage fee. Product held more than 30 days past the installation date at the Customer's request may be subject to a 15% restocking fee as well as a storage fee. Partial installations require the installed product to be paid per the terms of the invoice. Subject to payment of the applicable installation fees, Fitnessmith shall install the Products purchased by Customer hereunder; provided that Customer shall (a) provide Fitnessmith, its employees and authorized representatives reasonable access to Customer's premises as necessary for Fitnessmith to perform the installation services hereunder; (b) ensure a safe and suitable installation and working environment; (c) take all other steps necessary to prepare the site for installation. Customer warrants that there are adequate and sufficient services and infrastructure, including phone lines and exchange facilities, available to Fitnessmith for the installation of the Product(s), and that such services and infrastructure are in accordance with Fitnessmith's requirements. Fitnessmith accepts no responsibility whatsoever for delays occasioned by the lack of availability of such services or infrastructure. In the event a site is unprepared in any way at the time of scheduled installation such that a return visit is required by Fitnessmith for completion of the installation, Customer may be billed an additional fee at Fitnessmith's sole discretion. Following installation, Customer has a five (5) business day acceptance period within which it is required to provide Fitnessmith with its written acceptance of the installation. In the event installation is to occur at multiple Customer sites, the foregoing installation and acceptance procedure shall apply independently to each site, such that acceptance at a site shall not be impacted in any way or conditioned upon acceptance at any other site(s).

4.2 MAINTENANCE. Fitnessmith shall have no obligation to provide any maintenance and support services hereunder. Customer may purchase maintenance and support services at the annual fee applicable to the level of service to be provided, subject to the terms and conditions set forth in Fitnessmith's preventative maintenance and services agreement ("**Preventative Maintenance Services Agreement**"), a copy of which is available upon request.

4.3 TRAINING. Subject to Fitnessmith's express consent and Customer's payment of the applicable training fees, Fitnessmith shall provide Customer such training as Customer may order from time to time, the location, and times of which shall be mutually agreed upon by the parties.

5. LIMITED WARRANTY.

5.1 PRODUCT WARRANTY. Fitnessmith warrants to Customer that (a) the Product(s) will be free from defects in material and workmanship and will conform to the manufacturer's applicable published specifications. The foregoing warranty shall (a) only apply for the period warranted by the manufacturer from the date of delivery to Customer (the "**Product Warranty Period**") and (b) only extends to Customer and may not be assigned or otherwise transferred to a third party. As Fitnessmith's sole obligation, and Customer's sole and exclusive remedy for any breach of the warranty set forth in this Section 5.1, Fitnessmith or the manufacturer shall repair or, at its option, replace the defective Product, or component thereof. Unless alternative procedures have been agreed to between Customer and Fitnessmith in a Preventative Maintenance and Services Agreement, in effect concurrently with the Product Warranty Period, to obtain warranty service Customer must contact Fitnessmith or the manufacturer.

5.2 INSTALLATION AND SERVICES WARRANTY. Fitnessmith warrants to Customer that the installation and training services provided hereunder will be performed in a professional manner consistent with industry standards. Fitnessmith shall, as its sole obligation and Customer's sole and exclusive remedy for any breach of the warranty set forth in this Section 5.2, re-perform the services which gave rise to the breach or, at Fitnessmith's option, refund the fees paid by Customer for the services which gave rise to the breach; provided that Customer shall notify Fitnessmith in writing of the breach within thirty (30) days following performance of the defective services, specifying the breach in reasonable detail.

5.3 WARRANTY EXCLUSIONS AND DISCLAIMER. EXCEPT FOR THE LIMITED WARRANTIES SET FORTH IN SECTIONS 5.1 AND 5.2 ABOVE, THE PRODUCTS AND SERVICES ARE PROVIDED "AS IS," WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND. FITNESSMITH EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS, IMPLIED, INCLUDING BUT NOT LIMITED TO ANY



WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT OF THIRD-PARTY RIGHTS. FITNESSMITH DOES NOT WARRANT THAT THE PRODUCTS OR SERVICES FURNISHED TO CUSTOMER HEREUNDER WILL MEET CUSTOMER'S REQUIREMENTS, THAT THE OPERATION OF THE PRODUCTS WILL BE UNINTERRUPTED OR ERROR-FREE OR THAT ALL ERRORS WILL BE CORRECTED. CUSTOMER ACKNOWLEDGES THAT IT HAS RELIED ON NO WARRANTIES OTHER THAN THE EXPRESS WARRANTIES PROVIDED HEREIN.

6. INDEMNIFICATION.

6.1 Fitnessmith shall defend, indemnify and hold Customer, its officers, employees, agents, and assigns harmless from and against any and all liability, loss, expense (including attorneys' fees), or claims for injury or damages arising out of the performance under this Agreement related to the delivery and installation of fitness equipment, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent, reckless, or intentional acts or omissions of Fitnessmith, its officers, agents, employees, or assigns. However, Fitnessmith shall not be liable for any claim made against Fitnessmith unless written notice of any such claim has been provided to Fitnessmith on a timely basis in order to allow Fitnessmith the full opportunity to immediately investigate and/or resolve any such claim. Fitnessmith's sole liability, whether in contract or tort, including negligence, or otherwise, for any loss or damage shall be limited to damages resulting from the performance of this Agreement, as specified herein.

6.2 Customer shall defend, indemnify and hold Fitnessmith, its officers, employees, agents, and assigns harmless from and against any and all liability, loss, expense (including attorneys' fees), or claims for injury or damages arising out of performance under this Agreement related to the delivery and installation of fitness equipment, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent, reckless, or intentional acts or omissions of Customer, its officers, agents, employees, or assigns.

6.3 Customer acknowledges and agrees that Fitnessmith is a reseller of the equipment and products being provided for under the terms of this Agreement, and not the manufacturer of any such equipment and/or products being provided for under the terms of this Agreement. As a result, Fitnessmith is not liable for any damage or deficiencies in equipment and/or products supplied to Customer, including, without limitation, the equipment and/or products being provided for under the terms of this Agreement. The manufacturer of the equipment and products being provided for under the terms of this Agreement, supplies a manufacturer's warranty and Customer agrees that any claims by Customer for damage or deficiencies in such equipment and/or products shall be made directly to the manufacturer and Fitnessmith or is released from any and all liability in respect of damage or deficiencies to such equipment and/or products being provided for under the terms of this Agreement.

6.4 In the event of any such recall or withdrawal of any equipment being provided for under this Agreement, Customer agrees to make any such claims for reasonable expenses incurred directly to the manufacturer of such equipment and Fitnessmith is released from any and all liability in respect to damages and/or expenses incurred for any such recall or withdrawal of equipment being provided for under this Agreement.

7. LIMITATION OF LIABILITY. IN NO EVENT SHALL FITNESSMITH BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES, INCLUDING WITHOUT LIMITATION ANY LOST DATA, LOST PROFITS AND COSTS OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES, ARISING OUT OF OR RELATED TO THIS AGREEMENT, THE USE OF OR INABILITY TO USE THE EQUIPMENT OR THE SOFTWARE OR ANY SERVICES PERFORMED HEREUNDER, REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT OR OTHERWISE, EVEN IF FITNESSMITH HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. FITNESSMITH'S TOTAL AGGREGATE LIABILITY FOR ALL DAMAGES ARISING OUT OF OR RELATED TO THIS AGREEMENT OR THE PRODUCTS OR SERVICES PROVIDED HEREUNDER SHALL NOT EXCEED THE AMOUNT PAID BY CUSTOMER FOR THE SPECIFIC PRODUCT OR SERVICE GIVING RISE TO THE CLAIM. TO THE FULLEST EXTENT PERMITTED BY LAW, FITNESSMITH SHALL NOT BE LIABLE TO CUSTOMER IN RESPECT OF ANY CLAIM FOR WHICH WRITTEN NOTICE IS NOT PROVIDED TO FITNESSMITH WITHIN TWELVE (12) MONTHS FROM THE DATE ON WHICH THE CLAIM ARISES. THE PARTIES ACKNOWLEDGE AND AGREE THAT THIS SECTION IS AN ESSENTIAL ELEMENT OF THIS AGREEMENT AND THAT, IN ITS ABSENCE, THE ECONOMIC TERMS OF THIS AGREEMENT WOULD BE SUBSTANTIALLY DIFFERENT.

8. MISCELLANEOUS.

8.1 GOVERNING LAW AND VENUE. This Agreement shall be construed in accordance with, and all disputes hereunder shall be governed by, the laws of the State of Florida. All parties to this Agreement agree to submit to personal jurisdiction in the County of Palm Beach, State of Florida, United States of America. Any dispute that arises under or relates to this Agreement (whether contract, tort or both) shall be resolved in the applicable Federal or state court in the County of Palm Beach, State of Florida, United States of America.

8.2 PUBLICITY. Customer agrees that Fitnessmith may refer to its relationship with Customer in presentations and marketing materials, provided, however, Fitnessmith will not issue any press release concerning its relationship with Customer without Customer's prior written consent (not to be unreasonably withheld). Notwithstanding the foregoing, Fitnessmith shall not be restricted from disclosing any information as required by applicable law, regulation, or ordinance.

8.3 ASSIGNMENT. This Agreement may not be assigned to another party by either Party, either in whole or in part, without the prior written consent of the other Party, and such consent shall not be unreasonably withheld.

8.4 WAIVER. No failure or delay on the part of either party in exercising any right or remedy hereunder will operate as waiver thereof, nor will any or a single or partial exercise of any such right or remedy preclude any other or further exercise thereof of any other right or remedy. No provision of this Agreement may be waived except in a writing signed by the party granting such waiver.

8.5 FORCE MAJEURE. Neither Party shall be responsible for any failure to perform due to causes beyond a Party's reasonable control, including but not limited to labor disputes, strikes, acts of God, fire, delays in transportation, interruption or failure of electricity or communications systems, governmental actions or any such event deemed to be a pandemic. Any delay beyond a Party's reasonable control shall be excused and the period of performance extended as may be necessary to enable the Party to perform after the cause of delay has been removed.

8.6 ATTORNEY'S FEES. If any party institutes any action or proceeding, the prevailing party shall be entitled, in addition to such other relief as may be granted, to be reimbursed by the losing party for all costs and expenses incurred thereby, including, but not limited to, reasonable attorneys' fees (including pre-judgment and post-judgment) and costs

8.7 NOTICE. Except as permitted elsewhere in this Agreement, all notices or other communications required or permitted under this Agreement shall be in writing and sent by registered or certified mail, postage prepaid, or by express delivery service, or delivered personally, by private courier, and followed by such mailing. Notice shall be deemed to have been given upon receipt.

8.8 AUTHORIZED PARTIES. Each of the Parties hereto represents to the other that (i) it has full power, authority and legal right to enter into and perform this Agreement, (ii) the execution, delivery and performance of this Agreement has been duly authorized by all necessary action on each party's part, does not require any approvals or consents except such approvals and consents as have heretofore been duly obtained or which are specifically enumerated herein to which this Agreement is subject, and (iii) this Agreement does not contravene any law binding on either of the parties or contravene any agreement to which either of the parties hereto is a party or by which it is bound, or any law, governmental rule, regulation or order. Upon request, each of the parties will provide the other party with documentary evidence of its authority to enter into this Agreement.

8.9 ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties regarding the subject hereof and supersedes all prior or contemporaneous agreements, understandings, and communication, whether written or oral. This Agreement shall not be modified except by a subsequently dated written amendment signed on behalf of F and Customer by their duly authorized representatives.

-

ACCEPT

DECLINE

Proposal Expires: Feb 03, 2026



Premier Pro Wash & Seal
813-335-2869

<https://premierprowashandseal.com>

Issued

Aug 07, 2025

PROPOSAL FOR

Highland CDD

**11102 Ayersworth Glen Blvd
Wimauma, Florida 33598**

Introduction

Brittany,

Thank you in advance for supporting a small, veteran-owned (retired Air Force) family run business! We appreciate this opportunity!

Please take a moment to get to know us a little better as we have included information regarding

- * Services offered
- * Scope of the work discussed and pricing
- * Guarantee and warranty information
- * Our insurance, workman's comp, and other important information

.

In this packet of information you can accept the quote at any time simply by clicking the "**Accept**" button at the top of this page. However, if you have any questions please don't hesitate to call us, email us, or text us (very flexible) and we will be happy to answer any questions you may have.

Jeremy & Tiffany Forrest
Retired Air Force
www.premierprowashandseal.com
813-335-2869

Pricing - Check off which option works best for you

Presented To:

Highland CDD
Brittany West
11102 Ayersworth Glen Blvd
Wimauma, Florida 33598
813-633-3322 Business
813-505-2928 Cell
awgclubhouse@gmail.com

Service Location:

11102 Ayersworth Glen Blvd
Wimauma, Florida 33598

Description	Amount
Pool Legendary Package- Clean, Sand, & Seal (3 Coats): Click this link to view our paver sealing process: https://youtu.be/ki8njQebdk0?si=cO_R91WOdu8ypkQS	\$16,899.00
<ol style="list-style-type: none">1. Stain Spot-Treatment – We make every effort to reduce or remove visible stains such as rust, efflorescence, and algae discoloration, ensuring your pavers start with a clean, even tone2. pH Neutralization – The surface is carefully neutralized to prevent chemical reactions and ensure the sealer bonds properly.3. Deep Cross-Washing – As the only local sealing company to clean in multiple directions, we lift dirt, mold, algae, and grime from every angle — for a noticeably deeper, more uniform clean.4. Inspection & Dry Time – After rinsing, we allow the pavers to fully dry and perform a detailed inspection before sanding — ensuring every surface is ready for optimal results.5. Sanding – We carefully fill all joints using a combination of wet and dry sanding techniques. Only high-quality, filtered sand is used to minimize algae growth and promote proper interlocking. Sand is leveled to 1/4"–1/8" below the chamfer edge, following ICPI standards for safe drainage and long-term stability.6. Final Detail Sweep – We meticulously vacuum/blow and sweep lanai frames, screen tracks, coping edges, corners, and tight spaces to remove all loose sand or debris for a sharp, professional finish.7. Hand-Sealed Coping Edges – We carefully hand-apply sealer to the bullnose (coping), including the underside lip, to minimize sealer runoff into the pool and preserve that clean poolside edge.8. Three Coats of Sealer – We apply three coats of our premium water-based, breathable sealer, designed to protect against peeling, yellowing, and moisture entrapment — backed by our no-peel, no-yellowing guarantee.	
Pool Ultimate Package - Clean, Sand, & Seal (2 Coats) Most Popular: Click this link to view our paver sealing process: https://youtu.be/ki8njQebdk0?si=cO_R91WOdu8ypkQS	\$15,875.00

- 1. Stain Spot-Treatment** – We make every effort to reduce or remove visible stains such as **rust, efflorescence, and algae discoloration**, ensuring

your pavers start with a clean, even tone

2. **pH Neutralization** – The surface is carefully neutralized to prevent chemical reactions and ensure the sealer bonds properly.
3. **Deep Cross-Washing** – The **only local sealing company** to clean in multiple directions, we lift dirt, mold, algae, and grime from every angle — for a noticeably deeper, more uniform clean.
4. **Inspection & Dry Time** – After rinsing, we allow the pavers to fully dry and perform a detailed inspection before sanding — ensuring every surface is ready for optimal results.
5. **Sanding** – We carefully fill all joints using a combination of **wet and dry sanding techniques**. Only **high-quality, filtered sand** is used to minimize algae growth and promote proper interlocking. Sand is leveled to **1/4"–1/8" below the chamfer edge**, following **ICPI standards** for safe drainage and long-term stability.
6. **Final Detail Sweep** – We meticulously vacuum/blow and sweep **lanai frames, screen tracks, coping edges, corners, and tight spaces** to remove all loose sand or debris for a sharp, professional finish.
7. **Hand-Sealed Coping Edges** – We carefully **hand-apply sealer to the bullnose (coping), including the underside lip**, to minimize sealer runoff into the pool and preserve that clean poolside edge.
8. **Two Coats of Sealer** – We apply **two coats** of our premium **water-based, breathable sealer**, designed to protect against peeling, yellowing, and moisture entrapment — **backed by our no-peel, no-yellowing guarantee**.

Pool Basic Package- Clean & Seal (2 Coats): Click this link to view our paver sealing process:

https://youtu.be/ki8njQebdk0?si=cO_R91WOdu8ypkQS

\$13,796.00

1. **Stain Spot-Treatment** – We make every effort to reduce or remove visible stains such as rust and efflorescence.
2. **pH Neutralization** – We neutralize the surface to prevent chemical reactions and ensure proper sealer bonding.
3. **Deep Cross-Washing** – The **only** paver sealing company in the area that preps by cleaning in multiple

directions to thoroughly remove mold, algae, and grime from every angle.

4. **Dry Time** – Rinse and let dry properly before sealing begins.
5. **No Sanding in This Package** – Focused solely on cleaning and sealing for value and efficiency.
6. **Final Detail Sweep** – We meticulously vacuum/blow and sweep **lanai frames, screen tracks, coping edges, corners, and tight spaces** to remove all loose sand or debris for a sharp, professional finish.
7. **Hand-Sealed Coping Edges** – We carefully **hand-apply sealer to the bullnose (coping), including the underside lip**, to minimize sealer runoff into the pool and preserve that clean poolside edge.
8. **Two Coats of Sealer** – We apply **two coats** of our premium **water-based, breathable sealer**, designed to protect against peeling, yellowing, and moisture entrapment — **backed by our no-peel, no-yellowing guarantee.**

MM: Returning Customer

Deposit Due (25%) \$11,642.50

Features to Compare	Premier Pro Wash & Seal	Others
Offers a warranty/guarantee to protect your investment	Yes	Rare
Referral Rewards Program that compensates you (unlimited)	Yes	NONE
Trained, Experienced, & Certified by Leading Vendors in the State	Yes	Rare
Systems and protocols in place to ensure consistent and safe results	Yes	No
Insert hidden fees such as credit card % fees, gas surcharges, sales tax	No	Many do
Offers yearly maintenance plans to keep your property at its best	Yes	Very few
Lots of social proof, full transparency, and testimonials	Yes	Rare
Safe, trustworthy, reliable, and values strong communication	Always	Very few
Proper insurance(s) required by the state to operate a business and workmans comp insurance for homeowner protection	Yes	Rare

Full Payment is due within 10 days after job has been completed. After 10 days of non-payment, a \$25 late fee will be added.

Payment will be on hold if there are discrepancies and need attention. Once a discrepancy is rectified....full payment will be due within 10 days

REFERRAL REWARD PROGRAM - Each new customer you refer for pressure washing or paver sealing services, you will be compensated a 10% referral reward certificate. You can use this certificate to redeem for future services, gift to friends or family, or redeem for cash. **No other pressure washing or paver sealing business offers a program like this!**

Not all stains, paints, oils, rust spots, efflorescence, tire marks, spills, poly sand, underlayment staining, etc can be removed but Premier Pro Wash & Seal does everything within its power to try to remove any stains during the cleaning process. Please discuss any specific unique stain with our estimator or office to ensure the job can be completed.

If quote is accepted, the deposit is nonrefundable if homeowner cancels their appointment within 48 hours of service and does not reschedule within 30 days.

Link to common Q&A for paver sealing: <https://premierprowashandseal.com/paver-sealing-faqs/>

Link to common Q&A for pressure washing: <https://premierprowashandseal.com/pressure-washing-faqs/>

General Liability and Workmans Comp Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/1/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure Mid-Atlantic Partners Insurance Services, LLC Acrisure Mid-Atlantic Partners Insurance Services, PO Box 24723 New York NY 10087-4723 License#: BR-1796545 PREMPRO-02	CONTACT NAME: James Brandemarte PHONE (A/C, No, Ext): 484-586-3900 FAX (A/C, No): 610-995-0105 E-MAIL ADDRESS: jbrandemarte@acrisurellc.com																					
INSURED Premier Pro Wash & Seal LLC 7709 Nottingham Sky Dr Apollo Beach FL 33572	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr> <tr> <td>INSURER A :</td><td>Southern-Owners Insurance Company</td><td>10190</td></tr> <tr> <td>INSURER B :</td><td></td><td></td></tr> <tr> <td>INSURER C :</td><td></td><td></td></tr> <tr> <td>INSURER D :</td><td></td><td></td></tr> <tr> <td>INSURER E :</td><td></td><td></td></tr> <tr> <td>INSURER F :</td><td></td><td></td></tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A :	Southern-Owners Insurance Company	10190	INSURER B :			INSURER C :			INSURER D :			INSURER E :			INSURER F :		
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INSURER C :																						
INSURER D :																						
INSURER E :																						
INSURER F :																						

COVERAGES

CERTIFICATE NUMBER: 101937557

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		68788354	3/29/2025	3/29/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

For bidding purposes only

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

713.015 Mandatory provisions for direct contracts.—

ACCORDING TO FLORIDA’S CONSTRUCTION LIEN LAW (SECTIONS [713.001-713.37](#), FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A “NOTICE TO OWNER.” FLORIDA’S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

- (2)(a) If the contract is written, the notice must be in the contract document. If the contract is oral or implied, the notice must be provided in a document referencing the contract.
- (b) The failure to provide such written notice does not bar the enforcement of a lien against a person who has not been adversely affected.
- (c) This section may not be construed to adversely affect the lien and bond rights of lienors who are not in privity with the owner. This section does not apply when the owner is a contractor licensed under chapter 489 or is a person who created parcels or offers parcels for sale or lease in the ordinary course of business.

Sealing and Pressure Washing Warranty, Conditions, and Terms of Service



Paver Sealing Warranty

Premier Pro Wash & Seal warrants all residential sealing applications against defects in material failure such as cracking, peeling or turning yellow as follows: 2 year residential warranty for pavers that:

1. Have not been sealed before
2. Have been sealed before by Premier Pro Wash & Seal and we are resealing
3. Have been sealed before but the old sealer has been removed (stripped off) and the pavers are back in their natural state

If for any reason, the sealer applied by Premier Pro Wash & Seal shows signs of failing on pavers that have met the criteria listed above - Premier Pro Wash & Seal will take ownership and be responsible for correcting or issuing a refund.

Important: WARRANTY IS VOID IF PREVIOUSLY SEALED unless stripped. This warranty excludes damages caused by failure of any previous coating/sealer, breakdown of substrate, or damage caused by customer abuse or neglect.

“Efflorescence” is not covered by this warranty, but is occasionally covered by the stone manufacturer. According to the ICPI (interlocking concrete pavement institute), “Efflorescence is a natural process, in which a random white haze may appear on the surface of the brick, which is caused by lime or a water soluble calcium oxide that rises to the surface after repeated saturations due to rain or sprinklers. Efflorescence does not affect the integrity of the bricks and will usually resolve itself with time and exposure to the elements.” The proper sealing of concrete brick pavers can either retard or stop completely the efflorescence process due to the moisture protection achieved by sealing. However, this warranty does not state or imply that efflorescence will stop as a result of the sealing process.

In addition, some brick pavers lie in a heavily moisture ridden substrate (due to improper drainage) which may cause the bricks to retain moisture and cloud. Only proper drainage will correct the problem and is not the responsibility of Premier Pro Wash & Seal.

Premier Pro Wash & Seal is not responsible for any natural erosion that may occur based off these abnormal conditions. The Company does not express or imply any length of time the joint sand will remain in the paver joints. Sand erosion most commonly first occurs in areas directly under a roof line where large volumes of water run off, directly under a leaking lanai panel, where the coping meets the pavers, common vehicle traffic areas on driveway, at the bottom of driveways where the water runs down and commonly pools. These are some of the most common losses of sand areas. While there will be loss of sand, we commonly see 50-70% of sand still in tact when resealing is needed 2-3 years later in most areas.

The customer understands that the sealing is only as good as the quality and condition of the bricks that are being sealed. No claim is expressed or implied that we can totally remove all stains prior to application. We remove as much as possible with today's technology, equipment and chemicals, yet some stains such as paint, oils and efflorescence are set deep into the pores of the bricks making total removal impossible without serious damage to bricks. Some stains can only be removed by having the bricks replaced manually.

We cannot guarantee the time frame of when insect intrusion (such as ant invasion), weeds and mold will return. Although, we take many steps to prohibit the growth of mold and weeds, there is no way to warrant the surface free of weeds or mold.

Also, some pavers are much more porous than others. Inconsistency on the same surface can occur from one paver to another, which can impede the level of "sheen" or "shine" on a surface. Premier Pro Wash & Seal does not in any way guarantee your pavers will hold a high shine or any shine at all, as it is paver-by-paver dependent. In addition, no claim is implied on how long the sealer will last (condition, quality and how well the pavers are maintained can effect durability) although we have found that the average life span of the sealer on most conditions is 2-2.5 years.

Note that the sealer can be slippery in some cases, which we cannot be liable for. This occurs most frequently with travertine or marble stones. A polymer grip can be added to increase traction at no additional expense, which adds a gritty texture to the pavers or travertine.

Premier Pro Wash & Seal takes many measures and steps to protect any surrounding plant life, foliage, and fish ponds however in some cases, plants/ponds can be damaged if the surrounding soil or water comes in contact with our solutions. In the rare occurrence this happens, we do not take fault if a plant or fish are damaged during the process.

Contracting Premier Pro Wash & Seal gives us the right to re-service, repair and refund invoice amounts of ALL CLAIMS. Customer service is our priority immediately following employee safety. We reserve the right to correct any issues our customers may encounter.

Warranty is subject to change at any time without notice as industry products and processes change throughout time. IT IS STRONGLY SUGGESTED that customers print the current warranty of time of services rendered to ensure they receive proper coverage. This is the only warranty given by the warrantor.

Last revision to warranty made 5 Sept 2022.



Pressure Washing Terms and Conditions

Legally Binding Agreement: By signing a contract with Premier Pro Wash & Seal you are signing a legally binding contract for work to be completed at an agreed upon price.

Product Warranties: All warranties are limited to those offered by the manufacturers of the products used. Premier Pro Wash & Seal makes no additional warranties. If you ever have a concern regarding our work, Premier Pro Wash & Seal should be notified immediately. Premier Pro Wash & Seal will respond to any concern or complaint within 2 business days. The large majority of the time we are there within the first 24 hours.

Water Usage: By signing this agreement, you agree to allow Premier Pro Wash & Seal the right to use an on-site water supply as needed to complete the stated project without compensation. If the water is turned off and Premier Pro Wash & Seal must supply all the water, there will be an additional charge. It is the customer's responsibility to make sure the water supply is on and in working order before we arrive. Additional charges will be applied if water is not available.

Electrical Usage: By signing this agreement, you agree to provide Premier Pro Wash & Seal the right to use an on-site source of electricity as needed to complete the stated project without compensation. If an exterior source is required it will be at an additional charge.

Courtesy: While Premier Pro Wash & Seal is on location and performing work on your property, you are responsible for keeping all children and pets, as

well as other individuals, away from the work area. Children and pets should be kept off the work surface for at least 1 hour after our work is completed. This is for your safety as well as our own.

Payments: Payments to Premier Pro Wash & Seal are due as per the contract schedule and are to be paid by check, credit card, or cash. All balances are **ALWAYS due upon completion of the job**. Any variance to this policy must be agreed upon and in writing on our contract. Late charges will be immediately assessed on all balances not paid in accordance with contract terms. The customer agrees to pay any collection cost incurred by Premier Pro Wash & Seal related to the collection process of outstanding balances.

Scheduling: Scheduling in a business whose productivity relies upon the weather can be difficult. Inclement weather may affect scheduling. We try our best to keep scheduling conflicts to a minimum; however, circumstances that are beyond our control may affect your project start and completion dates. You will be notified of any changes.

Removal & Replacement of Deck Contents: Removal and replacement of grills, rugs, cushions, deck furniture, planters and any other sensitive items are the responsibility of the homeowner. Should we need to remove items from the deck, we will not be responsible for any damage, breakage or for storage issues. An additional charge may be applied for time and labor devoted to the removal of these items.

Damages: Premier Pro Wash & Seal is not responsible for damages due to improperly installed siding or stucco, loose shingles or siding, broken or opened windows, improperly sealed windows and doors, wood rot, defective construction, improperly secured wires, loose or improperly installed gutters and leaders and improper caulking. In every aluminum siding case and in some cases with vinyl siding, the sun and weather will bleach the color or cause fading. Pressure washing, which entails removal of chalky, gritty or failing surface materials may cause the faded aspects of the vinyl or aluminum to stand out. Premier Pro Wash & Seal will not be responsible for such conditions. Premier Pro Wash & Seal will not be responsible for loose mortar that may dislodge during the cleaning process.

Stains: Some stains cannot be removed by power washing. Tree sap, mortar, fertilizer stains, hard water stains, artillery fungus, most oil stains, and splatters from stains and paints are examples of materials that cannot be

removed by conventional means. We make every attempt to point these areas out to the customer when quoting the project. Sometimes these stains cannot be removed at all.

Premier Pro Wash & Seal expects your property to be in good repair and weather tight. This includes, but is not limited to all electrical service including receptacles and light fixtures. Doors and windows shall also be weather tight. Premier Pro Wash & Seal is not responsible for damages as a result of water infiltration from poor or improper installation, maintenance or repair of electrical related items or doors or windows. Premier Pro Wash & Seal cannot guarantee removal of artillery fungus from exterior house surfaces. Windows may become water spotted as a result of our services.

Sincerely,

Jeremy & Tiffany Forrest
Owners

Additional Services

Paver Sealing
Travertine Sealing
Paver Leveling
Paver Stripping Restoration
Driveway Cleaning
Concrete Cleaning
Building Washes
House Washes
Pool Screen/Lanai Cleaning
Pool Deck Cleaning
Rust Removal
Fence Cleaning

In Closing

I hope you enjoyed reviewing our proposal Brittany! Our schedule does fill up fast, so the sooner you click "Accept" the sooner we can take of your needs to your utmost satisfaction.

Thank you once again for reviewing our proposal and i look forward to welcoming you to the Premier Pro Wash & Seal family!

Respectfully,
Jeremy & Tiffany



Gladiator Pressure Cleaning

P.O. Box 26574
Tampa, FL 33623
Ph: (800) 270-9411 - Fax: (813) 607-6625
www.gladiatorpressurecleaning.com
service@gladiatorpc.com



Quote

4890

Date

6/11/2025

Billing Name / Address

Highlands CDD c/o Inframark, LLC
210 N University Drive Suite 702
Coral Springs, FL 33071

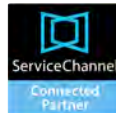
Customer Phone 813-633-3322



@Gladiatorpc1



@Gladiatorpc



Cleaning Location

Ayersworth Glen
11102 Ayersworth Blvd.
Wimauma, FL 33596
Attn: Brittany West

Item	Description	Qty	Rate	Total
Pool Deck	Pressure clean approximately 15,000 square foot pool deck area located at address above.		725.00	725.00
Pool Deck	Sand (resand) pool deck paver joints with medium grit high quality paver sand. Prep for sealing. Cost of the sand is included in this price.	15000	0.20	3,000.00
Pool Deck	Apply 2 coats of "Seal N' Lock" or Ure Seal polyurethane water based high quality paver sealer.		1,200.00	1,200.00
Pool Deck	Seal N Lock or Ure Seal polyurethane water based sealer needed to cover 15,000 square feet of pool deck. (coverage is 200sq' per gallon = 60 gallons)	60	60.00	3,600.00
Cleaning Agents	Cleaning agents and chemicals may be used in the pressure cleaning process			
Water Source	Customer is responsible for providing a useable water source			
For questions or concerns please contact Steve McDonough at (813)-924-2256			Total	\$8,525.00

Terms and Conditions:

COMMERCIAL billing terms are NET 15 days unless stated otherwise.

RESIDENTIAL billing terms are: a) Paid at time of services are rendered or b) Paid in advance if resident is not at the property.

Quotes are good for 90 days. Customers must provide a suitable water source and make property available to clean.

Gladiator is a fully insured company and a Certificate of Insurance is available upon request.

Payments made by credit card over \$500 incur a 4.5% processing fee.

Please return signed document via fax or email to accept "Terms and Conditions" above and to be place on our schedule. Thank you!

Signature _____ Date _____

Quote

Total Pressure Power-Wash & Seal

11407 Amapola Bloom CT.
Riverview, FL 33579
1-727-295-8592
totalpressurepowerwashandseal@gmail.com



Date: 5/16/2025

To:
Ayersworth Glen
Clubhouse & Amenities

Phone: 813-633-3322

Address:
11102 Ayersworth Glen Blvd.
Wimauma, FL 33598

	Job Title	Payment Terms	Quote Expires
	Wash, Sand, & Seal Pavers	Half Upfront/ Half Once Done	30 Days

Item	Description	#	Amount
Area	Total Square footage of Paver Surface Area. Pressure Washing, Re-Sanding, & Sealing will be preferred for entire square footage area as discussed during walkthrough with MGNT	13,590 Square Feet of Paver Area	
Washing	Pressure washing will be performed on entire paver pad bringing life and luster back to pavers. Gum removal will be completed using our Hot-Wash system.	8GPM Hot-Wash Equipment	
Sanding	Re-Sanding will be performed after washing. This process will fill paver joints to proper height for effective water run off.	Fine Paver Sand	(+\$1,200) For Poly Sand
Sealing	We will be using a high quality Water-Based Penetrating Sealer for this application. During this process we will apply at least 3 Coats of product ensuring proper coverage throughout.	14 Units (140 Gallons)	
Bonus Work	We will include the the Playground, Gazebo, & Front Sidewalks to be pressure washed if selected.	Valued at (\$900)	Included
Sales Tax	Hillsborough County Sales Tax	7.5	Exempt

Grand Total: \$9,250

MINUTES OF MEETING
HIGHLANDS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Highlands Community Development District was held on Wednesday, July 16, 2025, and called to order at 6:00 p.m., at the Ayersworth Glen Clubhouse, located at 11102 Ayersworth Glen Blvd., Wimauma, FL 33598.

Present and constituting a quorum were:

Kangelia Baxter	Board Supervisor, Chair
Mark Bouthot	Board Supervisor, Vice Chair
Orlando Echevarria	Board Supervisor, Asst. Secretary
Trang Chu	Board Supervisor, Asst. Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Gabe Montagna	Field Inspector, Inframark
Dan Lewis	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Brittany West	Onsite Manager, Inframark
Jason Jaszczak	Representative, Advanced Aquatic
Gail Huff	Representative, Sprinkler Solutions of Florida
Terry Mclane	Representative for PineLake
John Amarosa	Representative for PineLake
Greg	Representative for PineLake

Audience Members

FIRST ORDER OF BUSINESS Call to Order and Roll Call

The meeting was called to order at 6:00 p.m., and a quorum was established.

SECOND ORDER OF BUSINESS Adoption of the Agenda

On MOTION by Ms. Baxter, seconded by Mr. Echevarria, with all in favor, the Board adopted the July 17, 2025, Final Agenda.

THIRD ORDER OF BUSINESS Audience Comments

There was an audience comment regarding fees, the pool and fitness room.

FOURTH ORDER OF BUSINESS Staff Reports

A. District Engineer

Not present and no update.

B. Aquatics Inspection Report

Mr. Jaszczak updated the Board regarding the ponds. Pond 14 requires another application of weed management to treat it. He noted that there was vegetation and trash in some of the ponds.

C. Field Inspection Report

Mr. Montagna presented the Field Inspection Report to the Board.

D. Landscape Report

Mr. Amarosa updated the Board on the landscape in the community.

E. Irrigation Report

Ms. Huff updated the Board on the Irrigation Report.

On MOTION by Ms. Baxter, seconded by Mr. Echevarria, with all in favor, the Board approved the Main Line Repair Proposal in the amount of \$2,888.02.

F. District Counsel

1. Update on Securiteam Contract

Mr. Lewis updated the Board on the Securiteam Contract.

G. District Manager

Ms. Cole reminded the Board that the meeting will be on Wednesday, August 20, 2025, at 6:00 p.m.

H. Onsite Manager

1. Monthly Manager's Report

Ms. West presented the Monthly Manager's Report to the Board.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Basketball Court Fence Replacement Proposal

Tabled until fiscal year 2025-2026.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held on June 18, 2025

On MOTION by Ms. Baxter, seconded by Ms. Chu, with all in favor, the meeting minutes from the Meeting held on June 13, 2025, were approved, as presented.

B. Consideration of May and June 2025 Financial Statements and Check Register

The Board is comfortable receiving financial reports via email and having them posted on the website.

On MOTION by Ms. Baxter, seconded by Mr. Echevarria, with all in favor, the May and June 2025 Check Register was approved, as presented.

SEVENTH ORDER OF BUSINESS **Supervisor Requests**

Mr. Echevarria would like the rules to state that no minors are allowed on CDD property without adult supervision.

EIGHTH ORDER OF BUSINESS **Audience Comments**

There were no audience comments.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Baxter, seconded by Ms. Chu, with all in favor, the meeting was adjourned at 6:44 p.m.

Secretary / Assistant Secretary

Chair / Vice Chair

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100202

001	07/02/25	AFFORDABLE LOCK & SECURITY SOLUTIONS	199564896	ACCESS CONTROL CARDS	Access Control Maintenance & Repair	546998-57201	\$157.59
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Check Total	<u>\$157.59</u>
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CHECK # 100203

001	07/02/25	ADVANCED AQUATIC SERVICES, INC.	10559550	JULY 2025 AQUATIC MAINT	Aquatic Maintenance	546995-53805	\$2,340.00
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Check Total	\$2,340.00
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CHECK # 100204

001	07/08/25	BDI ENGINEERING	2026	ENGINEERING SVC JUN 25	District Engineer	531147-51301	\$90.00
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Check Total \$90.00

CHECK # 100205

001	07/08/25	ANTHONY'S TAMPA BAY PRESSURE WASHING	172	FY26 HOLIDAY DECOR	Prepaid Items	155000	\$8,537.50
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Check Total \$8,537.50

CHECK # 100206

001	07/08/25	SECURITEAM	20381	JULY MONTHLY MONITORING SVCS	Security Patrol Services	531116-53935	\$450.00
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Check Total \$450.00

CHECK # 100207

001	07/08/25	PERSSON, COHEN, MOONEY,	6130	LEGAL SERVICES THRU 6/30/25	District Counsel	531146-51401	\$1,923.75
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Check Total	<u>\$1,923.75</u>
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CHECK # 100208

001	07/08/25	PINE LAKE NURSERY & LANDSCAPE, LLC	7671	JULY 25 LANDSCAPE MAINT	Landscape Maintenance	546300-53900	\$20,027.24
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Check Total	<u>\$20,027.24</u>
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CHECK # 100209

001	07/08/25	SPRINKLER SOLUTIONS OF FLORIDA ,INC.	50647	April 25 and June 25 Irrigation Inspection	R&M-Irrigation	546041-53900	\$4,132.00
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Check Total \$4,132.00

CHECK # 100210

001	07/15/25	PINE LAKE NURSERY & LANDSCAPE, LLC	7758	Cut Backs around pond areas	Misc-Contingency	549900-58200	\$4,539.60
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Check Total \$4,539.60

CHECK # 100211

001	07/23/25	SPRINKLER SOLUTIONS OF FLORIDA, INC.	51662	July 2025 - Irrigation Line Break	R&M-Irrigation	546041-53900	\$2,888.02
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Check Total \$2,888.02

CHECK # 100212

001	07/23/25	MARC SECURITY SERVICES	1535	SECURITY SRVC 07/01-07/31/25	Security Patrol Services	531116-53935	\$5,000.94
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Check Total \$5,000.94

CHECK # 100213

001	07/23/25	FITNESSMITH	INV1092464	PREVENTIVE MAINT SVCS	R&M-Fitness Equipment	546115-57201	\$275.00
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Check Total	<u>\$275.00</u>
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Payment Register by Fund
For the Period from 07/01/2025 to 07/31/2025
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100214							
001	07/23/25	CROSSCREEK ENVIROMENTAL INC	21943	Phase 4 Mitigation Area M1	R&M-Wetland Monitoring	546108-53805	\$2,450.00
Check Total							<u>\$2,450.00</u>
CHECK # 100215							
001	07/28/25	INFRAMARK LLC	154309	June 2025 Website Domain and Wall Repair	Entry & Walls Maintenance	546992-53900	\$864.00
001	07/28/25	INFRAMARK LLC	154309	June 2025 Website Domain and Wall Repair	Website Hosting/Email services	534369-51301	\$25.50
Check Total							<u>\$889.50</u>
CHECK # 100216							
001	07/28/25	PINE LAKE NURSERY & LANDSCAPE, LLC	7803	21 yards of pine bark around the club house	Landscape - Mulch	546246-53900	\$3,260.00
Check Total							<u>\$3,260.00</u>
CHECK # 100217							
001	07/28/25	FITNESSMITH	INV1092720	Repair Treadmill	R&M-Fitness Equipment	546115-57201	\$55.00
001	07/28/25	FITNESSMITH	INV1092658	Fitness Equipment Repair	R&M-Fitness Equipment	546115-57201	\$11.20
Check Total							<u>\$66.20</u>
CHECK # 1413							
001	07/07/25	INFRAMARK LLC	151844	WO WOHI03312025 PLAYGROUND	Miscellaneous Expenses	549999-53900	\$1,075.55
Check Total							<u>\$1,075.55</u>
CHECK # 1414							
001	07/07/25	INFRAMARK LLC	152930	JUL 25 MGMT FEES	District Manager	531150-51301	\$5,523.00
001	07/07/25	INFRAMARK LLC	152930	JUL 25 MGMT FEES	Dog Waste Station Supplies	552160-57201	\$480.00
001	07/07/25	INFRAMARK LLC	152930	JUL 25 MGMT FEES	Management Contract	531136-57201	\$15,515.00
001	07/07/25	INFRAMARK LLC	152930	JUL 25 MGMT FEES	Field Services	531122-53900	\$600.00
Check Total							<u>\$22,118.00</u>
CHECK # 300033							
001	07/03/25	CHARTER COMMUNICATIONS HOLDINGS INC	3164516062425	BILL PRD 06/24-07/23/25	Telephone/Fax/Internet Services	541009-57201	\$176.32
Check Total							<u>\$176.32</u>
CHECK # 300034							
001	07/21/25	TECO ACH	070725 ACH	BILL PRD 5/22-6/20/25	Street Lights	543057-53100	\$16,955.54
001	07/21/25	TECO ACH	070725 ACH	BILL PRD 5/22-6/20/25	Utility Services	543063-53100	\$1,489.09
001	07/21/25	TECO ACH	070725 ACH	BILL PRD 5/22-6/20/25	Utility - Recreation Facilities	543079-53100	\$47.86
001	07/21/25	TECO ACH	070725 ACH	BILL PRD 5/22-6/20/25	Utility-Pool	543110-53100	\$253.31
Check Total							<u>\$18,745.80</u>
CHECK # 300035							
001	07/28/25	WASTE MANAGEMENT INC. ACH	0164564-2206-8	JULY 2025 WASTE MGMT SERVICES	Garbage - Recreation Facility	531133-53401	\$249.05
Check Total							<u>\$249.05</u>
CHECK # 300036							
001	07/28/25	BOCC ACH	071625-5632320000	BILL PRD 6/16-7/16/25	Utility Services	543063-53600	\$39.69
Check Total							<u>\$39.69</u>

(Sorted by Check / ACH No.)

002	07/28/25 GRIFFIN MEDIATION LLC	2025.0254P	April 14, 2025 Mediation	Capital Reserve	568018-58200	\$1,530.00
					Check Total	\$1,530.00
					Fund Total	\$1,530.00

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2013/2014 DEBT SERVICE FUND - 201

CHECK # 1415

201	07/09/25	Highlands CDD C/O US BANK	61825 SER 2013-18	TAX COLLECTIONS SER	Due From Other Funds	131000	\$3,218.33
Check Total							<u>\$3,218.33</u>
Fund Total							<u>\$3,218.33</u>

SERIES 2016 DEBT SERVICE FUND - 203

CHECK # 1415

203	07/09/25	Highlands CDD C/O US BANK	61825 SER 2013-18	TAX COLLECTIONS SER	Due From Other Funds	131000	\$8,344.98
Check Total							<u>\$8,344.98</u>
Fund Total							<u>\$8,344.98</u>

SERIES 2018 DEBT SERVICE FUND - 204

CHECK # 1415

204	07/09/25	Highlands CDD C/O US BANK	61825 SER 2013-18	TAX COLLECTIONS SER	Due From Other Funds	131000	\$4,051.25
Check Total							<u>\$4,051.25</u>
Fund Total							<u>\$4,051.25</u>

Total Checks Paid	\$118,067.18
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Affordable Lock & Security Solutions
1-888-999-LOCK (5625)
www.affordablelock.com

Licenses: EG13000564 HCLOC14001

Please Remit Payments To:
PO Box 31261
Tampa, FL 33631-3261

BILL TO

Highlands CDD
11555 Heron Bay Blvd. #Suite 201
Coral Springs, FL 33076 USA

INVOICE
199564896

INVOICE DATE
Jun 27, 2025

JOB ADDRESS

Multiple Locations

Payment Term: Due Upon Receipt

Due Date: 6/27/2025

DESCRIPTION OF WORK

Cards ordered and picked up by Brittney

Materials

MATERIAL	DESCRIPTION	QUANTITY	YOUR PRICE	YOUR TOTAL
271	Paxton Net2 Access Control Cards - 10 Pack	3.00	\$52.53	\$157.59

SUB-TOTAL \$157.59

TAX 0% \$0.00

TOTAL DUE \$157.59

BALANCE DUE **\$157.59**

Thank You For Choosing Affordable Lock & Security

Please Ask About Other Services We Offer:

- *Locksmith Services
- *High-Security Locks
- *Key card Access Control Systems
- *Security Cameras
- *Automatic Door Operators
- *Safes, Alarms, Doors, and More...

NOTE: A late charge of 1.5% per month (APR 18%) will be charged if not paid within the terms stated above

NOTE: Invoices over \$2,500 paid by credit card will be charged a 4% fee

Warranty Policy: 30 Days Labor and Manufacturer Warranty on Material

[Review Us Here!](#)

CUSTOMER AUTHORIZATION

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1.5% per month shall be applied for overdue amounts.

Sign here

Date

CUSTOMER ACKNOWLEDGEMENT

I find and agree that all work performed by Affordable Lock & Security has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Sign here

Date

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

7/1/2025
10559550
\$2,340.00

Bill To
Highlands CDD c/o INFRAMARK 210 N. University Drive, Suite 702 Coral Springs, FL 33071

Due Date
Net 30
7/31/2025

Monthly Lake Maintenance.

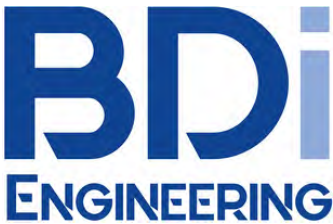
2,340.00

THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED

Advanced Aquatic Services Inc.
292 South Military Trail
Deerfield Beach, FL 33442
954-596-2127

\$2,340.00

Brletic Dvorak Inc
536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
(813) 361-1466
sbrletic@bdiengineers.com



INVOICE

BILL TO
Highlands CDD
Inframark IMS
210 North University Drive
Suite 702
Coral Springs, Florida 33071

INVOICE 2026
DATE 06/27/2025
TERMS Net 30
DUE DATE 07/27/2025

PROJECT NAME
Highlands CDD

DESCRIPTION		QTY	RATE	AMOUNT
Project Manager II	[June 18]	0:30	180.00	90.00
BALANCE DUE				\$90.00



HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT
Jun-25

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up		\$210	S. Brletic	\$0.00
Engineer's Reports/Invoicing	0.00	\$180	J. Whited	\$0.00
Pool Plans Records Request	0.50	\$180	J. Whited	\$90.00
	0.00	\$210	S. Brletic	\$0.00
INVOICE TOTAL	0.50			\$90.00

2025 Holiday Decor Invoice #172



Highlands – Ayersworth (Billing)

11102 Ayersworth Glen Blvd
Wimauma, FL 33598
awgclubhouse@gmail.com
[\(813\) 633-3322](tel:(813)633-3322)

Trimmers Holiday Decor

2234 Lithia Center Ln
Valrico, FL 33596
patrick@trimmershd.com
[\(813\) 545-4782](tel:(813)545-4782)

Highlands – CDD (Site)

11102 Ayersworth Glen Blvd
Wimauma, FL 33598

Issue Date: 7/2/2025

Due Date: 7/2/2025

Features

☒ **Starburst in Tree**

\$3,000.00

24" Pure White Spritzer

☒ **Snowflakes in Oak Tree**

\$1,380.00

24" WW Snowflakes

36" WW Snowflakes

☒ **Snowflakes in Oak Tree**

\$1,660.00

24" WW Snowflakes

36" WW Snowflakes

☒ **Wreath**

\$165.00

36" Unlit Wreath

Trimmers Bows

☒ **Wreaths**

\$165.00

36" Unlit Wreath

Trimmers Bows

☒ **72" Wreaths on Towers**

\$1,050.00

72in Lit Wreath (WW)

Red Bow 36"

☒ **9' Christmas Tree**

\$2,850.00

9' Red & Green Tree

☒ **C9 lights on Clubhouse**

\$240.00

C9 - WARM WHITE

☒ **C9 lights on columns of signs**

\$800.00

C9 - WARM WHITE

☒ **Decorated Garland**

\$250.00

Floral Decor

Pre Lit Garland (WW Lights - 9')

☒ **Lights in Bushes**

\$200.00

GREEN 50ct 6" Spacing - 5mm

✓ **Lit Garland on sign**

\$120.00

Pre Lit Garland (WW Lights - 9')

Trimmers Bows

✓ **Lit Garland on Entrance**

\$930.00

Pre Lit Garland (WW Lights - 9')

Trimmers Bows

✓ **Lit Garland on sign**

\$340.00

Pre Lit Garland (WW Lights - 9')

Trimmers Bows

✓ **Lit Garland on sign**

\$425.00

Pre Lit Garland (WW Lights - 9')

Trimmers Bows

✓ **Lit Garland on sign**

\$2,200.00

Pre Lit Garland (WW Lights - 9')

Trimmers Bows

✓ **Light trunks of Magnolia Trees**

\$1,000.00

Warm White Coaxial Plugs

 **Light trunk of Magnolia Tree**

\$300.00

Warm White Coaxial Plugs

Payments & Pricing

Payments

No Payments

Pricing

Accepted Proposal	\$17,075.00
Invoice Amount	\$8,537.50
Amount Paid	\$0.00

Overdue

Terms & Conditions

- Contract will automatically renew unless notification by either party by April 1st following decorating season.
- Please have palms trimmed prior to October 1st.
- Trimmers Holiday Decor retains ownership of all merchandise.

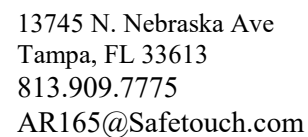
- All lighting will be commercial grade LED lighting.
- Customer is responsible for working power outlets.
- Customer agrees to make sure irrigation is turned OFF during the time the lights are on. This is usually from dusk to dawn. If customer fails to do so, this will trip the breakers. We will not be responsible for lights not working due to irrigation running at this time.
- Customer is responsible for informing any landscapers when the lights are installed so they can avoid damaging lights or cords. We are not responsible for these companies causing damage to the material, and there will be an extra service charge to replace any damaged material.
- Installation by December 10th (Lighting installs begin by October 1st, Greenery begins November 1st).
- Removal of decor by January 20th (Lighting may come down after the 20th, but all greenery and visible decor will be removed by the 20th).

Service Includes:

- *Installation of Lighting
- *Service calls
- *Take down and storage

- For all contracts signed by May 1st, 50% Deposit due on June 1st and final 50% will be due December 1st.
- For all contracts signed between May 2nd and September 31st, 50% deposit due within 30 days of signed contract and the final 50% payment due December 1st.
- For all contracts signed after October 1st, payment will be due in full prior to installation.

5% late fee for payment received later than 15 days after due date.



Installation Address
Highlands CDD 11102 Ayersworth Glen Blvd. Wimauma, FL 33598

P.O. No.	Date	Invoice #	Due Date	Acct #
	07/01/2025	20381	07/31/2025	VID0221

Qty	Description
	Monthly Monitoring Invoice
1	Event Based Remote Video Monitoring

	Subtotal	\$450.00
	Sales Tax (0.0%)	\$0.00
	Total	\$450.00
	Balance Due	\$450.00

Securiteam is now a part of Safetouch!

INVOICE

Invoice # 6130
Date: 07/02/2025
Due On: 08/01/2025

Highlands Community Development District
313 Campus Street
Celebration, Florida 34747

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,923.75) - (\$0.00) = \$1,923.75

Highlands CDD

District Attorney Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	DPL	06/03/2025	GROUND SURVEY CONTRACT: Draft contract addendum.	0.50	\$285.00	\$142.50
Service	DPL	06/06/2025	EMERGENCY MEETING: Review agenda and draft contract for emergency meeting.	1.25	\$285.00	\$356.25
Service	DPL	06/12/2025	SPENDING RESOLUTION: Begin drafting the spending resolution.	0.75	\$285.00	\$213.75
Service	DPL	06/13/2025	SPENDING RESOLUTION: Revise the spending resolution and send it to the district manager.	0.25	\$285.00	\$71.25
Service	DPL	06/14/2025	SUPERVISOR MEETING: Prepare for the supervisor meeting.	1.50	\$285.00	\$427.50
Service	DPL	06/18/2025	SUPERVISOR MEETING: Appear at the supervisor meeting as the board counsel.	2.00	\$285.00	\$570.00
Service	DPL	06/24/2025	MONUMENT CONTRACT: Draft monument repair contract addendum.	0.50	\$285.00	\$142.50

Subtotal \$1,923.75

Total \$1,923.75

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6130	08/01/2025	\$1,923.75	\$0.00	\$1,923.75
Outstanding Balance				\$1,923.75
Total Amount Outstanding				\$1,923.75

Please make all amounts payable to: Persson, Cohen, Mooney, Fernandez & Jackson, P.A. and remit to 6853 ENERGY COURT, LAKEWOOD RANCH, FL 34240.

For any inquiries, please contact us at 941-306-4730. Payment is due 30 days from receipt of this invoice. Thank you.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/25	7671
Terms	Due Date
Net 30	07/31/25

BILL TO
Jennifer Goldyn Inframark 313 Campus Street Celebration, FL 33071

PROPERTY
Highlands CDD 11102 Ayersworth Glen Blvd Wimauma, FL 33598

Amount Due	Enclosed
\$20,027.24	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#5216 - Highlands CDD Maintenance Proposal 1.27.25 July 2025		\$20,027.24	\$0.00	\$20,027.24
	#5216 - Highlands CDD Maintenance Proposal 1.27.25 July 2025		\$20,027.24	\$0.00	\$20,027.24
	Total		\$20,027.24	\$0.00	\$20,027.24

Sprinkler Solutions of Florida Inc.
401 N. Parsons Ave. Suite 106 A
Brandon, FL 33510
(813) 503-1228
jeff@ssofla.com

Invoice

#50647
07/02/2025

PO #: --
Request #: 73050

Bill To

Highlands CDD
313 Campus Street , FL,
Celebration, FL 34747

Service Location

Highlands CDD
11102 Ayersworth Glen Blvd,
Wimauma, FL 33598

Items

Description	Rate	Total
(Highlands CDD Monthly Irrigation inspections (April 2025))	(1) x \$2,066.00	\$2,066.00
(*****)	(1) x \$0.00	\$0.00
(Highlands CDD Monthly Irrigation inspections (June 2025))	(1) x \$2,066.00	\$2,066.00
(****This Invoice includes May & June billing as it was missed due to personnel changes in our office)	(1) x \$0.00	\$0.00

Completion Notes

This Invoice includes May & June billing as it was missed due to personnel change in our office.

Subtotal	\$4,132.00
Invoice Total	\$4,132.00
Payments	\$0.00
Total Due	\$4,132.00

Terms and Conditions

Invoice: Terms are due upon receipt. If not paid in 15 days a \$50.00 late charge will be applied. We greatly appreciate your prompt payment.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/09/25	7758
Terms	Due Date
Net 30	08/08/25

BILL TO
Jennifer Goldyn Inframark 313 Campus Street Celebration, FL 33071

PROPERTY
Highlands CDD 11102 Ayersworth Glen Blvd Wimauma, FL 33598

Amount Due	Enclosed
\$4,539.60	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$4,539.60	\$0.00	\$4,539.60

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

Cut Backs around pond areas	\$4,539.60	\$0.00	\$4,539.60
Total	\$4,539.60	\$0.00	\$4,539.60

Sprinkler Solutions of Florida Inc.
401 N. Parsons Ave. Suite 106 A
Brandon, FL 33510
(813) 503-1228
jeff@ssofla.com

Invoice

#51662

Invoice Date: 07/17/2025
Due Date: 08/01/2025

PO #: --
Request #: 76085

Bill To

Highlands CDD
313 Campus Street , FL,
Celebration, FL 34747

Service Location

Highlands CDD
11102 Ayersworth Glen Blvd,
Wimauma, FL 33598

Items

Description

(3" mainline repair along Ayersworth Glen south of Clubhouse)

(3" MJ Transition Gasket with bolt kit)

(Mechanical Joint Tee Ductile Iron 3 in.)

(3" MJ LONG SLEEVE)

(3" Bolt Pack Mj Gasket With T-Bolt)

(3"X 2" MJ TAPT CAP)

(Sch 80 PVC Nipple 2 in. x 6 in. MIPT Threaded Both Ends)

(PVC Male Adapter 2 in. Male X Slip)

(Sch 80 PVC Coupling 2 in. Socket)

(Sch 80 PVC Nipple 2 in. x 12 in. Male Threaded Both Ends)

(Sch 80 PVC Elbow slip * female thd)

(PVC Coupling 2 in. Slip)

(PVC 90 Degree Elbow 2 in. Slip)

(2" PVC Sch 40 tee)

(Concrete Thrust Block 60 #)
(PVC Pipe 2 in. x 20 ft. Schedule 80 Bell End)
(PVC Pipe 3" Schedule 80 Bell End)
(Irrigation Tech (David))
(Irrigation Helper (Henry))

Completion Notes

Appointment #91781
Start: 11:30AM
End: 1:30Pm
Truck:19
SCC131152616
Dylan Anderson
Highland/Balm main leak

Subtotal	\$2,888.02
Invoice Total	\$2,888.02
Payments	\$0.00
Total Due	\$2,888.02

Inspection of the valve boxes and inside the valve box with our decoder there is a ball valve but the T was broken in front of the valve felt like 3inch

But have pipe and caution tape off the area for other crew for further assistance

Appointment #91835
David and Henry arrive on site in 2023 f350 around 7:45 to begin mainline leak repair near clubhouse. We dug up the valve and mainline to discover that that 2” manifold tee was cracked and the 3” mainline slipfix was leaking from the seal. Determined mainline tee would have to be replaced with 3”MJ tee and long sleeve, and the manifold rebuilt to repair the cracked 2” tee.

Hole was cleaned out, pipes cut to drain mainline. Once mainline drained, hole pumped out, pipes cleaned, MJ tee with tapped plug and long sleeve installed. All mage lugs tightened down, manifold built from tapped plug to existing valves. Male adapter on lateral side of one of the zones was faulty and was replaced with this repair. Manifold thrust blocked with 3 bags of concrete, holes filled and packed properly, and boxes set. Water will remain off until the following day.

Terms and Conditions

Invoice: Terms are due upon receipt. If not paid in 15 days a late charge of \$50.00 will be applied. We greatly appreciate your prompt payment.

INVOICE

Marc Security Services
5118 N 56th St Ste 107
Tampa, FL 33610

invoicing@marcss.com
+1 (877) 262-6372
www.marcss.com



Bill to

HIGHLAND COMMUNITY DEVELOPMENT
DISTRICTC/O INFRANARK
HIGHLAND CDD
210 N UNIVERSITY DR
SUITE 702
CORAL SPRING, FL 33701

Ship to

HIGHLAND COMMUNITY DEVELOPMENT
DISTRICTC/O INFRANARK
HIGHLAND CDD
210 N UNIVERSITY DR
SUITE 702
CORAL SPRING, FL 33701

Invoice details

Invoice no.: 1535
Terms: Net 15
Invoice date: 07/17/2025
Due date: 08/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/01/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
2.	07/02/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
3.	07/03/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
4.	07/04/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$39.69	\$238.14
5.	07/05/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
6.						

	07/06/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
7.	07/07/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
8.	07/08/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
9.	07/09/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
10.	07/10/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
11.	07/11/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
12.	07/12/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
13.	07/13/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
14.	07/14/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
15.	07/15/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
16.	07/16/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
17.	07/17/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76

18.	07/18/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
19.	07/19/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
20.	07/20/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
21.	07/21/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
22.	07/22/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
23.	07/23/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
24.	07/24/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
25.	07/25/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
26.	07/26/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
27.	07/27/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
28.	07/28/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
29.	07/29/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76

30.	07/30/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76
31.	07/31/2025	SECURITY OFFICER AYERS WORTH GLEN COMMUNITY	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	\$26.46	\$158.76

Total

\$5,000.94

Ways to pay



View and pay



FitnessSmith
PO Box 3569
Boynton Beach FL 33424
United States

#INV1092464

7/15/2025

Bill To

HIGHLANDS CDD
210 N UNIVERSITY DRIVE #702
CORAL SPRINGS FL 33071
United States

Ship To

Ayersworth Glen Community
Clubhouse
11102 Ayersworth Glen Blvd
Wimauma FL 33598
United States

Due Date: 7/15/2025

Terms	Due Date	PO #	Serv. Territory Mgr	Created From	Memo
Due on receipt	7/15/2025		Kevin Bechler		PM SERVICE QUARTERLY - JULY

Quantity	Item	Rate	Amount
1	PREVENTATIVE MAINTENANCE SERVICE QUARTERLY PREVENTATIVE MAINTENANCE PLAN: COMPLETED 7/14/25 CARDIO CHECKED RUNNING AND DRIVE BELTS CHECKED PLUSE BAR AND SIDE RAILS CHECKED POWER CORDS AND CONSOLES CLEANED EQUIPMENT AND UNDER HOODS CHECKED SOFTWARE ON ECHELONS AND UPDATED STRENGTH CHECKED FOR WORN PARTS CHECKED CLIPS AND HANDLES CHECKED WEIGHTS AND CABLES CHECKED LOC N LOADS LUBED GUIDE RODS CLEANED EQUIPMENT	\$275.00	\$275.00

Subtotal \$275.00

Tax: \$0.00

Total \$275.00

Paid Amount - \$0.00

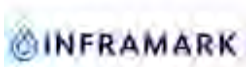
Amount Due \$275.00

[Click Here to Pay Now](#)



INV1092464

www.crosscreekenvironmental.com



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

154309

DATE

7/16/2025

CUSTOMER ID

C4953

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/16/2025

BILL TO

Highlands Community Development
District
313 Campus St
Kissimmee FL 34747-4982
United States

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order #WOHI04142025	1	Ea	864.00		864.00
Sandra H Demarco 05-28-25 DNH*GODADDY#376291673 : Domain Renewals - Highlands \$25.50	1	Ea	25.50		25.50
Subtotal					889.50

Subtotal

\$889.50

Tax

\$0.00

Total Due

\$889.50

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



PROPOSAL

Inframark
501 S Falkenburg Rd, Tampa, FL 33619
Phone: 813-295-5455
Customer ID: Highlands CDD

Date: 04/14/2025
Quote valid until: 05/14/2025

Proposal For: Highlands CDD
Prepared by: Don Cameron

W.O. # WOHI04142025

Wall Repairs / Highland Meadows	Quantity	Unit Price	Taxable?	Amount
Materials:				
Sand mix cement 60# bag	2	\$ 12	No	\$ 24
Latex concrete modifier (1) Gal	1	\$ 25	No	\$ 25
Concrete primer (1) Gal	1	\$ 40	No	\$ 40
Exterior Latex Satin Paint (1) Gal – body	1	\$ 50	No	\$ 50
Exterior Latex Satin Paint (1) Gal – trim	1	\$ 50	No	\$ 50
Red Gard Water Barrier (1) Gal	1	\$ 75	No	\$ 75
Labor:				
Repair top of Highland Meadows wall / water entering wall. Drill several weep holes at bottom of wall to let water out. Install Red Gard Water Barrier at top of wall, Prime and paint new concrete at top of wall.	4 hours	2 techs each @ \$75/hr	No	\$ 600
Disposal Fees		Flat Fee	No	\$ n/a
Shipping/Handling			No	\$ n/a
Total				\$ 864

Full payment is due within 30 days of finalizing the project.

If you have any questions concerning this proposal, please contact Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

By: _____

Date: 04/14/2025

Date: _____

Inframark – Tampa, FL 33619

We are proud to provide a range of services for your community.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/24/25	7803
Terms	Due Date
Net 30	08/23/25

BILL TO
Jennifer Goldyn Inframark 313 Campus Street Celebration, FL 33071

PROPERTY
Highlands CDD 11102 Ayersworth Glen Blvd Wimauma, FL 33598

Amount Due	Enclosed
\$3,260.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,260.00	\$0.00	\$3,260.00

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

Apply 21 yards of pine bark around the club house	\$3,260.00	\$0.00	\$3,260.00
Total	\$3,260.00	\$0.00	\$3,260.00



FitnessSmith
PO Box 3569
Boynton Beach FL 33424
United States

#INV1092720

7/22/2025

Bill To

HIGHLANDS CDD
210 N UNIVERSITY DRIVE #702
CORAL SPRINGS FL 33071
United States

Ship To

Ayersworth Glen Community
Clubhouse
11102 Ayersworth Glen Blvd
Wimauma FL 33598
United States

Due Date: 7/22/2025

Terms	Due Date	PO #	Serv. Territory Mgr	Created From	Memo
Due on receipt	7/22/2025		Kevin Bechler	Sales Order #SO109169	BROKEN REAR ROLLER ON SPIRIT TREAD

Quantity	Item	Rate	Amount
Please review the equipment issue(s) outlined below along with the required parts for resolution.			
Reference: Need to replace the broken rear end cap on Spirit Treadmill.			
1	SPIRIT TREADMILL CT 800 END CAP, LEFT SPIRIT REAR ROLLER END CAP, LEFT ASSEMBLY	\$40.00	\$40.00
1	SHIPPING & HANDLING - SERVICE PARTS SHIPPING CHARGES - PARTS: *SHIPPING CHARGES ARE ESTIMATED AND SUBJECT TO CHANGE STANDARD SHIPPING : 5 DAYS MINIMUM	\$15.00	\$15.00

Subtotal \$55.00

Tax: \$0.00

Total \$55.00

Paid Amount - \$0.00

Amount Due \$55.00

[Click Here to Pay Now](#)



INV1092720



FitnessSmith
PO Box 3569
Boynton Beach FL 33424
United States

#INV1092658

7/18/2025

Bill To

HIGHLANDS CDD
210 N UNIVERSITY DRIVE #702
CORAL SPRINGS FL 33071
United States

Ship To

Ayersworth Glen Community
Clubhouse
11102 Ayersworth Glen Blvd
Wimauma FL 33598
United States

Due Date: 7/18/2025

Terms	Due Date	PO #	Serv. Territory Mgr	Created From	Memo
Due on receipt	7/18/2025		Kevin Bechler	Sales Order #SO108549	PARTS FROM APRIL PM

Quantity	Item	Rate	Amount
----------	------	------	--------

Please review the equipment issue(s) outlined below
along with the required parts for resolution.

Reference:
TECH MUST REPLACE THE END CAP ORDERED ON
CASE28768

Spirit
Recumbent
Sn. 9511151903002776
Issue: sticker for seat level is faded
Needs sticker

Dynamic
LEG RISE
SN. NA
BOTH ELBOW PAD ARE TORN
NEEDS ELBOW PADS

1	sticker/I080159 STICKER	\$10.00	\$10.00
2	DYNAMIC FITNESS ARM PAD DYNAMIC FITNESS ARM PAD FOR 509072 VERT KNEE RAISE (1 PAD)	\$130.00	\$260.00
1	SHIPPING & HANDLING - SERVICE PARTS SHIPPING CHARGES - PARTS: *SHIPPING CHARGES ARE ESTIMATED AND SUBJECT TO CHANGE STANDARD SHIPPING : 5 DAYS MINIMUM	\$46.20	\$46.20
1	LABOR - SERVICE COMPLETED 7/14/25	\$195.00	\$195.00

Subtotal \$511.20

Tax: \$0.00

Total \$511.20

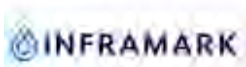
Paid Amount - \$0.00

Amount Due \$511.20

[Click Here to Pay Now](#)



INV1092658



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Highlands Community Development
District
313 Campus St
Kissimmee FL 34747-4982
United States

INVOICE#

151844

CUSTOMER ID

C4953

PO#**DATE**

6/17/2025

NET TERMS

Net 30

DUE DATE

7/17/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order #WOHI03312025	1	Ea	1,075.55		1,075.55
Subtotal					1,075.55

Subtotal

\$1,075.55

Tax

\$0.00

Total Due

\$1,075.55

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

Inframark
501 S Falkenburg Rd, Tampa, FL 33619
Phone: 813-295-5455
Customer ID: Highlands CDD

Date: 05/07/2025
Quote valid until: 07/07/2025

Proposal For: Highlands CDD
Prepared by: Don Cameron

W.O. # WOHI03312025

Playground Repairs @ Clubhouse	Quantity	Unit Price	Taxable?	Amount
Materials: 12" plastic playground mulch fencing with pins to closely match existing	6	\$40.00	No	\$240.00
Labor: Remove all leaning plastic playground mulch fencing and straighten. Remove and dispose of all broken plastic playground mulch fencing and replace with new. Remove and dispose of complete see-saw structure. Spread mulch evenly throughout playground area.	4 hours	2 techs each @\$ 75/hr	No	\$600.00
Disposal Fees		Flat Fee	No	\$ 99
Shipping/Handling			No	\$ 136.55
Total				\$1,075.55

Full payment is due within 60 days of finalizing the project.

If you have any questions concerning this proposal, please contact Don Cameron at Donald.Cameron@Inframark.com

By: Don Cameron

By: _____

Date: 05/07/2025

Date: _____

Inframark – Tampa, FL 33619

We are proud to provide a range of services for your community.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

152930

DATE

7/1/2025

CUSTOMER ID

C4953

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/1/2025

BILL TO

Highlands Community Development
District
313 Campus St
Kissimmee FL 34747-4982
United States

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees/District Management	1	Ea	5,523.00		5,523.00
Porter Services	1	Ea	480.00		480.00
Mgmt Svcs - Personnel Services - On-Site Staff	1	Ea	15,515.00		15,515.00
Field Operations	1	Ea	600.00		600.00
Subtotal					22,118.00

Subtotal

\$22,118.00

Tax

\$0.00

Total Due

\$22,118.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

BILL TO

Marshall Rainey

R. Marshall Rainey P.a.

3507 Misty Oaks Pl

Brandon, FL 33511-8143

INVOICE

DATE

TERMS

DUE DATE

2025.0254P

06/23/2025

Due on receipt

06/23/2025

CASE REFERENCE

Highlands v Sharper Image Pools

DATE OF SERVICE

04/14/2025

MEDIATION DATE	SERVICES	HOURS	PER-SIDE	HOURLY RATE	TOTAL CHARGES
04/14/2025	Mediation Services	Preparation for Mediation Conference, including (a) review of documents, and (b) pre-Conference telephone with counsel (1.0); attend Mediation Conference (4.1)	5.10	300.00	1,530.00

Case Name: Highlands Community Development District v. Sharper Image Pools LLC

Case Number: 24-CA-009454

Court Number: THIRTEENTH

County: HILLSBOROUGH

CC to:

BALANCE DUE

\$1,530.00

Pay invoice

Thank you for allowing us to be of service!

Please note our new mailing address:

Griffin Mediation, LLC
c/o ADR Support
8570 Stirling Road, Ste. 102408
Hollywood, FL 33024

Federal Employer Identification No.: 82-4233319

To book another mediation contact: support@chrisgriffinmediation.com
For Questions regarding this invoice, contact bookkeeper@adrsupport.com
Page 1 of 1

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Griffin Mediation, LLC	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) (Applies to accounts maintained outside the United States.)	
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
5 Address (number, street, and apt. or suite no.). See instructions. 8570 Stirling Rd. Ste. 102408		
6 City, state, and ZIP code Hollywood, FL 33024		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
			-				-	
or								
Employer identification number								
8	2	-	4	2	3	3	1	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>David H. Salmon</i>	Date <i>1/2/2025</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

June 24, 2025
Invoice Number: 3164516062425
Account Number: 8337 12 029 3164516
Security Code: 2577
Service At: 11102 AYERSWORTH GLEN BLVD
WIMAUMA FL 33598-6202

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 855-252-0675

Summary

Service from 06/24/25 through 07/23/25
details on following pages

Previous Balance	168.00
Payments Received -Thank You!	-168.00
Remaining Balance	\$0.00
Spectrum Business [™] TV	68.00
Spectrum Business [™] Internet	80.00
Spectrum Business [™] Voice	20.00
Other Charges	0.00
Taxes, Fees and Charges	8.32
Current Charges	\$176.32
YOUR AUTO PAY WILL BE PROCESSED 07/11/25	
Total Due by Auto Pay	\$176.32

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

IMPORTANT BILLING UPDATE

Effective with this statement the Franchise Fee, Public Education and Government Channel (PEG) Fee and/or State and Local Sales Taxes have changed. You can find these fees in the "Taxes, Fees and Charges" section of your bill.

Spectrum collects these fees on behalf of your Local Government or Municipality – no portion is kept by Spectrum.



Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay. Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 NO RP 24 06252025 NNNNNNNN 01 001807 0006

HIGHLAND CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

June 24, 2025

HIGHLAND CDD

Invoice Number: 3164516062425
Account Number: 8337 12 029 3164516
Service At: 11102 AYERSWORTH GLEN BLVD
WIMAUMA FL 33598-6202

Total Due by Auto Pay**\$176.32**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712029316451600176321

Invoice Number: 3164516062425
 Account Number: 8337 12 029 3164516
 Security Code: 2577

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 NO RP 24 06252025 NNNNNNNN 01 001607 0006

Charge Details

Previous Balance		168.00
EFT Payment	06/11	-168.00
Remaining Balance		\$0.00

Payments received after 06/24/25 will appear on your next bill.

Service from 06/24/25 through 07/23/25

Spectrum Business™ TV

Broadcast TV Surcharge	28.00
Spectrum Business TV	40.00

Your promotional price will expire on 02/23/28

\$68.00

Spectrum Business™ TV Total **\$68.00**

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet Ultra	160.00
Promotional Discount	-90.00

Your promotional price will expire on 02/23/28

Business WiFi	10.00
Total	\$80.00

Spectrum Business™ Internet Total **\$80.00**

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 02/23/28

\$20.00

Phone number (813) 633-3322

Spectrum Business™ Voice Continued

Voice Mail	0.00
Total	\$0.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total **\$20.00**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Taxes, Fees and Charges

Communications Services Tax	8.32
Taxes, Fees and Charges Total	\$8.32

Current Charges	\$176.32
Total Due by Auto Pay	\$176.32

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Continued on the next page

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 7:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call **1-866-519-1263**.



Invoice Number: 3164516062425
Account Number: 8337 12 029 3164516
Security Code: 2577

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 NO RP 24 06252025 NNNNNNNN 01 001607 0006

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - FEES AND CHARGES:
E911 Fee \$0.40, Federal USF \$1.16, Florida CST \$4.20, TRS Surcharge \$0.08.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 3164516062425
Account Number:: 8337 12 029 3164516
Security Code: **2577**



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 NO RP 24 06252025 NNNNNNNN 01 001607 0006



HIGHLANDS CDD		ACH			
TECO	FY2024	FY 2025			
DATE:	7/7/2025				
INV:	070725 ACH				ACH 7/21
Account No.	Service Address	Descrip/Meter	Meter #		5/10-6/10
211004160142	324 S FALKENBURG RD	STREET LIGHTS	66 Poles	543057-53100	\$ 1,970.62
211004160407	10955 AYERSWORTH GLEN BLVD	GEN - NON DEMAND	1000554078	543063-53100	\$ 24.97
211004160639	10951 AYERSWORTH GLEN WQL	GEN - NON DEMAND	1000468286	543063-53100	\$ 336.66
211004160985	14451 LOCH LAUREN WY	WELL - NON DEMAND	1000489595	543063-53100	\$ 27.99
211004161157	11102 AYERSWORTH GLEN BLVD	GEN - CLB HOUSE	1000555873	543079-53100	\$ 47.86
211004161421	11102 AYERSWORTH GLEN BLVD	GEN - NON DEMAND	1000555876	543063-53100	\$ 526.89
211004161561	11102 AYERSWORTH GLEN BLVD	STREET LIGHTS	5 POLES	543057-53100	\$ 313.05
211004161793	11299 AYERSWORTH GLEN WL	GEN - NON DEMAND	1000554079	543063-53100	\$ 372.36
211004162023	AYERSWORTH GLN PH 2B	STREET LIGHTS	85/47 POLES	543057-53100	\$ 6,349.47
211004162247	AYERSWORTH GLEN PH 2A	STREET LIGHTS	33 POLES	543057-53100	\$ 1,549.38
211004162452	11407 RD 672	GEN NON DEMAND	SUMP PUMP	543063-53100	\$ 40.46
211004162908	RD 672/301/5ESS	STREET LIGHTS	74 POLES	543057-53100	\$ 2,265.33
211004163138	HIGHLAND ESTS S PH 1	STREET LIGHTS	41 POLES	543057-53100	\$ 1,224.18
211018229834	14904 TROPICAL VIOLET WAY PMP	NON DEMAND - PMP	1000555189	543063-53100	\$ 109.52
211023911210	11104 AYERSWORTH GLEN BLVD	SIGN	1000651539	543063-53100	\$ 25.12
211023936407	11195 AYERSWORTH GLEN BLVD	LIGHTING	1000599122	543063-53100	\$ 25.12
221007665757	AYERSWORTH GLEN PH 5	STREET LIGHTS	9 POLES	543057-53100	\$ 422.54
221007846795	AYERSWORTH GLEN PH 3B	STREET LIGHTS	34 POLES	543057-53100	\$ 1,596.31
221007860416	AYERSWORTH GLEN PH 4	STREET LIGHTS	27 POLES	543057-53100	\$ 1,267.66
211004160787	10501 AYERSWORTH GLEN WL	GEN NON DEMAND	1000468285	543110-53100	\$ 253.31
Total (20)					\$ 18,748.80
		CODE TO:	Street Lights	543057.53100	\$ 16,958.54
			Utility Services	543063.53100	\$ 1,489.09
			Recreation Facilities	543079.53100	\$ 47.86
			Pool	543110.53100	\$ 253.31
			CREDITS		\$ (3.00)
			TOTAL		\$ 18,745.80



HIGHLANDS CDD
C/O ANNA GOLOVAN
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

Statement Date: July 07, 2025

Amount Due: \$18,745.80

Due Date: July 21, 2025
Account #: 321000017129

DO NOT PAY. Your account will be drafted on July 21, 2025

Account Summary

Previous Amount Due	\$18,312.66
Payment(s) Received Since Last Statement	-\$18,315.66
Credit Balance After Payments and Credits	-\$3.00
Current Month's Charges	\$18,748.80

Amount Due by July 21, 2025 \$18,745.80

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Locations With The Highest Usage

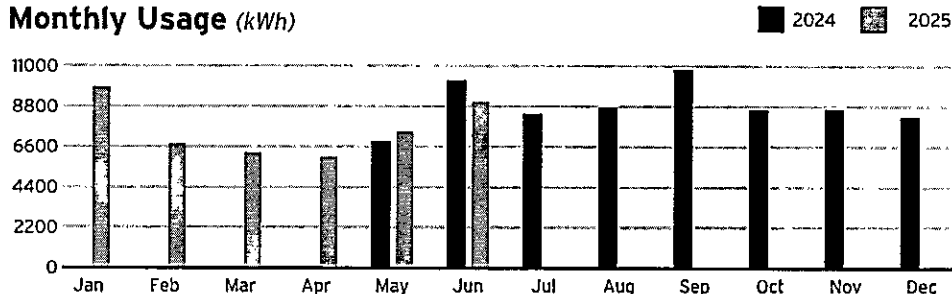
11102 AYERSWORTH
GLEN BLVD, WIMAUMA,
FL 33598-6202 **2,994 KWH**

11299 AYERSWORTH
GLEN WL, WIMAUMA,
FL 33598-0000 **2,077 KWH**



Scan here to interact
with your bill online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

If you see a downed power line,
move a safe distance away and call 911.

Visit TampaElectric.com/Safety
for more safety tips.



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000017129

Due Date: July 21, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$18,745.80

Payment Amount: \$ _____

700500003420

Your account will be
drafted on July 21, 2025

HIGHLANDS CDD
C/O ANNA GOLOVAN
210 N UNIVERSITY DR, STE 702
CORAL SPRINGS, FL 33071-7320

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000017129

Energy Usage From Last Month

Increased Same Decreased

Service Address: 324 S FALKENBÜRG RD, TAMPA, FL 33619-8026

Sub-Account Number: 211004160142

Amount: \$1,970.62

Service Address: 10955 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-0000

Sub-Account Number: 211004160407

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000554078	06/10/2025	1,839		1,824		15 kWh	1	32 Days	\$24.97
									0.0%

Service Address: 10951 AYERSWORTH GLEN WL, WIMAUMA, FL 33598-0000

Sub-Account Number: 211004160639

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000468286	06/10/2025	61,438		59,573		1,865 kWh	1	32 Days	\$336.66
									19.6%

Service Address: 14451 LOCH LAUREN WY, WIMAUMA, FL 33598-0000

Sub-Account Number: 211004160985

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000489595	06/10/2025	3,423		3,390		33 kWh	1	32 Days	\$27.99
									2.9%

Continued on next page →

For more information about your bill and understanding your charges, please visit **TampaElectric.com****Ways To Pay Your Bill****Bank Draft**

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

**In-Person**

Find list of Payment Agents at TampaElectric.com

**Mail A Check Payments:**

TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

**Credit or Debit Card**

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

**Phone**

Toll Free:
866-689-6469

All Other**Correspondences:**

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us**Online:**

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010


Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.


Summary of Charges by Service Address**Account Number:** 321000017129**Energy Usage From Last Month**
 Increased
  Same
  Decreased
Service Address: 11102 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-6202**Sub-Account Number:** 211004161157

Meter	Read Date	Current	-	Previous	=	Total Used
1000555873	06/10/2025	5,886		5,735		151 kWh

Multiplier	Billing Period	Amount
1	32 Days	\$47.86
		 4.9%


Service Address: 11102 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-6202**Sub-Account Number:** 211004161421

Meter	Read Date	Current	-	Previous	=	Total Used
1000555876	06/10/2025	29,372		26,378		2,994 kWh

Multiplier	Billing Period	Amount
1	32 Days	\$526.89
		 34.7%


Service Address: 11102 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-6202**Sub-Account Number:** 211004161561**Amount:** \$313.05**Service Address:** 11299 AYERSWORTH GLEN WL, WIMAUMA, FL 33598-0000**Sub-Account Number:** 211004161793

Meter	Read Date	Current	-	Previous	=	Total Used
1000554079	06/10/2025	98,348		96,271		2,077 kWh

Multiplier	Billing Period	Amount
1	32 Days	\$372.36
		 16.7%

Service Address: AYERSWORTH GLN, PH 2B, WIMAUMA, FL 33598-0000**Sub-Account Number:** 211004162023**Amount:** \$6,349.47**Service Address:** AYERSWORTH GLEN PH 2A DR, WIMAUMA, FL 33598-0000**Sub-Account Number:** 211004162247**Amount:** \$1,549.38**Service Address:** 11407 RD 672, LITHIA, FL 33547-0000**Sub-Account Number:** 211004162452

Meter	Read Date	Current	-	Previous	=	Total Used
1000852366	06/10/2025	13,636		13,529		107 kWh

Multiplier	Billing Period	Amount
1	32 Days	\$40.46
		 723.1%


Service Address: RD 672/RD 301/.5E SS, WIMAUMA, FL 33598-0000**Sub-Account Number:** 211004162908**Amount:** \$2,265.33**Service Address:** HIGHLAND ESTS S, PH I, WIMAUMA, FL 33598-0000**Sub-Account Number:** 211004163138**Amount:** \$1,224.18

Continued on next page →


Summary of Charges by Service Address

Account Number: 321000017129


Energy Usage From Last Month
 Increased
  Same
  Decreased
Service Address: 14904 TROPICAL VIOLET WAY, PMP, WIMAUMA, FL 33598-2427**Sub-Account Number:** 211018229834

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555189	06/10/2025	19,669		19,152		517 kWh	1	32 Days	\$109.52
									 7.0%


Service Address: 11104 AYERSWORTH GLEN BLVD, SIGN, WIMAUMA, FL 33598-6202**Sub-Account Number:** 211023911210

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000651539	06/10/2025	837		821		16 kWh	1	32 Days	\$25.12
									 6.7%

Service Address: 11195 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598**Sub-Account Number:** 211023936407

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000599122	06/10/2025	811		795		16 kWh	1	32 Days	\$25.12
									 6.7%

Service Address: AYERSWORTH GLEN PH 5, LIGHTS, WIMAUMA, FL 33598**Sub-Account Number:** 221007665757**Amount:** \$422.54**Service Address:** AYERSWORTH GLEN PH 3B, LIGHTS, WIMAUMA, FL 33598**Sub-Account Number:** 221007846795**Amount:** \$1,596.31**Service Address:** AYERSWORTH GLEN PH 4, LIGHTS, WIMAUMA, FL 33598**Sub-Account Number:** 221007860416**Amount:** \$1,267.66**Service Address:** 10501 AYERSWORTH GLEN WL, WIMAUMA, FL 33598-0000**Sub-Account Number:** 211004160787

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000468285	06/10/2025	5,974		4,731		1,243 kWh	1	32 Days	\$253.31
									 11.5%

Total Current Month's Charges**\$18,748.80**



Sub-Account #: 211004160142
Statement Date: 07/01/2025

Service Address: 324 S FALKENBURG RD, TAMPA, FL 33619-8026

Service Period: 05/22/2025 - 06/20/2025

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 days		
Lighting Energy Charge	1056 kWh @ \$0.03412/kWh	\$36.03
Fixture & Maintenance Charge	66 Fixtures	\$619.08
Lighting Pole / Wire	66 Poles	\$1120.02
Lighting Fuel Charge	1056 kWh @ \$0.03363/kWh	\$35.51
Storm Protection Charge	1056 kWh @ \$0.00559/kWh	\$5.90
Clean Energy Transition Mechanism	1056 kWh @ \$0.00043/kWh	\$0.45
Storm Surcharge	1056 kWh @ \$0.01230/kWh	\$12.99
Florida Gross Receipt Tax		\$2.33
State Tax		\$138.31
Lighting Charges		\$1,970.62

Current Month's Electric Charges

\$1,970.62

Billing information continues on next page →



Sub-Account #: 211004160407
Statement Date: 07/01/2025

Service Address: 10955 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-0000

Meter Read

Service Period: 05/10/2025 - 06/10/2025

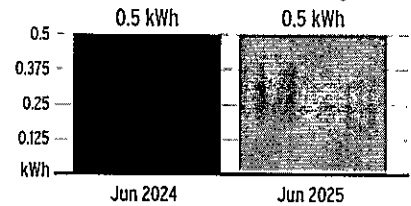
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000554078	06/10/2025	1,839	1,824	15 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	15 kWh @ \$0.08641/kWh		\$1.30
Fuel Charge	15 kWh @ \$0.03391/kWh		\$0.51
Storm Protection Charge	15 kWh @ \$0.00577/kWh		\$0.09
Clean Energy Transition Mechanism	15 kWh @ \$0.00418/kWh		\$0.06
Storm Surcharge	15 kWh @ \$0.02121/kWh		\$0.32
Florida Gross Receipt Tax			\$0.58
Electric Service Cost			\$23.02
State Tax			\$1.95
Total Electric Cost, Local Fees and Taxes			\$24.97

Avg kWh Used Per Day



Current Month's Electric Charges

\$24.97

Billing information continues on next page →



Sub-Account #: 211004160639
Statement Date: 07/01/2025

Service Address: 10951 AYERSWORTH GLEN WL, WIMAUMA, FL 33598-0000

Meter Read

Service Period: 05/10/2025 - 06/10/2025

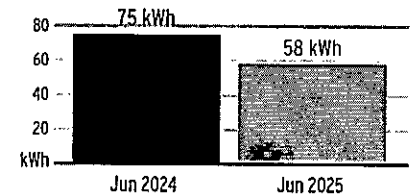
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000468286	06/10/2025	61,438	59,573		1,865 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	1,865 kWh @ \$0.08641/kWh		\$161.15
Fuel Charge	1,865 kWh @ \$0.03391/kWh		\$63.24
Storm Protection Charge	1,865 kWh @ \$0.00577/kWh		\$10.76
Clean Energy Transition Mechanism	1,865 kWh @ \$0.00418/kWh		\$7.80
Storm Surcharge	1,865 kWh @ \$0.02121/kWh		\$39.56
Florida Gross Receipt Tax			\$7.76
Electric Service Cost			\$310.43
State Tax			\$26.23
Total Electric Cost, Local Fees and Taxes			\$336.66

Avg kWh Used Per Day



Current Month's Electric Charges

\$336.66

Billing information continues on next page →



Sub-Account #: 211004160985
Statement Date: 07/01/2025

Service Address: 14451 LOCH LAUREN WY, WIMAUMA, FL 33598-0000

Meter Read


Meter Location: WELL

Service Period: 05/10/2025 - 06/10/2025

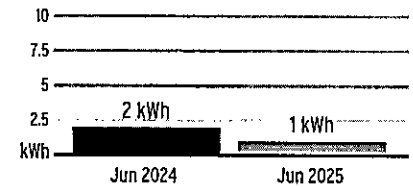
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000489595	06/10/2025	3,423	3,390	33 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	33 kWh @ \$0.08641/kWh	\$2.85
	Fuel Charge	33 kWh @ \$0.03391/kWh	\$1.12
	Storm Protection Charge	33 kWh @ \$0.00577/kWh	\$0.19
	Clean Energy Transition Mechanism	33 kWh @ \$0.00418/kWh	\$0.14
	Storm Surcharge	33 kWh @ \$0.02121/kWh	\$0.70
	Florida Gross Receipt Tax		\$0.65
	Electric Service Cost		\$25.81
	State Tax		\$2.18
	Total Electric Cost, Local Fees and Taxes		\$27.99

Avg kWh Used Per Day



Current Month's Electric Charges

\$27.99

Billing information continues on next page →



Sub-Account #: 211004161157
Statement Date: 07/01/2025

Service Address: 11102 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-6202

Meter Read

Meter Location: Cbhs

Service Period: 05/10/2025 - 06/10/2025

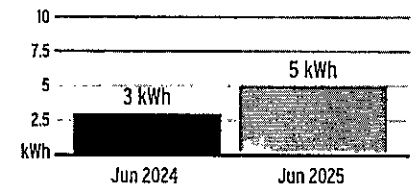
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000555873	06/10/2025	5,886	5,735	151 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	151 kWh @ \$0.08641/kWh	\$13.05
Fuel Charge	151 kWh @ \$0.03391/kWh	\$5.12
Storm Protection Charge	151 kWh @ \$0.00577/kWh	\$0.87
Clean Energy Transition Mechanism	151 kWh @ \$0.00418/kWh	\$0.63
Storm Surcharge	151 kWh @ \$0.02121/kWh	\$3.20
Florida Gross Receipt Tax		\$1.10
Electric Service Cost		\$44.13
State Tax		\$3.73
Total Electric Cost, Local Fees and Taxes		\$47.86

Avg kWh Used Per Day



Current Month's Electric Charges

\$47.86

Billing information continues on next page →



Sub-Account #: 211004161421
Statement Date: 07/01/2025

Service Address: 11102 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-6202

Meter Read

Service Period: 05/10/2025 - 06/10/2025

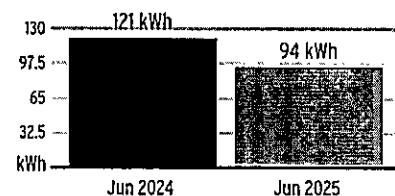
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555876	06/10/2025	29,372	26,378		2,994 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	2,994 kWh @ \$0.08641/kWh		\$258.71
Fuel Charge	2,994 kWh @ \$0.03391/kWh		\$101.53
Storm Protection Charge	2,994 kWh @ \$0.00577/kWh		\$17.28
Clean Energy Transition Mechanism	2,994 kWh @ \$0.00418/kWh		\$12.51
Storm Surcharge	2,994 kWh @ \$0.02121/kWh		\$63.50
Florida Gross Receipt Tax			\$12.15
Electric Service Cost			\$485.84
State Tax			\$41.05
Total Electric Cost, Local Fees and Taxes			\$526.89

Avg kWh Used Per Day



Current Month's Electric Charges

\$526.89

Billing information continues on next page →



Sub-Account #: 211004161561
Statement Date: 07/01/2025

Service Address: 11102 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-6202

Service Period: 05/10/2025 - 06/10/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	252 kWh @ \$0.03412/kWh	\$8.60
Fixture & Maintenance Charge	5 Fixtures	\$104.41
Lighting Pole / Wire	5 Poles	\$164.35
Lighting Fuel Charge	252 kWh @ \$0.03363/kWh	\$8.47
Storm Protection Charge	252 kWh @ \$0.00559/kWh	\$1.41
Clean Energy Transition Mechanism	252 kWh @ \$0.00043/kWh	\$0.11
Storm Surcharge	252 kWh @ \$0.01230/kWh	\$3.10
Florida Gross Receipt Tax		\$0.56
State Tax		\$22.04
Lighting Charges		\$313.05

Current Month's Electric Charges

\$313.05

Billing information continues on next page →



Sub-Account #: 211004161793
Statement Date: 07/01/2025

Service Address: 11299 AYERSWORTH GLEN WL, WIMAUMA, FL 33598-0000

Meter Read

Service Period: 05/10/2025 - 06/10/2025

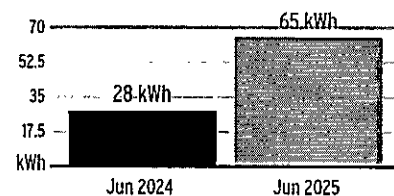
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000554079	06/10/2025	98,348	96,271		2,077 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	2,077 kWh @ \$0.08641/kWh		\$179.47
Fuel Charge	2,077 kWh @ \$0.03391/kWh		\$70.43
Storm Protection Charge	2,077 kWh @ \$0.00577/kWh		\$11.98
Clean Energy Transition Mechanism	2,077 kWh @ \$0.00418/kWh		\$8.68
Storm Surcharge	2,077 kWh @ \$0.02121/kWh		\$44.05
Florida Gross Receipt Tax			\$8.58
Electric Service Cost			\$343.35
State Tax			\$29.01
Total Electric Cost, Local Fees and Taxes			\$372.36

Avg kWh Used Per Day



Current Month's Electric Charges

\$372.36

Billing information continues on next page →



Sub-Account #: 211004162023
Statement Date: 07/01/2025

Service Address: AYERSWORTH GLN, PH 2B, WIMAUMA, FL 33598-0000

Service Period: 05/10/2025 - 06/10/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	1508 kWh @ \$0.03412/kWh	\$51.45
Fixture & Maintenance Charge	85 Fixtures	\$922.73
Lighting Pole / Wire	85 Poles	\$2793.95
Lighting Fuel Charge	1508 kWh @ \$0.03363/kWh	\$50.71
Storm Protection Charge	1508 kWh @ \$0.00559/kWh	\$8.43
Clean Energy Transition Mechanism	1508 kWh @ \$0.00043/kWh	\$0.65
Storm Surcharge	1508 kWh @ \$0.01230/kWh	\$18.55
Florida Gross Receipt Tax		\$3.33
State Tax		\$290.00
State Tax		\$154.54
Lighting Charges		\$4,294.34

Current Month's Electric Charges

\$4,294.34

Billing information continues on next page →



Sub-Account #: 211004162023
Statement Date: 07/01/2025

Service Address: AYERSWORTH GLN; PH 2B, WIMAUMA, FL 33598-0000

Service Period: 05/10/2025 - 06/10/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	752 kWh @ \$0.03412/kWh	\$25.66
Fixture & Maintenance Charge	47 Fixtures	\$440.86
Lighting Pole / Wire	47 Poles	\$1544.89
Lighting Fuel Charge	752 kWh @ \$0.03363/kWh	\$25.29
Storm Protection Charge	752 kWh @ \$0.00559/kWh	\$4.20
Clean Energy Transition Mechanism	752 kWh @ \$0.00043/kWh	\$0.32
Storm Surcharge	752 kWh @ \$0.01230/kWh	\$9.25
Florida Gross Receipt Tax		\$1.66
State Tax		\$2.00
State Tax		\$1.00
Lighting Charges		\$2,055.13

Current Month's Electric Charges

\$2,055.13

Billing Information continues on next page →



Sub-Account #: 211004162247
Statement Date: 07/01/2025

Service Address: AYERSWORTH GLEN PH 2A DR, WIMAUMA, FL 33598-0000

Service Period: 05/10/2025 - 06/10/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	528 kWh @ \$0.03412/kWh	\$18.02
Fixture & Maintenance Charge	33 Fixtures	\$309.54
Lighting Pole / Wire	33 Poles	\$1084.71
Lighting Fuel Charge	528 kWh @ \$0.03363/kWh	\$17.76
Storm Protection Charge	528 kWh @ \$0.00559/kWh	\$2.95
Clean Energy Transition Mechanism	528 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	528 kWh @ \$0.01230/kWh	\$6.49
Florida Gross Receipt Tax		\$1.17
State Tax		\$108.51
Lighting Charges		\$1,549.38

Current Month's Electric Charges

\$1,549.38

Billing information continues on next page →



Sub-Account #: 211004162452
Statement Date: 07/01/2025

Service Address: 11407 RD 672, LITHIA, FL 33547-0000

Meter Read

Meter Location: SUMP PUMP

Service Period: 05/10/2025 - 06/10/2025

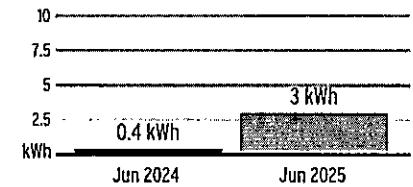
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852366	06/10/2025	13,636	13,529		107 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	107 kWh @ \$0.08641/kWh	\$9.25
	Fuel Charge	107 kWh @ \$0.03391/kWh	\$3.63
	Storm Protection Charge	107 kWh @ \$0.00577/kWh	\$0.62
	Clean Energy Transition Mechanism	107 kWh @ \$0.00418/kWh	\$0.45
	Storm Surcharge	107 kWh @ \$0.02121/kWh	\$2.27
	Florida Gross Receipt Tax		\$0.93
	Electric Service Cost		\$37.31
	State Tax		\$3.15
	Total Electric Cost, Local Fees and Taxes		\$40.46

Avg kWh Used Per Day



Current Month's Electric Charges

\$40.46

Billing information continues on next page →



Sub-Account #: 211004162908
Statement Date: 07/01/2025

Service Address: RD 672/RD 301/.5E SS, WIMAUMA, FL 33598-0000

Service Period: 05/22/2025 - 06/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1184 kWh @ \$0.03412/kWh	\$40.40
Fixture & Maintenance Charge	74 Fixtures	\$694.12
Lighting Pole / Wire	74 Poles	\$1307.72
Lighting Fuel Charge	1184 kWh @ \$0.03363/kWh	\$39.82
Storm Protection Charge	1184 kWh @ \$0.00559/kWh	\$6.62
Clean Energy Transition Mechanism	1184 kWh @ \$0.00043/kWh	\$0.51
Storm Surcharge	1184 kWh @ \$0.01230/kWh	\$14.56
Florida Gross Receipt Tax		\$2.61
State Tax		\$158.97
Lighting Charges		\$2,265.33

Current Month's Electric Charges

\$2,265.33

Billing information continues on next page →



Sub-Account #: 211004163138
Statement Date: 07/01/2025

Service Address: HIGHLAND ESTS S, PH I, WIMAUMA, FL 33598-0000

Service Period: 05/22/2025 - 06/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	656 kWh @ \$0.03412/kWh	\$22.38
Fixture & Maintenance Charge	41 Fixtures	\$384.58
Lighting Pole / Wire	41 Poles	\$695.77
Lighting Fuel Charge	656 kWh @ \$0.03363/kWh	\$22.06
Storm Protection Charge	656 kWh @ \$0.00559/kWh	\$3.67
Clean Energy Transition Mechanism	656 kWh @ \$0.00043/kWh	\$0.28
Storm Surcharge	656 kWh @ \$0.01230/kWh	\$8.07
Florida Gross Receipt Tax		\$1.45
State Tax		\$85.92
Lighting Charges		\$1,224.18

Current Month's Electric Charges

\$1,224.18

Billing information continues on next page →



Sub-Account #: 211018229834
Statement Date: 07/01/2025

Service Address: 14904 TROPICAL VIOLET WAY, PMP, WIMAUMA, FL 33598-2427

Meter Read

Service Period: 05/10/2025 - 06/10/2025

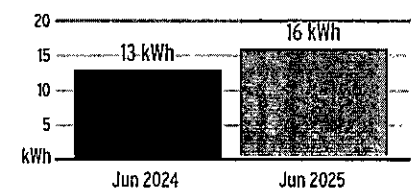
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000555189	06/10/2025	19,669	19,152	517 kWh	1	32 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000		\$20.16
Energy Charge	517 kWh @ \$0.08641/kWh		\$44.67
Fuel Charge	517 kWh @ \$0.03391/kWh		\$17.53
Storm Protection Charge	517 kWh @ \$0.00577/kWh		\$2.98
Clean Energy Transition Mechanism	517 kWh @ \$0.00418/kWh		\$2.16
Storm Surcharge	517 kWh @ \$0.02121/kWh		\$10.97
Florida Gross Receipt Tax			\$2.52
Electric Service Cost			\$100.99
State Tax			\$8.53
Total Electric Cost, Local Fees and Taxes			\$109.52

Avg kWh Used Per Day



Current Month's Electric Charges

\$109.52

Billing information continues on next page →



Sub-Account #: 211023911210
Statement Date: 07/01/2025

Service Address: 11104 AYERSWORTH GLEN BLVD, SIGN, WIMAUMA, FL 33598-6202

Meter Read

Service Period: 05/10/2025 - 06/10/2025

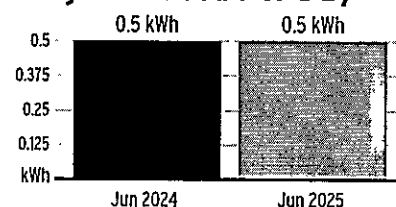
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000651539	06/10/2025	837	821	16 kWh	1	32 Days

Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	16 kWh @ \$0.08641/kWh	\$1.38
Fuel Charge	16 kWh @ \$0.03391/kWh	\$0.54
Storm Protection Charge	16 kWh @ \$0.00577/kWh	\$0.09
Clean Energy Transition Mechanism	16 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	16 kWh @ \$0.02121/kWh	\$0.34
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.16
State Tax		\$1.96
Total Electric Cost, Local Fees and Taxes		\$25.12

Avg kWh Used Per Day



Current Month's Electric Charges

\$25.12

Billing Information continues on next page →



Sub-Account #: 211023936407
Statement Date: 07/01/2025

Service Address: 11195 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598

Meter Read

Meter Location: LIGHTING

Service Period: 05/10/2025 - 06/10/2025

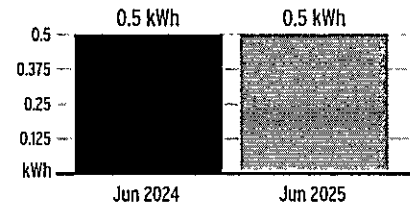
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000599122	06/10/2025	811	795		16 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	16 kWh @ \$0.08641/kWh	\$1.38
Fuel Charge	16 kWh @ \$0.03391/kWh	\$0.54
Storm Protection Charge	16 kWh @ \$0.00577/kWh	\$0.09
Clean Energy Transition Mechanism	16 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	16 kWh @ \$0.02121/kWh	\$0.34
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.16
State Tax		\$1.96
Total Electric Cost, Local Fees and Taxes		\$25.12

Avg kWh Used Per Day



Current Month's Electric Charges

\$25.12

Billing information continues on next page →



Sub-Account #: 221007665757
Statement Date: 07/01/2025

Service Address: AYERSWORTH GLEN PH 5, LIGHTS, WIMAUMA, FL 33598

Service Period: 05/10/2025 - 06/10/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	144 kWh @ \$0.03412/kWh	\$4.91
Fixture & Maintenance Charge	9 Fixtures	\$84.42
Lighting Pole / Wire	9 Poles	\$295.83
Lighting Fuel Charge	144 kWh @ \$0.03363/kWh	\$4.84
Storm Protection Charge	144 kWh @ \$0.00559/kWh	\$0.80
Clean Energy Transition Mechanism	144 kWh @ \$0.00043/kWh	\$0.06
Storm Surcharge	144 kWh @ \$0.01230/kWh	\$1.77
Florida Gross Receipt Tax		\$0.32
State Tax		\$29.59
Lighting Charges		\$422.54

Current Month's Electric Charges

\$422.54

Billing information continues on next page →



Sub-Account #: 221007846795
Statement Date: 07/01/2025

Service Address: AYERSWORTH GLEN PH 3B, LIGHTS, WIMAUMA, FL 33598

Service Period: 05/10/2025 - 06/10/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	544 kWh @ \$0.03412/kWh	\$18.56
Fixture & Maintenance Charge	34 Fixtures	\$318.92
Lighting Pole / Wire	34 Poles	\$1117.58
Lighting Fuel Charge	544 kWh @ \$0.03363/kWh	\$18.29
Storm Protection Charge	544 kWh @ \$0.00559/kWh	\$3.04
Clean Energy Transition Mechanism	544 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	544 kWh @ \$0.01230/kWh	\$6.69
Florida Gross Receipt Tax		\$1.20
State Tax		\$111.80
Lighting Charges		\$1,596.31

Current Month's Electric Charges

\$1,596.31

Billing information continues on next page →



Sub-Account #: 221007860416
Statement Date: 07/01/2025

Service Address: AYERSWORTH GLEN PH 4, LIGHTS, WIMAUMA, FL 33598

Service Period: 05/10/2025 - 06/10/2025

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 days		
Lighting Energy Charge	432 kWh @ \$0.03412/kWh	\$14.74
Fixture & Maintenance Charge	27 Fixtures	\$253.26
Lighting Pole / Wire	27 Poles	\$887.49
Lighting Fuel Charge	432 kWh @ \$0.03363/kWh	\$14.53
Storm Protection Charge	432 kWh @ \$0.00559/kWh	\$2.41
Clean Energy Transition Mechanism	432 kWh @ \$0.00043/kWh	\$0.19
Storm Surcharge	432 kWh @ \$0.01230/kWh	\$5.31
Florida Gross Receipt Tax		\$0.95
State Tax		\$88.78
Lighting Charges		\$1,267.66

Current Month's Electric Charges

\$1,267.66

Billing information continues on next page →



Sub-Account #: 211004160787
Statement Date: 07/01/2025

Service Address: 10501 AYERSWORTH GLEN WL, WIMAUMA, FL 33598-0000

Meter Read

Service Period: 05/10/2025 - 06/10/2025

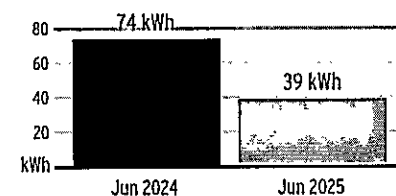
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000468285	06/10/2025	5,974	4,731	1,243 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	1,243 kWh @ \$0.08641/kWh	\$107.41
	Fuel Charge	1,243 kWh @ \$0.03391/kWh	\$42.15
	Storm Protection Charge	1,243 kWh @ \$0.00577/kWh	\$7.17
	Clean Energy Transition Mechanism	1,243 kWh @ \$0.00418/kWh	\$5.20
	Storm Surcharge	1,243 kWh @ \$0.02121/kWh	\$26.36
	Florida Gross Receipt Tax		\$5.34
	Electric Service Cost		\$213.79
	State Tax		\$18.07
	Total Electric Cost, Local Fees and Taxes		\$231.86

Avg kWh Used Per Day



	Other Fees and Charges		
	Zap Cap Systems		
	Service for: 10501 AYERSWORTH GLEN WL, WIMAUMA, FL 33598-0000		
	Business Surge LDC Monthly	1 unit @ \$19.95	\$19.95
	State Tax		\$1.50
	Zap Cap Systems Cost		\$21.45

Current Month's Electric Charges

\$253.31

Total Current Month's Charges

\$18,748.80



INVOICE

Page 1 of 2

Customer ID:

25-63011-93003

Customer Name:

HIGHLANDS CDD

Service Period:

07/01/25-07/31/25

Invoice Date:

06/27/2025

Invoice Number:

0164564-2206-8

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (813) 621-3055

Your Payment is Due

Jul 27, 2025

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$249.05

If payment is received after
07/27/2025: \$ 255.28

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
249.05		(249.05)		0.00		249.05		249.05

IMPORTANT MESSAGES

***WM only sells services online through our own website at wm.com. WM does not sell any services through other on-line marketplaces. To arrange services for your business or home, visit wm.com directly.



WASTE MANAGEMENT INC. OF FLORIDA
WM - TAMPA
PO BOX 3020
MONROE, WI 53566-8320
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
06/27/2025	0164564-2206-8	25-63011-93003
Payment Terms	Total Due	Amount
Total Due by 07/27/2025	\$249.05	
If Received after 07/27/2025	\$255.28	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$249.05.

2206000256301193003001645640000002490500000024905 7

10290C56

HIGHLANDS CDD
11102 AYERSWORTH GLEN BLVD
WIMAUMA FL 33598-6202

Remit To: WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

405-0242755-2206-8

DETAILS OF SERVICE

Details for Service Location:

Highlands Cdd, 11102 Ayersworth Glen Blvd, Wimauma FL
33598-6202

Customer ID: 25-63011-93003

Description	Date	Ticket	Quantity	Amount
Lock Per Unit	07/01/25		1.00	32.00
Disposal 4 Yard Dumpster 1X Week	07/01/25		1.00	108.29
4 Yard Dumpster 1X Week	07/01/25		1.00	108.76
Total Current Charges				249.05

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:


AutoPay

Set up recurring payments with us at wm.com/myaccount


Online

Use wm.com for quick and easy payments


By Phone

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

Visit wm.com/MyWM <small>Check & pay WM bills online to save on your pickup schedule, service alerts and online bills for billing and more. Have a question? Check our Support Center or call a State.</small>		10/25/2022 <small>If full payment of this invoice amount is not received within your service location, you may be charged a non-payment charge of 2.5% of the original amount, with a minimum monthly charge of \$3.00. Late fees do not apply under applicable law, regulation or contract.</small>	Your Total Due \$123.45 <small>If payment is received after 10/25/2022: \$128.45</small>	
Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due
\$123.45	+	(\$123.45)	+	0.00
			+	\$123.45
				\$123.45

DETAILS OF SERVICE
 Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55105-1627
 Customer ID: 21-51609-2222

Description	Date	Qty	Unit	Amount
WM Collection	10/01/22	1.00		\$9.00
MN STATE SOLID WASTE TAX 9.75%				22.52
COUNTY ENVIRONMENTAL CHARGE				119.93
Total Current Charges				\$123.45

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.


Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from My WM (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ **Check Here to Change Contact Info**

List your new billing information below. For a change of service address, please contact WM.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

☐ **Check Here to Sign Up for Automatic Payment Enrollment**

If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HIGHLAND CDD	5632320000	07/16/2025	08/06/2025

Service Address: 11299 AYERSWORTH GLEN BLVD I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703096174	06/16/2025	59035	07/16/2025	61658	2623 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$7.92
Water Base Charge	\$23.04
Water Usage Charge	\$2.70

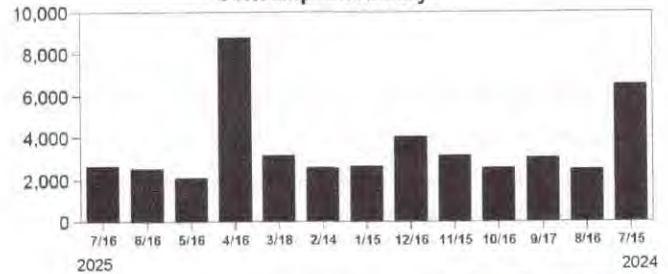
Summary of Account Charges

Previous Balance	\$39.18
Net Payments - Thank You	\$-39.18
Total Account Charges	\$39.69
AMOUNT DUE	\$39.69

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 5632320000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



HIGHLAND CDD
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

2,010 0

DUE DATE 08/06/2025

**Auto Pay Scheduled
DO NOT PAY**

0056323200008 00000039693



June 2025 Statement

Open Date: 05/03/2025 Closing Date: 06/03/2025

Visa® Community Card

HIGHLANDS CDD (CPN 002513229)

Page 1 of 3
Account: 4798 5104 9981 6748

**Elan Financial
Services**

BUS 30 ELN

1-866-552-8855

7

2

New Balance \$891.53
Minimum Payment Due \$891.53
Payment Due Date 07/01/2025

Late Payment Warning: As a reminder, your card is a pay in full product. If we do not receive your payment in full by the date listed above, a fee of either 3.00% of the payment due or \$39.00 minimum, whichever is greater, will apply.

Activity Summary

Previous Balance	+	\$2,782.11
Payments	-	\$2,782.11 CR
Other Credits		\$0.00
Purchases	+	\$891.53
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$891.53
Past Due		\$0.00
Minimum Payment Due		\$891.53
Credit Line		\$10,000.00
Available Credit		\$9,108.47
Days in Billing Period		32

Payment Options:



Mail payment coupon
with a check



Pay online at
myaccountaccess.com



Pay by phone
1-866-552-8855

No payment is required.

CPN 002513229



0047985104998167480000891530000891539

Automatic Payment

24-Hour Elan Financial Services: 1-866-552-8855

to pay by phone
to change your address

Account Number: 4798 5104 9981 6748

Your new full balance of \$891.53 will be automatically deducted from your account on 07/01/25.

000006652 MUSB20DD060425079266 01 00000010 006687 002



HIGHLANDS CDD
ACCOUNTS PAYABLE
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

What To Do If You Think You Find A Mistake On Your Statement

If you think there is an error on your statement, please call us at the telephone number on the front of this statement, or write to us at: Elan Financial Services, P.O. Box 6335, Fargo, ND 58125-6335.

In your letter or call, give us the following information:

- ▶ Account information: Your name and account number.
- ▶ Dollar amount: The dollar amount of the suspected error.
- ▶ Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake. You must contact us within 60 days after the error appeared on your statement. While we investigate whether or not there has been an error, the following are true:
 - ▶ We cannot try to collect the amount in question, or report you as delinquent on that amount.
 - ▶ The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
 - ▶ While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
 - ▶ We can apply any unpaid amount against your credit limit.

Your Rights If You Are Dissatisfied With Your Credit Card Purchases

If you are dissatisfied with the goods or services that you have purchased with your credit card, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase.

To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50. (Note: Neither of these are necessary if your purchase was based on an advertisement we mailed to you, or if we own the company that sold you the goods or services.)
2. You must have used your credit card for the purchase. Purchases made with cash advances from an ATM or with a check that accesses your credit card account do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us in writing at: Elan Financial Services, P.O. Box 6335, Fargo, ND 58125-6335. While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

Important Information Regarding Your Account

1. INTEREST CHARGE: Method of Computing Balance Subject to Interest Rate: We calculate the periodic rate or interest portion of the INTEREST CHARGE by multiplying the applicable Daily Periodic Rate ("DPR") by the Average Daily Balance ("ADB") (including new transactions) of the Purchase, Advance and Balance Transfer categories subject to interest, and then adding together the resulting interest from each category. We determine the ADB separately for the Purchases, Advances and Balance Transfer categories. To get the ADB in each category, we add together the daily balances in those categories for the billing cycle and divide the result by the number of days in the billing cycle. We determine the daily balances each day by taking the beginning balance of those Account categories (including any billed but unpaid interest, fees, credit insurance and other charges), adding any new interest, fees, and charges, and subtracting any payments or credits applied against your Account balances that day. We add a Purchase, Advance or Balance Transfer to the appropriate balances for those categories on the later of the transaction date or the first day of the statement period. Billed but unpaid interest on Purchases, Advances and Balance Transfers is added to the appropriate balances for those categories each month on the statement date. Billed but unpaid Advance Transaction Fees are added to the Advance balance of your Account on the date they are charged to your Account. Any billed but unpaid fees on Purchases, credit insurance charges, and other charges are added to the Purchase balance of the Account on the date they are charged to the Account. Billed but unpaid fees on Balance Transfers are added to the Balance Transfer balance of the Account on the date they are charged to the Account. In other words, billed and unpaid interest, fees, and charges will be included in the ADB of your Account that accrues interest and will reduce the amount of credit available to you. To the extent credit insurance charges, overlimit fees, Annual Fees, and/or Travel Membership Fees may be applied to your Account, such charges and/or fees are not included in the ADB calculation for Purchases until the first day of the billing cycle following the date the credit insurance charges, overlimit fees, Annual Fees and/or Travel Membership Fees (as applicable) are charged to the Account. Prior statement balances subject to an interest-free period that have been paid on or before the payment due date in the current billing cycle are not included in the ADB calculation.

2. Payment Information: We will accept payment via check, money order, the internet (including mobile and online) or phone or previously established automatic payment transaction. You must pay us in U.S. Dollars. If you make a payment from a foreign financial institution, you will be charged and agree to pay any collection fees added in connection with that transaction. The date you mail a payment is different than the date we receive the payment. The payment date is the day we receive your check or money order at Elan Financial Services, P.O. Box 790408, St. Louis, MO 63179-0408 or the day we receive your internet or phone payment. All payments by check or money order accompanied by a payment coupon and received at this payment address will be credited to your Account on the day of receipt if received by 5:00 p.m. CT on any banking day. Payments sent without the payment coupon or to an incorrect address will be processed and credited to your Account within 5 banking days of receipt. Payments sent without a payment coupon or to an incorrect address may result in a delayed credit to your Account, additional INTEREST CHARGES, fees, and/or Account suspension. The deadline for on-time internet and phone payments varies, but generally must be made before 5:00 p.m. CT to 8 p.m. CT depending on what day and how the payment is made. Please contact Elan Financial Services for internet, phone, and mobile crediting times specific to your Account and your payment option. Banking days are all calendar days except Saturday, Sunday and federal holidays. Payments due on a Saturday, Sunday or federal holiday and received on those days will be credited on the day of receipt. There is no prepayment penalty if you pay your balance at any time prior to your payment due date.

3. Credit Reporting: We may report information on your Account to Credit Bureaus. Late payments, missed payments or other defaults on your Account may be reflected in your credit report.



June 2025 Statement 05/03/2025 - 06/03/2025
HIGHLANDS CDD (CPN 002513229)

Page 2 of 3
Elan Financial Services 1-866-552-8855

Important Messages

Paying Interest: You have a 24 to 30 day interest-free period for Purchases provided you have paid your previous balance in full by the Payment Due Date shown on your monthly Account statement. In order to avoid additional INTEREST CHARGES on Purchases, you must pay your new balance in full by the Payment Due Date shown on the front of your monthly Account statement.

There is no interest-free period for transactions that post to the Account as Advances or Balance Transfers except as provided in any Offer Materials. Those transactions are subject to interest from the date they post to the Account until the date they are paid in full.

Your payment of \$891.53 will be automatically deducted from your bank account on 07/01/2025. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

We have made changes to the Arbitration Agreement in your account agreement and the Rewards Forfeiture language. Please visit mycardgtb.com/elanNotification to review the changes. If you have any questions, call the number on the back of your card.

Transactions WEST BRITTANY Credit Limit \$10000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
05/05	05/02	8864	HOMEGOODS #1149 RIVERVIEW FL	\$10.64	
05/05	05/02	1912	PUBLIX #1032 RIVERVIEW FL	\$21.29	
05/06	05/05	4257	PUBLIX #1032 RIVERVIEW FL	\$20.69	
05/07	05/06	2507	EINSTEIN BROS-ONLINE C LAKEWOOD CO	\$54.79	
05/09	05/08	5960	WINN DIXIE #2509 RIVERVIEW FL	\$15.97	
05/12	05/08	5087	ACE HARDWARE OF SUN CI WIMAUMA FL	\$19.99	
05/12	05/11	3359	STAPLS7657372596000001 877-8267755 GA	\$128.96	
05/13	05/12	3634	SAMS CLUB #4801 RIVERVIEW FL	\$48.05	
05/13	05/12	1172	SUN CITY-CARTS SUN CITY CENT FL	\$181.00	
05/14	05/13	7073	Mailchimp 678-9990141 GA	\$54.00	
05/21	05/20	2892	Amazon.com*NZ3VL1WX2 Amzn.com/bill WA	\$63.77	
05/27	05/23	9379	Amazon.com*NN5069PH2 Amzn.com/bill WA	\$77.95	
05/27	05/26	0505	AMAZON MKTPL*NN4Y67FG1 Amzn.com/bill WA	\$105.96	
05/30	05/29	3593	WALGREENS #09297 RIVERVIEW FL	\$31.99	
05/30	05/29	0550	AMAZON MKTPL*NN2QH7G00 Amzn.com/bill WA	\$56.48	
Total for Account 4798 5109 7354 6118				\$891.53	

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
06/02	06/01		PAYMENT THANK YOU	\$2,782.11CR	
Total for Account 4798 5104 9981 6748				\$2,782.11CR	

June 2025 Statement 05/03/2025 - 06/03/2025
HIGHLANDS CDD (CPN 002513229)

Elan Financial Services 1-866-552-8855

Page 3 of 3

2025 Totals Year-to-Date	
Total Fees Charged in 2025	\$0.00
Total Interest Charged in 2025	\$0.00

Interest Charge Calculation

Your Annual Percentage Rate (APR) is the annual interest rate on your account.


** APR for current and future transactions.

Balance Type	Balance By Type	Balance Subject to Interest Rate	Variable	Interest Charge	Annual Percentage Rate	Expires with Statement
**BALANCE TRANSFER	\$0.00	\$0.00		\$0.00	0.00%	
**PURCHASES	\$891.53	\$0.00		\$0.00	0.00%	
**ADVANCES	\$0.00	\$0.00		\$0.00	0.00%	

Contact Us

 Phone

Voice: 1-866-552-8855
TDD: 1-888-352-6455
Fax: 1-866-807-9053

 Questions

Elan Financial Services
P.O. Box 6353
Fargo, ND 58125-6353



Mail payment coupon
with a check

Elan Financial Services
P.O. Box 790408
St. Louis, MO 63179-0408



Online

myaccountaccess.com

**HIGHLANDS CDD
BANK UNITED VISA**

Purchase Period

Date	Purchase From	Amount	Receipts	Description of Purchase	Area coded to	AP-Coding
5/1/2025	Einstein Bros	\$ 54.79	Yes	Mothers Day Pastries	Special Events	001-549052-57401
5/2/2025	Home Goods	\$ 10.64	Yes	Mothers Day Frame	Special Events	001-549052-57401
5/2/2025	Publix	\$ 21.29	Yes	Mothers Day Flowers	Special Events	001-549052-57401
5/5/2025	Publix	\$ 20.69	Yes	Event Supplies	Special Events	001-549052-57401
5/8/2025	Ace Hardware	\$ 19.99	Yes	Security Bit Hardware	R&M Basketball Courts	001-546161-57201
5/8/2025	Winn Dixie	\$ 15.97	Yes	Mothers Day Pastries	Special Events	001-549052-57401
5/9/2025	Staples	\$ 128.96	Yes	Toiletries	Office Supplies	001-551002-57201
5/12/2025	Sams Club	\$ 48.05	Yes	Meeting Supplies	Special Events	001-549052-57401
5/12/2025	Sun City Carts	\$ 181.00	Yes	Golf Cart Service	Miscellaneous	001-549900-58200
5/19/2025	Amazon	\$ 105.96	Yes	Office Supplies	Office Supplies	001-551002-57201
5/19/2025	Amazon	\$ 63.77	Yes	Office Chair	Furniture Repair/Replacement	001-546998-57201
5/22/2025	Amazon	\$ 77.95	Yes	Dumbbell Replacement	Fitness Room R&M	001-546115-57201
5/27/2025	Amazon	\$ 56.48	Yes	Lightbulbs for Gym	Fitness Room R&M	001-546115-57201
5/29/2025	Walgreens	\$ 31.99	Yes	Sign for event room	Special Events	001-549052-57401
5/13/2025	Mailchimp	\$ 54.00	Yes	Community Email Account	Dues, Licenses, Supscriptions	001-554020-51301



Details for Order #111-5893016-6015466

[Print this page for your records.](#)

Order Placed: May 19, 2025
Amazon.com order number: 111-5893016-6015466
Order Total: \$63.77

Not Yet Shipped

Items Ordered	Price
1 of: Sweetcrispy Office Computer Desk Chair, Ergonomic High-Back Mesh Rolling Work Chairs with Wheels and Adjustable Headrests, Comfortable Lumbar Support, Comfy Flip-up Arms for Home,Bedroom,Study, Black	\$63.77
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:
Ayersworth Glen
CLUBHOUSE
11102 AYERSWORTH GLEN BLVD
WIMAUMA, FL 33598-6202
United States

Shipping Speed:
FREE Shipping

Payment information

Payment Method:	Item(s) Subtotal:	\$63.77
Visa ending in 6118	Shipping & Handling:	\$6.99
	Free Shipping:	-\$6.99

Billing address	Total before tax:	\$63.77
Highlands CDD	Estimated tax to be collected:	\$0.00
3434 COLWELL AVE STE 200		-----
TAMPA, FL 33614-8390	Grand Total:	\$63.77
United States		

To view the status of your order, return to [Order Summary](#).

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United States

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Details for Order #111-2933210-8964263

[Print this page for your records.](#)

Order Placed: May 22, 2025

Amazon.com order number: 111-2933210-8964263

Order Total: \$77.95

Not Yet Shipped

Items Ordered	Price
1 of: <i>CAP Barbell 35 LB Pair Coated Hex Dumbbell Weight</i>	\$77.95
Sold by: Amazon.com Services, Inc	
Supplied by: Other	
Condition: New	

Shipping Address:

Ayersworth Glen

CLUBHOUSE

11102 AYERSWORTH GLEN BLVD

WIMAUMA, FL 33598-6202

United States

Shipping Speed:

FREE Shipping

Payment information

Payment Method:	Item(s) Subtotal:	\$77.95
Visa ending in 6118	Shipping & Handling:	\$6.99
	Free Shipping:	-\$6.99

Billing address	Total before tax:	\$77.95
Highlands CDD	Estimated tax to be collected:	\$0.00
3434 COLWELL AVE STE 200		-----
TAMPA, FL 33614-8390		
United States	Grand Total:	\$77.95

To view the status of your order, return to [Order Summary](#).

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Details for Order #111-7082487-2663414

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Order Placed: May 27, 2025
Amazon.com order number: 111-7082487-2663414
Order Total: \$56.48

Not Yet Shipped

Items Ordered	Price
2 of: <i>Ecosmart Daylight LED BR30 Dimmable Flood Bulb, 65W Replacement, 9 Watt, 685 Lumens - 5000K - Indoor/Outdoor Rated (6-Pack)</i>	\$28.24
Sold by: restassure (seller profile)	
Supplied by: Other	
Condition: New	

Shipping Address:
Ayersworth Glen
CLUBHOUSE
11102 AYERSWORTH GLEN BLVD
WIMAUMA, FL 33598-6202
United States

Shipping Speed:
FREE Shipping

Payment information

Payment Method: Visa ending in 6118	Item(s) Subtotal:	\$56.48
	Shipping & Handling:	\$6.99
	Free Shipping:	-\$6.99

Billing address Highlands CDD 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax:	\$56.48
	Estimated tax to be collected:	\$0.00

	Grand Total:	\$56.48

To view the status of your order, return to [Order Summary](#).

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Walgreens

#09297 10427 BIG BEND RD
RIVERVIEW, FL 33578
813-347-5023

209 0705 0071 05/29/2025 2:36 PM

INTERNET PHOTO 634707 31.99
RETURN VALUE 31.99

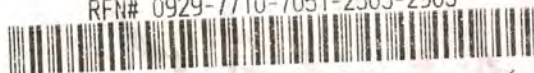
TOTAL 31.99
VISA ACCT 6118 31.99
AUTH CODE 319263
CHANGE .00

THANK YOU FOR SHOPPING AT WALGREENS

YOU COULD HAVE EARNED AN ADDITIONAL
WALGREENS CASH REWARDS BY USING YOUR
MYWALGREENS MEMBERSHIP TODAY.
RESTRICTIONS APPLY, FOR TERMS AND
CONDITIONS, VISIT MYWALGREENS.COM.

NOT A MEMBER? JOIN NOW AT ANY REGISTER,
OR GO TO MYWALGREENS.COM. ENROLLING IS
QUICK, EASY AND FREE! REDEEM WALGREENS
CASH REWARDS OFF FUTURE PURCHASES.

RFN# 0929-7710-7051-2505-2903



myWal

HUNDREDS OF PHARMACY PLANS STILL COVER
COVID-19 OTC TEST KITS, ASK THE PHARMACY
IF YOUR PLAN COVERS TODAY!

How are we doing?
Enter our monthly sweepstakes for
\$3,000 cash

Visit
WWW.WALGREENSLISTENS.COM
or scan this code with your mobile device



or call toll free
1-855-855-5905
within 72 hours to take a short
survey about this Walgreens visit

SURVEY#
0929-7710-705

PASSWORD
1250-5290-326

For contest rules, see store or
WWW.WALGREENSLISTENS.COM



Order No: 5285786

Date: Monday, May 05, 2025

Store Code: 3914

Store: Sterling

Catering - THIS IS NOT AN INVOICE**Billing/Client Information**Credit Card: VISA(...6118)
Pre-Auth #: 111043Client: Brittany West
Client Phone: (813) 633-3322**Pick Up Information**

Pick Up Date: 05/05/2025 (8:30 - 8:45 AM)

Brittany West
Highlands CDD
Phone: (813) 633-3322

Number of Guests: 1

Order entered by: Online

Printed: 05/01/2025 10:34 AM MDT

Price Amount**Sides & Sweets - Sides and Sweets**

1 Mixed Bagels & Sweets Nosh Box (Serves 20)	54.79	54.79
Bagels*	3 Blueberry Bagel 3 Cinnamon Sugar Bagel 3 Everything Bagel 3 Plain Bagel	
Sweets*	3 Blueberry Muffin 2 Chocolate Chip Muffin "May be substituted for Cinnamon Chip Muffin." 4 Strawberry and Cream Strudel	
Shmears*	1 Strawberry Shmear (25% less fat)"may be substituted with Plain Shmear" 1 Regular Plain Shmear	

*Total for all items ordered

Delivery minimums and the applicable taxes for the order may vary per location and may be adjusted prior to your final Invoice.

For House Accounts ONLY, please send payment to:
Einstein Noah Restaurant Group, Inc.
NW 6042 PO Box 1450
Minneapolis, MN 55485-6042For assistance with your catering order, please email us at
CateringSupport@bagelbrands.com

All orders placed after 3:00pm will be available for pick-up or delivery after 7:30am the next day.

Subtotal:	54.79
Estimated Tax :	3.56
Gratuity:	0.00
Estimated Total:	58.35

Powered by MSI

HomeGoods

SUMMERFIELD CROSSING
13120 S US HWY 301, #110
RIVERVIEW, FL 33578
United States
813-677-4762

REGULAR SALE

44 - PHOTO FRAMES 289488	\$9.99	T
Subtotal	\$9.99	
FL 6.500% Sales Tax	\$0.65	
Total	\$10.64	

VISA	\$10.64
------	---------

----- TRANSACTION RECORD -----

*****6118

PURCHASE

EXPIRES **/** CHIP

AUTH# 312005

AID A0000000031010

APPLICATION LABEL VISA CREDIT

464201 381170 05-02-2025 14:50:58

APPROVED

Change	\$0.00
--------	--------

HOMEGOODS VALUES YOUR FEEDBACK!!!!

Tell us what you think about
your store visit today and
enter a monthly drawing to win a
\$500 HomeGoods Gift Card!

Visit www.HOMEGOODSFEEDBACK.com

Respond by 5/16/25

You will need to reference
your receipt

Survey number: 1149036187

SEE WEBSITE FOR COMPLETE RULES

Sold Item Count = 1



1131KYWG11611E6Y4AYWLI

281149 3 6187 05/02/2025 14:50:47 1058

Customer Copy

THANK YOU FOR SHOPPING AT HOMEGOODS

REFUNDS WITHIN 30 DAYS WITH RECEIPT

Store Credit Only With Gift Receipt

Other restrictions may apply

Publix.

Shoppes Of Summerfield
13154 US Highway 301 S.
Riverview, FL 33579
Store Manager: Eric
813-741-0693

ARR.GARDEN DELIGHT	19.99 T	
Order Total	19.99	
Sales Tax	1.30	
Grand Total	21.29	
Credit	Payment	21.29
Change	0.00	

*
* IN THE MARKET *
* FOR \$1,000 IN GROCERIES? *
*
* Use this receipt to complete a *
* survey at PublixSurvey.com for *
* a chance to win \$1000 in *
* Publix gift cards. *
*
* NO PURCH NEC. You must be legal *
* age+. Other eligibility *
* restrictions apply. See Official *
* Rules (publixsurvey.com) for *
* eligibility & prize info, odds, *
* free entry method & *
* other details. *
*
* ¿LE GUSTAR=AN \$1000 PARA SU *
* COMPRA DE SUPERMERCADO? *
*
* Use este comprobante y visite *
* publixsurvey.com para participar *
* en un sorteo para ganar \$1000 *
* en tarjetas de regalo de Publix. *
*
* NO SE REQUIERE COMPRA. Debe ser *
* mayor de edad. Se aplican otras *
* restricciones. Lea las Reglas *
* Oficiales en (publixsurvey.com) *
* para ver los requisitos de *
* elegibilidad, la información de *
* premios, las probabilidades de *
* ganar, el método de participación *
* gratuita y otros detalles. *
*
* Store Number 1032 *
* Survey Code 0502103291740198 *
*

Receipt ID: 1032 520 740 198

PRESTO!
Trace #: 745737
Reference #: 0893178871
Acct #: XXXXXXXXXXXXX6118
Purchase VISA
Amount: \$21.29
Auth #: 412040

CREDIT CARD	PURCHASE
A0000000031010	VISA CREDIT
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

05/02/2025 15:04 S1032 R174 0198 C0774

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

Publix Super Markets, Inc.

Publix.
Shoppes Of Summerfield
13154 US Highway 301 S.
Riverview, FL 33579
Store Manager: Eric
813-741-0693

PR GRDNFLWR BEVNP	2.49	T
PR GRDNFLWR BEVNP	2.49	T
PR GRDNFLWR BEVNP	2.49	T
PR STY TRAY	2.99	T
PR STY TRAY	2.99	T
PR STY TRAY	2.99	T
PR STY TRAY	2.99	T

Order Total	19.43	
Sales Tax	1.26	
Grand Total	20.69	
Credit	Payment	20.69

Change 0.00

* * *

* IN THE MARKET * *

* FOR \$1,000 IN GROCERIES? * *

* * *

* Use this receipt to complete a * *

* survey at PublixSurvey.com for * *

* a chance to win \$1000 in * *

* Publix gift cards. * *

* * *

* NO PURCH NEC. You must be legal * *

* age+. Other eligibility * *

* restrictions apply. See Official * *

* Rules (publixsurvey.com) for * *

* eligibility & prize info, odds, * *

* free entry method & * *

* other details. * *

* * *

* ¿LE GUSTAR=AN \$1000 PARA SU * *

* COMPRA DE SUPERMERCADO? * *

* * *

* Use este comprobante y visite * *

* publixsurvey.com para participar * *

* en un sorteo para ganar \$1000 * *

* en tarjetas de regalo de Publix. * *

* * *

* NO SE REQUIERE COMPRA. Debe ser * *

* mayor de edad. Se aplican otras * *

* restricciones. Lea las Reglas * *

* Oficiales en (publixsurvey.com) * *

* para ver los requisitos de * *

* elegibilidad, la informacsn de * *

* premios, las probabilidades de * *

* ganar, el método de participacsn * *

* gratuita y otros detalles. * *

* * *

* Store Number 1032 * *

* Survey Code 0505103271740748 * *

* * *

Receipt ID: 1032 550 740 748

PRESTO!

Trace #: 746707

Reference #: 1140668006

Acct #: XXXXXXXXXXXX6118

Purchase VISA

Amount: \$20.69

Auth #: 705080

CREDIT CARD	PURCHASE
A0000000031010	VISA CREDIT
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Self-Checkout Lane 1

05/05/2025 8:08 S1032 R174 0748 C0774

Join the Publix family!
Apply today at apply.publix.jobs.
We're an equal opportunity employer.

ACE

Ace Hardware of Sun
City Center

PO Box 1088
Lithia, FL 33547
(813) 634-5363

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT
1155 HERON BAY BLVD
SUITE 200
CORAL SPRINGS, FL 33076
813633322 ACCOUNT #: 14045169

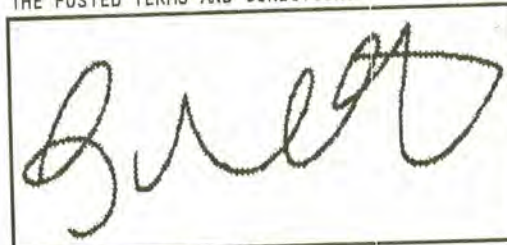
ITEM	QTY	SALE/REG	EXT
080497450021	1.00	19.99	19.99
2106060	EACH		
SECURITY BIT SET 1"33P			

SUBTOTAL \$	19.99
TAX \$	0.00
TOTAL \$	19.99

CREDIT CARD 19.99

CARD *****6118
AUTH 808084

I AGREE TO PAY THE ABOVE TOTAL ACCORDING TO
THE POSTED TERMS AND CONDITIONS



SIGNATURE WEST/BRITTANY

EMPLOYEE	TERM	INV#	TIME	DATE
28307	4041	37827916	09:48	08-May-25

Your receipt guarantees your no-hassle
returns. Store credit only for tools.

CUSTOMER SURVEY - Participate
for a chance to win a \$500 gift card.
Takes approximately 5 minutes.

Visit ace-survey.com
Store# = 16244
Journal# = INV#

Interested in business discounts?
Email B2B@crossroadsace.com
for more information.

INVOICE

Winn-Dixie

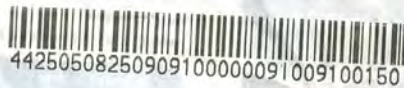
It's a Winn Win.

10665 Big Bend Rd., RIVERVIEW, FL
Store (813)234-0855

05/08/25 3:15pm 2509 091 91

Store Manager: ROBERT

Your Cashier: ACM LANE_091



44250508250909100000091009100150

	Reg	You Pay
Mini Croissant	\$4.49	\$4.49 F
Gourmet Cookies	\$5.99	\$5.99 F
SEG 140Z MARBLE	\$5.49	\$5.49 F

Total number of items sold = 3

Subtotal	\$15.97
Tax	\$0.00
Total due	\$15.97
Visa total	\$15.97

VISA *****6118

APPROVAL CODE 418051 SEQ #: 915075

AID A0000000031010

Change \$0.00

**You could have saved
money on your groceries!**

Sign up for Winn-Dixie rewards today
in our app or at WinnDixie.com

Savings summary

rewards savings	Coupon savings	Total savings
\$0	\$0	\$0

Thank you for shopping your local Winn-Dixie!





Order Number: 7657372596
Placed on: May 9, 2025

Status: Submitted

Shipping & Delivery	Accounting	Payment	Order Summary
Brittany West WIMAUMA HIGHLANDS CDD 11102 AYERSWORTH GLEN BLVD WIMAUMA, FL 33598-6202 USA 813-633-3322	Budget Center Not specified Purchase Order Not specified PO Release Not specified	Credit card Visa xxxx-xxxx-xxxx-6118 Expiration date 03/2030	Items (2) \$128.96 Pretax subtotal \$128.96 Total \$128.96 You saved \$29.62 on this order!

2 items purchased

Expected delivery by May 12, 2025

	Angel Soft Professional Series Compact 2-Ply Coreless Toilet Paper, White, 1125 Sheets/Roll, 18 Rolls/Carton (19372) Item #: 812930 MFR Item #: 19372 CIN #: 812930 <div><div>RECYCLE</div><div>Eco ID</div></div> <div> Next Business-Day delivery</div>	1 @ \$70.47 18/CT \$70.47 \$63.79
	Coastwide Professional™ 40-45 Gallon Trash Bag, 40" x 48", High Density, 22 mic, Black, 150 Bags/Box (CW17713) Item #: 814867 MFR Item #: CW17713 <div> Next Business-Day delivery</div>	1 @ \$58.49 150/CT \$58.49 \$74.79



sam's club™

Self Checkout

{ 813 } 371 - 2394

Visit SamsClub.com

05/12/25 14:37 6431 04801 094 9094

X MEMBER 101-*****5607

THANK YOU,

Highlands

E	980321140	COOLTANGYMIF	18.48	N
	305193	BIC CSTM CN	6.91	E
	877179	12 OZ CUP	18.68	E
E	561914	MM WATER F	3.98	N
		SUBTOTAL	48.05	

TOTAL 48.05

VISA TEND 48.05

VISA CREDIT ***** 6118 I 2

APPROVAL # 312183

AID A0000000031010

TC D23E27036B2046AF

TERMINAL # 25858237

*NO SIGNATURE REQUIRED

05/12/25 14:38:29

CHANGE DUE 0.00

ITEMS SOLD 4

TC# 7848 8664 7057 2299 4433



Save time. Order ahead.

SamsClub.com/clubpickup

05/12/25 14:38:46

*** MEMBER COPY ***

Paid

Receipt #15728

Billing Address

Highlands Community
11555 Heron Bay Blvd Ste.
201
Coral Springs, Fl. 33076
(813) 633-3322
+1 813 633 3322
+1 813 633 3322

Service Address

Highlands Community
11555 Heron Bay Blvd Ste.
201
Coral Springs, Fl. 33076
(813) 633-3322
+1 813 633 3322
+1 813 633 3322

Send Payment To

Sun City Golf Carts, Inc.
1605 Sun City Center Plaza
Sun City Center FL 33573
+18136337843
service@suncitygolfcartsinc.com

Invoice Date	05/12/25
Sent On	05/12/25
Paid On	05/12/25
Total	\$181.00
Payments	\$181.00
Balance	\$0.00

Scope of Work

Check brakes. Check batteries. 12 point

Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
PICK UP/DELIVERY	PICK UP/ DELIVERY FEE	\$28.00	✓	2.0	\$56.00
Labor	THOMAS TESTED AND REPLACED BATTERIES UNDER YAMAHA WARRANTY	\$0.00	✓	1.5	\$0.00
Labor	THOMAS DID RECALL	\$0.00	✓	0.3	\$0.00
Labor	THOMAS DID 12 POINT INSPECTION AND FOUND THAT CART NEEDS NEW BATTERIES AND BRAKES ADJUSTED. ADJUSTED BRAKES AND REPLACED BATTERIES (WARRANTY) AND CART RUNS GOOD	\$125.00	✓	1.0	\$125.00

Subtotal	\$181.00
Tax (NON-TAXABLE)	\$0.00
Total	\$181.00
Total payments	\$181.00
Balance remaining	\$0.00

Notes

Customer hereby authorizes the above repair work, along with any necessary parts and materials required to complete the said repair work and grants Sun City Carts and its employees permission to operate the cart(s) for the purpose of repairing, testing, and/or inspecting the cart(s). All sums owed by Customer are due upon completion of the above service work and Customer promises to pay the amount shown on the invoice and any additional charges due prior to receipt of the subject golf cart(s).

Terms

Due upon receipt



Details for Order #111-6706859-0909013

[Print this page for your records.](#)

Order Placed: May 19, 2025
Amazon.com order number: 111-6706859-0909013
Order Total: \$105.96

Not Yet Shipped

Items Ordered	Price
1 of: <i>ZHOUWHJJ 2 Packs Mini Countertop Brushed Stainless Steel Swing Lid Trash Can Set, Come with Trash Bag, 1.5 L / 0.40 Gal, Silver</i> Sold by: RunTo (seller profile) Supplied by: Other Condition: New	\$26.99
1 of: <i>InnoGear Webcam Stand for Desk, Camera Stand Mount Gooseneck Arm for Logitech Webcam C922 C930e C920S C920 C615 C960 C920x BRIO 4K NexiGo N60, Phone Mount, Right Light, GoPro with 1/4" Thread</i> Sold by: InnoGear (seller profile) Supplied by: Other Condition: New	\$21.99
1 of: <i>NexiGo N60 1080P Webcam with Microphone, Adjustable FOV, Zoom, Software Control & Privacy Cover, USB HD Computer Web Camera, Plug and Play, for Zoom/Skype/Teams, Conferencing and Video Calling</i> Sold by: NexiGo USA (seller profile) Supplied by: Other Condition: New	\$29.99
1 of: <i>Urinal Screen Deodorizer (12 Pack) with Urinal Cakes Ocean Breeze Scent, Anti-Splash Urinal Deodorizer</i> Sold by: MAX SUPPLY (seller profile) Supplied by: Other Condition: New	\$26.99

Shipping Address:

Ayersworth Glen
CLUBHOUSE
11102 AYERSWORTH GLEN BLVD
WIMAUMA, FL 33598-6202
United States

Shipping Speed:

FREE Shipping

Payment information

Payment Method: Visa ending in 6118	Item(s) Subtotal:	\$105.96
	Shipping & Handling:	\$6.99
	Free Shipping:	-\$6.99

Billing address Highlands CDD 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax:	\$105.96
	Estimated tax to be collected:	\$0.00

	Grand Total:	\$105.96

To view the status of your order, return to [Order Summary](#).

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United States

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Highlands CDD</u>
Board Meeting Date:	<u>July 16, 2025</u>

Name		In Attendance Please X	Paid
1	Orlando Echevarria	X	\$200.00
2		<input type="checkbox"/>	
3		<input type="checkbox"/>	
4		<input type="checkbox"/>	
5		<input type="checkbox"/>	

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

<hr/>	<hr/>
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****



Statement Date: July 28, 2025
HIGHLANDS CDD C/O INFRAMARK LL
Customer Number: 7069921

To make a payment or review your account, go to:
www.guardianprotection.com or scan below:



Statement Summary

Previous Balance	\$0.00
New Charges	\$51.97
Payments/Credits	-\$51.97
Amount Due	\$0.00

Statement Details

DATE	DESCRIPTION	AMOUNT
	Previous Balance	\$0.00
	New Charges	
7/28/25 - 8/27/25	Professional 24/7 Monitoring Protection for 11102 AYERSWORTH GLEN BLVD	\$51.97
	Payments/Credits	
7/28/25	Payment Received - Thank You	-\$51.97

IF YOU HAVE ANY QUESTIONS PLEASE CALL: 1-800-PROTECT (1-800-776-8328)

Please detach below and include with your payment. Thank you

Page 1 of 2



Guardian Protection
174 Thorn Hill Road
Warrendale, PA 15086

Payment Due 8/12/25

Customer #: 7069921
Amount Due: \$0.00
Amount Paid: \$ _____

Please make check payable to **Guardian Protection**.

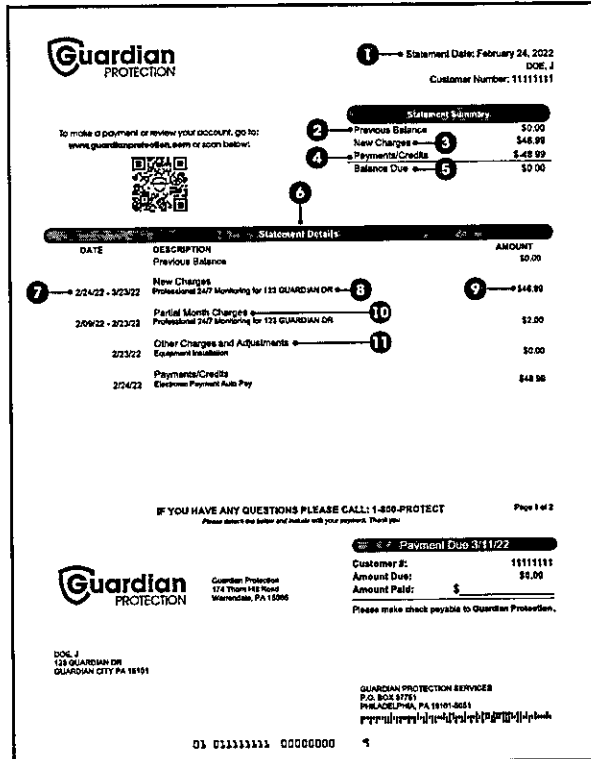
HIGHLANDS CDD C/O INFRAMARK LL
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

GUARDIAN PROTECTION SERVICES
P.O. BOX 37751
PHILADELPHIA, PA 19101-5051



01 007069921 000000000000 2

UNDERSTANDING YOUR STATEMENT



Guardian PROTECTION

To make a payment or review your account, go to:
www.guardianprotection.com or scan below:

Statement Summary

1	Statement Date: February 24, 2022	DOE, J
	Customer Number: 11111111	
2	Previous Balance	\$0.00
3	New Charges	\$46.99
4	Payments/Credits	\$46.99
5	Balance Due	\$0.00

Statement Details

DATE	DESCRIPTION	AMOUNT
	Previous Balance	\$0.00
7	2/24/22 - 3/23/22	
	New Charges	
	Professional 24/7 Monitoring for 123 GUARDIAN DR	8
	9	\$46.99
	Partial Month Charges	
	Professional 24/7 Monitoring for 123 GUARDIAN DR	10
	2/26/22 - 2/27/22	\$2.00
	Other Charges and Adjustments	
	Equipment Installation	11
	2/23/22	\$0.00
	Payments/Credits	
	Electronic Payment Auto Pay	\$46.99

IF YOU HAVE ANY QUESTIONS PLEASE CALL: 1.800.PROTECT

Payment Due 3/11/22

Customer #: 11111111
Amount Due: \$0.00
Amount Paid: \$

Please make check payable to Guardian Protection.

GUARDIAN PROTECTION SERVICES
P.O. BOX 37781
PHILADELPHIA, PA 19191-8051

01 01333333 00000000 1

- 1. Statement Date** - This is the date your bill is generated, and AutoPay is collected.
- 2. Previous Balance** - Any amount that was billed previously but not paid.
- 3. New Charges** - These are the recurring charges for the monitoring services provided.
- 4. Payments/Credits** - Any payments or credit adjustments made since your last billing statement.
- 5. Balance Due** - The amount owed to Guardian Protection.
- 6. Statement Details** - Detailed line items that include all charges, payments, and credits that make up the current statement.
- 7. Date** - The date or date range of the services billed on this statement. This period may be longer than a normal month if any account changes or new customer account activation occurred.
- 8. Service Address** - The address where service is installed and monitored. Monitoring charges will show the address for clarity.

9. **Amount** - Amount charged for that line item.

10. **Partial Month Charges** - Charges or credits for any days billed outside of the normal 30 day service period.

11. **Other Charges and Adjustments** - These are non-recurring which may include but not limited to repair service charges, installation charges, or other one time purchases; and any associated adjustments to those charges.

Questions? Go to www.guardianprotection.com/support or call 1.800.PROTECT (1.800.776.8328)



Security



Video Doorbell



Locks



Cameras



Garage



Thermostat



Lights



GUARDIAN SUPPORT CENTER

Our support center is the number-one spot for all your questions about about your Guardian system.

<http://www.guardianprotection.com/support>



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HIGHLAND HOMES	3932320000	07/16/2025	08/06/2025

Service Address: 11102 AYERSWORTH GLEN BLVD

S-Page 1 of 1

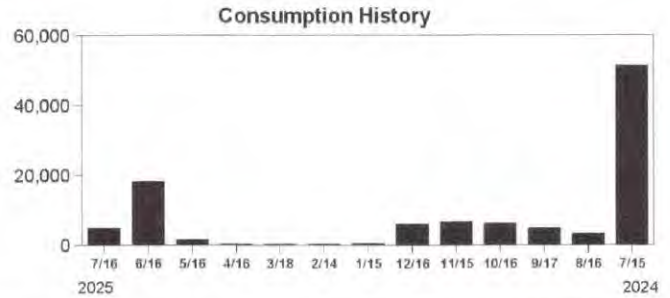
METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703498574	06/16/2025	52874	07/16/2025	57567	4693 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$14.17
Water Base Charge	\$168.14
Water Usage Charge	\$4.83
Sewer Base Charge	\$105.05
Sewer Usage Charge	\$30.60

Summary of Account Charges

Previous Balance	\$471.06
Net Payments - Thank You	\$-471.06
Total Account Charges	\$328.82
AMOUNT DUE	\$328.82



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 3932320000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



HIGHLAND HOMES
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

1,408 8

DUE DATE	08/06/2025
AMOUNT DUE	\$328.82
AMOUNT PAID	



0039323200004 00000328823



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HIGHLAND CDD	6632320000	07/16/2025	08/06/2025

Service Address: 10501 AYERSWORTH GLEN BLVD I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
703083274	06/13/2025	138384	07/15/2025	138384	0 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge

\$6.03

Water Base Charge

\$12.52

Summary of Account Charges

Previous Balance \$18.55

Net Payments - Thank You \$-18.55

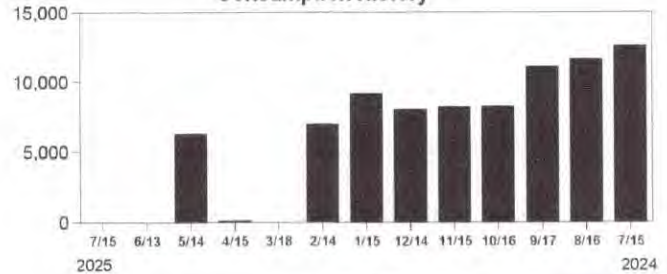
Total Account Charges \$18.55

AMOUNT DUE \$18.55

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6632320000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCFLGov.net/WaterBill

Additional Information: HCFLGov.net/Water



THANK YOU!



HIGHLAND CDD
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

2.349 0

DUE DATE 08/06/2025

**Auto Pay Scheduled
DO NOT PAY**

0066323200007 00000018556





INVOICE

BILL TO

Marshall Rainey

R. Marshall Rainey P.a.

3507 Misty Oaks Pl

Brandon, FL 33511-8143

INVOICE

DATE

TERMS

DUE DATE

2025.0254P

06/23/2025

Due on receipt

06/23/2025

CASE REFERENCE

Highlands v Sharper Image Pools

DATE OF SERVICE

04/14/2025

MEDIATION DATE	SERVICES	HOURS	PER-SIDE HOURLY RATE	TOTAL CHARGES	
04/14/2025	Mediation Services	Preparation for Mediation Conference, including (a) review of documents, and (b) pre-Conference telephone with counsel (1.0); attend Mediation Conference (4.1)	5.10	300.00	1,530.00

Case Name: Highlands Community Development District v. Sharper Image Pools LLC

Case Number: 24-CA-009454

Court Number: THIRTEENTH

County: HILLSBOROUGH

CC to:

BALANCE DUE

\$1,530.00

Pay invoice

Thank you for allowing us to be of service!

Please note our new mailing address:

Griffin Mediation, LLC
c/o ADR Support
8570 Stirling Road, Ste. 102408
Hollywood, FL 33024

Federal Employer Identification No.: 82-4233319

To book another mediation contact: support@chrisgriffinmediation.com
For Questions regarding this invoice, contact bookkeeper@adrsupport.com
Page 1 of 1

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) Griffin Mediation, LLC	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) S Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions. 8570 Stirling Rd. Ste. 102408	6 City, state, and ZIP code Hollywood, FL 33024
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-				-		
or									
Employer identification number									
8	2	-	4	2	3	3	3	1	9

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person <i>David H. Salmon</i>	Date <i>1/2/2025</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

CHECK REQUEST FORM

District Name: Highlands CDD

Date: 18-Jun-25

Invoice Number: Jun.18.25-Series 2013/2014, 2016, 2018

Please issue a check to:

Vendor Name: Highlands CDD C/O US BANK

Vendor No.: V00089

Check amount: \$15,614.56

Please cut check from Acct. #: Bank United Account #2151

Please code to: 201.131000.1000 - \$3,218.33

203.131000.1000 - \$ 8,344.98

204.131000.1000 - \$4,051.25

Check Description/Reason: Tax Collections Series check request

Mailing instructions: Send to US Bank

Due Date for Check: ASAP

Requestor:

Manager's Approval:

Date:

Highlands
Community Development District

11155 Heron Bay Blvd. Ste 201
Coral Springs, Florida 33076
(954) 753-5841

June 18, 2025

Attention: Deposits / Lee Daughery

U.S. Bank N.A. - CDD
Lockbox Services -12-2657
EP-MN-01LB
12 Energy Park Drive
St. Paul, MN 55108

Re: Tax Collections

Enclosed please find the following checks representing tax receipts collected for Highlands Community Development District.

Series 2013 Revenue	202274003	1,739.64	
Series 2014 Revenue	207833006	1,478.69	\$ 3,218.33
Series 2016 3A Revenue	262807000	2,179.82	
Series 2016 3C Revenue	265189000	2,055.93	
Series 2016 Revenue	237136000	4,109.23	\$ 8,344.98
Series 2018 3B & 5 Revenue	249047000	2,796.60	
Series 2018 4 Revenue	255272000	1,254.65	\$ 4,051.25
		15,614.56	

Should you have any questions, please feel free to contact the accountant, Sandra MacGregor at 954-753-4452

Sincerely,

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor
District Accountant