

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

MEETING AGENDA

**Wednesday, December 17, 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
Joanna Pharo, Assistant Secretary

Staff:

Kristee Cole, District Manager
Dan Lewis, District Counsel
Stephen Brletic, District Engineer
Brittany West, Onsite Manager
Jason Jaszczak, Advanced Aquatic
Epi Carvajal, Pine Lake
Gail Huff, Sprinkler Solutions
Sandra MacGregor, Accountant
Jason Ligget, Field Inspection
Diana Kapatsyna, District Admin Assistant

Meeting Agenda Wednesday, December 17, 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. **Staff Reports**
 - A. Accounting Staff Report
 - B. Aquatics Inspection ReportPage 3
 - C. Field Inspection ReportPage 16
 - D. Landscape Report
 1. Consideration of Artificial Turf Proposal.....Page 23
 2. Consideration of Crape Myrtle Tree Replacement ProposalPage 30
 - E. Irrigation Report.....Page 37
 - F. District Engineer
 1. Update of Labor Rates.....Page 38
 - G. District Counsel
 - H. District Manager
 - I. Onsite Manager
 1. Onsite Manager ReportPage 39
5. **Business Items**
 - A. Consideration of Resolution 2026-02, Declaring Surplus PropertyPage 40
 - B. Consideration of Resolution 2026-03, Removing and Appointing TreasurerPage 43
 - C. Consideration of Addendum to Fitness Room ProposalPage 44
 - D. Ratification of Column Repair ProposalPage 49
6. **Business Administration**
 - A. Consideration of Minutes from the Meeting held on November 19, 2025Page 54
 - B. Consideration of November 2025 Check RegisterPage 59
7. **Supervisor Requests**
8. **Audience Comments** – *Three (3) Minute Time Limit*
9. **Adjournment**

The next meeting is scheduled for Wednesday, January 21, 2026, at 6:00 p.m.

District Office:

313 Campus Street
Celebration FL 34747
<http://www.highlandscdd.com>

Meeting Location:

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



Highlands Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
11/25/2025

Prepared for:
Highlands
Community Development District

Prepared by:

Jacob M. 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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Site Assessments

Pond 1

Comments:

Normal Growth Observed

A very minimal amount of Slender Spike Rush and Needle Rush remains from previous treatments. This new growth will be targeted for treatment during routine maintenance visits. No issues were observed with algae or shoreline weeds. The open water area looks great.



Pond 3B

Comments:

Normal Growth Observed

Algae and Slender Spike Rush will continue to be targeted on this pond around the shoreline perimeter during the upcoming visits. No issues were observed with shoreline weeds.



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Site Assessments

Pond 3C

Comments:

Normal Growth Observed

Previous treatments for Slender Spike Rush and algae have shown positive results. No issues were observed with algae and only a minimal amount of Slender Spike Rush remain. The remaining amount will continue to be targeted during routine maintenance visits. No other issues were observed with algae or shoreline weeds.



Pond 3C-1

Comments:

Site Looks Good

Previous treatments for algae, submersed weeds, and shoreline weeds have shown positive results. No issues were observed with algae or shoreline weeds. A trace amount of Slender Spike Rush was observed and will be targeted for treatment during the upcoming visits. The water level has slightly dropped since the last inspection.



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Site Assessments

Pond 6

Comments:

Normal Growth Observed

Shoreline weeds were previously targeted and positive results were observed. A minimal amount of new algae growth remains was observed. This will be targeted for treatment during the upcoming visits. No other issues were observed on this pond.



Pond 7

Comments:

Normal Growth Observed

Slender Spike Rush growth was observed on the exposed sediment and submersed just below the water surface. The growth on the exposed sediment shows positive results from treatment and the submersed growth will be targeted for treatment. No issues were observed with other shoreline weeds or algae. The water level is low.



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Site Assessments

Pond 8

Comments:

Normal Growth Observed

A new growth of algae and Slender Spike Rush was observed in pond 8. The amount observed is minor and will be targeted for treatment during the upcoming maintenance visits. No issues were observed with shoreline weeds. The water level is currently low.



Pond 12

Comments:

Normal Growth Observed

A very minimal amount of Slender Spike Rush was observed in a few small areas around the pond. Overall, this pond looks good with just a minor amount of new growth. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with algae or shoreline weeds.



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Site Assessments

Pond 13

Comments:

Site Looks Good

This pond looks good. The littoral shelf area was previously treated for algae and Cattails. Positive results were observed from these treatments. The littoral shelf area looks great, as well as the open water area of the pond. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond 14

Comments:

Site Looks Good

This pond continues to look great. No issues were observed with algae, submersed weeds, or other shoreline weeds. Shoreline weeds were previously treated and positive results were seen.



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Site Assessments

Pond 15A

Comments:

Normal Growth Observed

Algae was treated previously on this pond and positive results continue to be seen from treatment. Only a very minimal amount of algae remains, and will continue to be targeted for treatment during the upcoming visits. No other issues were observed with submersed weeds or shoreline weeds.



Pond 15B

Comments:

Site Looks Good

This pond looks good overall. It is currently dry. The invasive weed growth was also treated and has shown positive results. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 16

Comments:

Site Looks Good

Algae and shoreline weeds were previously targeted for treatment and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low.



Pond 17

Comments:

Normal Growth Observed

Baby Tears growth was targeted for treatment around the shoreline perimeter. The floating remains of this is decaying and will be targeted for treatment to further reduce. No issues were observed with algae or shoreline weeds. Torpedograss has continued to be targeted in the littoral shelf. The water level is currently low.



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Site Assessments

Pond 20 North

Comments:

Normal Growth Observed

A minor amount of Slender Spike Rush and algae was observed on this pond. This growth will be targeted for treatment during the upcoming visits. No issues were observed with shoreline weeds around the perimeter. The water level is near a normal level.



Pond 20 South

Comments:

Site Looks Good

This pond continues to look good. Shoreline weeds and Slender Spike Rush were previously treated and positive results were observed. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is slightly low.



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Site Assessments

Pond CM

Comments:

Normal Growth Observed

A minimal amount of Slender Spike Rush was observed a few small areas around this pond. This new growth will be targeted for treatment during the upcoming visits. No issues were observed algae or shoreline weeds.



Pond PH2-3A East

Comments:

Normal growth was observed.

A minimal amount of growth of algae was observed on this pond. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds.





Site Assessments

PH2-3A West

Comments:

Normal Growth Observed

A new growth of Slender Spike Rush was observed on this pond. Previously Slender Spike Rush was targeted for treatment. Some of the growth is decaying from treatment and some growth remains. A follow up treatment will be performed to continue to target Slender Spike Rush. No issues were observed with algae or shoreline weeds.



PH5

Comments:

Normal Growth Observed

A minimal amount of algae was observed on this pond. This new algae growth will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds. Previously shoreline weeds were treated and positive results were seen.



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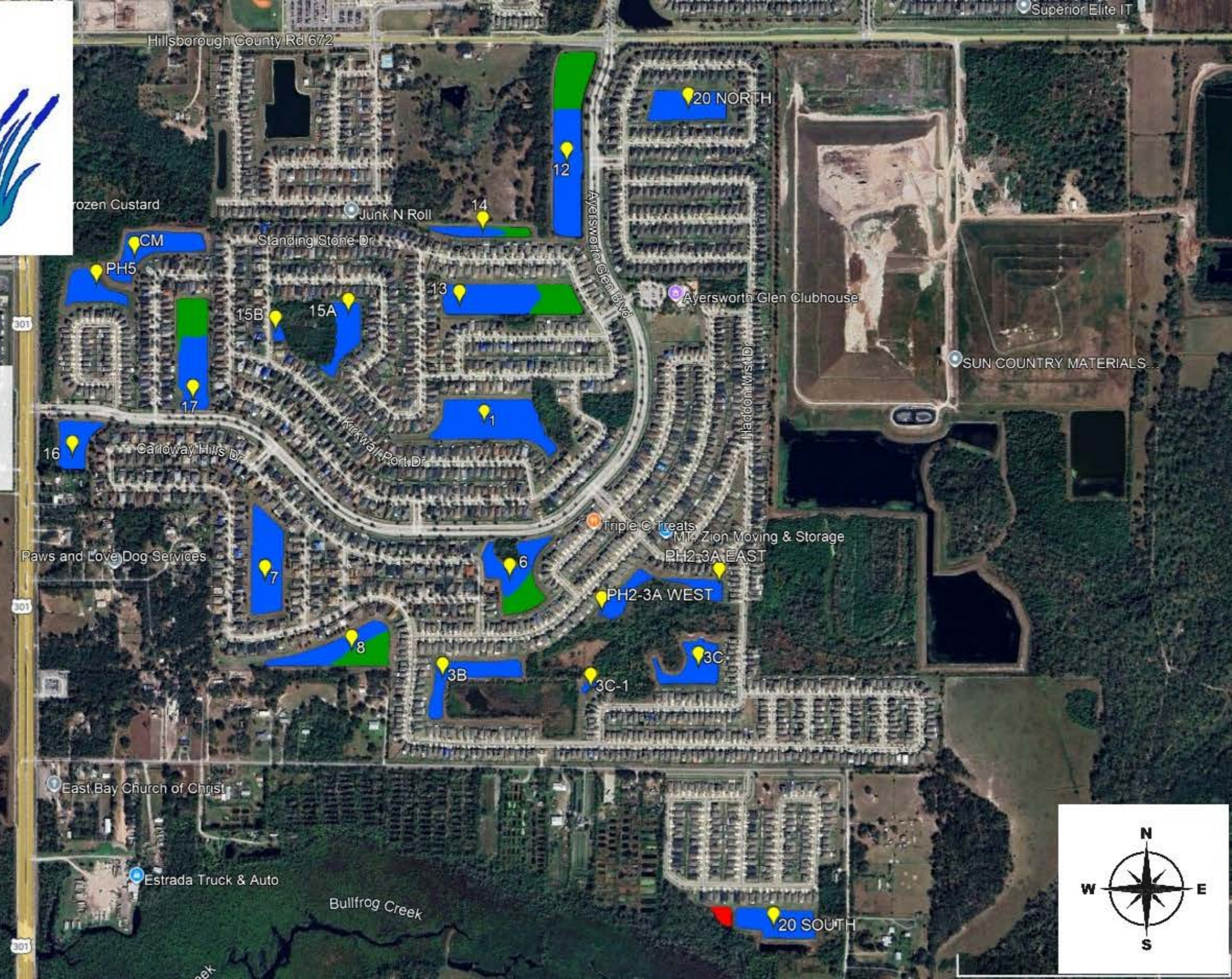


Highlands CDD

Site Map

Legend

-  AAS DOES NOT SERVICE
-  Littoral Area
-  Pond





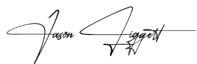
Highlands CDD

Tuesday, 09 December 2025

Prepared For Board Of Supervisors

17 Item Identified

17 Item Incomplete

A handwritten signature in black ink, appearing to read "Jason Liggett".

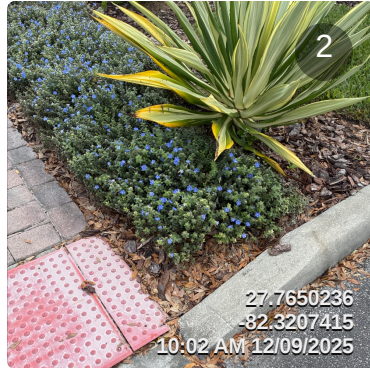
Jason Liggett

Division Manager- Field Services

Item 1

Assigned To: Pine Lake

Please make sure the crews are blowing leaves away from all walking areas and preventing buildup in the bed spaces. This is especially needed on the walkway located in the center island in front of the amenity center. Thank you.



Item 2

Assigned To: Pine Lake

Please assess the Blue Daze at the entrance to the amenity center on the north side. Some of the plants appear to be declining, and the outer areas seem to be performing better than the interior. Let me know what you find and any recommended corrective actions.



Item 3

Assigned To: Pine Lake

Please clean up the dead foliage at the base of the Ti plants in the pool area. Thank you.



Item 4

Assigned To: Pine Lake

Please eradicate the bed weeds in the pool area during your next service visit. Thank you.



Item 5

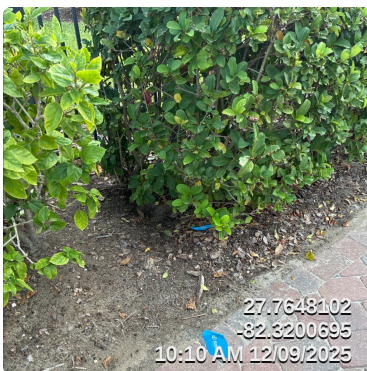
Assigned To: Pine Lake

Please fertilize the chlorotic palm in the pool area and note any additional corrective action needed. Thank you.

Item 6

Assigned To: Pine Lake

Please remove the seed pods from the queen palms in the pool area during your next service visit. Thank you.



Item 7

Assigned To: Pine Lake Irrigation

Please repair the irrigation break along the walkway leading up to the pool bathrooms. Let me know once it has been fixed. Thank you.

Item 8

Assigned To: Pine Lake

Please treat the Crinum lilies in the pool area with an appropriate fungicide. Also, remove the struggling crotons in the southeast corner of the pool and provide a proposal to fill in the area. It should take approximately six 3-gallon Mammy crotons to complete the replacement.



Item 9

Assigned To: [Pine Lake](#)

Please eradicate the ant mounds around the basketball court. After treatment, make sure to rake down the mounds to leave the area clean.



Item 10

Assigned To: [Board/ Pine Lake](#)

The poinsettias and petunias are looking good. Please have Pine Lake stay on top of any maintenance needed for these plantings.

Item 11

Assigned To: [Pine Lake](#)

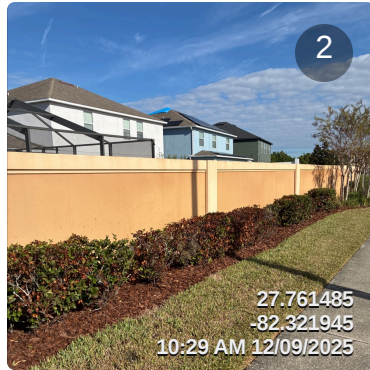
Pine Lake has installed the new trees at the Clyde Field court entrance. Please monitor them to ensure they are properly rooting. A few Muhly grasses and Indian Hawthorns in the area did not survive—please remove the dead plants and plan for replacements this spring.



Item 12

Assigned To: [Pine Lake](#)

On Ayersworth Blvd, across from Haddon Mist Drive, some Viburnum are struggling. Please check the irrigation and treat the plants with both an insecticide and a fungicide as needed.



Item 13

Assigned To: [Pine Lake Irrigation](#)

Please check the irrigation in the turf on the south side of Ayersworth Blvd, between Loch Lauren Way and Barley Field Drive.

Item 14

Assigned To: [Advanced Aquatics](#)

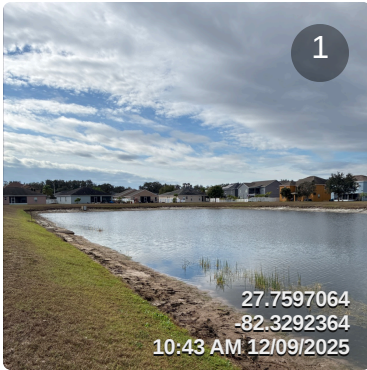
Pond 16 looks good. No invasives.



Item 15

Assigned To: [Advanced Aquatics/ Engineering](#)

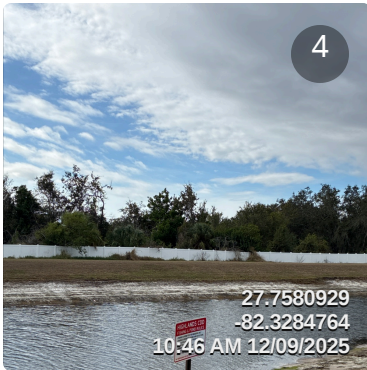
Pond 7 looks good with no invasive plants observed. However, erosion has been noted on the south side of the pond bank. Please have the engineer inspect this area.



Item 16

Assigned To: [Pine Lake](#)

Pond 8 looks good. Please have Pine Lake string trim back the fence line and apply herbicide along the fence.



Item 17

Assigned To: [Board](#)

The ponds in the community are looking good. The littoral shelves still have significant vegetation, and currently, all of the shelves are not covered with water. Please monitor and report any needed maintenance.



Highlands Artificial turf on work out areas Enhancement Proposal

Date 12/4/2025
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 artificial turf on all work out areas

Demo and Prep

Artificial Turf

Items	Quantity	Unit
Artificial Turf	1.00	EA
Artificial Turf :		\$10,596.30
PROJECT TOTAL:		\$10,596.30

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

Unknown 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 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

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

By 
Epifanio Carvajal Ulloa
Date 12/4/2025
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



Crape Myrtle Trees Replacement Enhancement Proposal

Date 12/10/2025
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.

Replace 3 Dead Crape Myrtle trees located on the main Blvd towards 301

Demo and Prep

Crape Myrtle tree replacement

Items	Quantity	Unit
Crape Myrtle trees replacement	3.00	EA
Crape Myrtle tree replacement :		\$2,130.00
PROJECT TOTAL:		\$2,130.00

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

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landscape

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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 it's 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 12/10/2025
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



December 8, 2025

Highlands CDD November Irrigation Maintenance

Sprinkler Solutions of Florida was on site throughout the month of November 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. After working with Hunter, the new LTE communication module in the Balm controller is once again active and communicating. 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:

- Continued to monitor new oak trees along Balm.
- Continued to monitor new Magnolia trees in median entrance on Clyne Field Court.
- Monitoring new annuals at Balm entrance.
- Turned controllers off on November 10th and back on the 14th due to a cold snap that dropped nighttime temperatures into the 30's.
- Water source for mail kiosk on Carloway Hills is off and locked.
- Determined battery operated controller on Scottburgh Glen is no longer operational. Sent proposal to replace controller and this will be completed in early December.

According to the National Weather Service, the Tampa Bay area received 0.07" of rain in November. This is significantly below the monthly average of 1.40" and brings the annual rainfall deficit to over 13" for 2025. A recent cold front that saw nighttime temperatures drop into the 30s brought some much-needed relief from the heat, but almost no rain. The US Seasonal Drought Monitor now has the entire Tampa Bay area in a moderate drought that is currently expected to persist until at least the end of February. Temperatures moderated in November, with the average measured temperature matching the historical normal. Hopefully, the arrival of future cold fronts will be announced with some desperately needed rain.



CDD Labor Rates

(January 1, 2026 – September 30, 2026)

<u>Classification</u>	<u>Rates</u>
Principal	\$240
Project Manager I	\$210
Project Manager II	\$180
Senior Engineer	\$190
Project Engineer	\$150
Engineer	\$120
Senior Environmental Scientist	\$150
Environmental Scientist	\$110
Senior Designer	\$120
Designer	\$100
Senior Engineering Technician	\$90
Engineering Technician	\$70
Field Manager	\$135
Senior Inspector	\$120
Inspector	\$80
Clerical	\$50

Monthly Manager's Report – Highlands CDD 12/8/2025



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

- Assisted 394 residents with Key Fobs for Amenities.
- Added 22 residents to email list.
- Completed 1 event, brought in \$200 + 1 event canceled without proper notice
- Completed community drive through weekly.
- Marc Security performed regular security duties.
- Performed regular maintenance duties daily.
- Key Fob Appointments ongoing, walk-in times added.
- Pool Gate Addition complete.
- Holiday Lighting and Décor Installed.

Vendors On Site

- **Xecutive Pools**
- **Sprinkler Solutions of Florida**
- **Pine Lake**
- **Advanced Aquatic**
- **Florida Fountain Maintenance**
- **Fence Outlet**
- **Trimmers**

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT DECLARING GYM EQUIPMENT AS SURPLUS PURSUANT TO SECTION 274.06, FLORIDA STATUTES; DECLARING THE VALUE OF ALL ITEMS UNDER FIVE THOUSAND DOLLARS; DISPOSING OF THE SURPLUS IN THE MOST EFFICIENT AND COST-EFFECTIVE MEANS AS DETERMINED BY THE DISTRICT; PROVIDING FOR CONFLICTS AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Highlands Community Development District (“District”) owns certain pieces of gym equipment that are now obsolete or the continued use of which would be uneconomical or inefficient; and

WHEREAS, the total value of the gym equipment is approximately twelve hundred 00/100 (\$1,200.00); and

WHEREAS, Section 274.06, Florida Statutes, allows for governmental entities to declare its tangible property as surplus with a value under Five Hundred Thousand 00/100 Dollars (\$5,000.00) and determine the most cost effective and efficient means to dispose of the tangible property.

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

SECTION 1. The list of items attached as “Exhibit A” is declared as surplus.

SECTION 2. The combined value of “Exhibit A” is approximately Twelve Hundred and 00/100 Dollars (\$1,200.00).

SECTION 3. The District will determine the most cost-effective and efficient means to dispose of the property listed “Exhibit A”.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall be effective as of its adoption on the date listed below.

PASSED AND ADOPTED this 17th day of December, 2025.

ATTEST:

**BOARD OF SUPERVISORS OF
HIGHLANDS COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chair

EXHIBIT A

3 Spirit Treadmills

1 Spirit Elliptical

1 Spirit Recumbent Bike

1 Octane Rower

1 Dynamic Fitness Captains Chair

1 Dynamic Fitness Smith Machine and Plates

1 Dynamic Fitness Multifunction Machine

1 Dynamic Fitness Romans Chair

1 Dynamic Fitness Dumbbell 3 Tier Rack (Dumbbells not included)

1 Set of Medicine Balls (2,4,7,11,15lbs) and Rack

RESOLUTION 2026-03

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING STEPHEN BLOOM'S AS
TREASURER OF THE HIGHLANDS COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Highlands Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom's as Treasurer;

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom's is appointed Treasurer.

Adopted this 17th day of December, 2025

Kangelia Baxter
Chairman

Kristee Cole
Assistant Secretary

**ADDENDUM TO THE PROPOSAL BETWEEN HIGHLANDS COMMUNITY
DEVELOPMENT DISTRICT AND FITNESS SMITH, INC. FOR THE PURCHASE OF
FITNESS EQUIPMENT**

This ADDENDUM TO THE PROPOSAL BETWEEN HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT AND FITNESS SMITH, INC. (“Addendum”) is made and entered into as of the ____ day of ____, 2025 by and between the Highlands Community Development District, a local unit of special purpose government established pursuant to chapter 190, Florida Statutes, located in Hillsborough, Florida (the “District”) and Fitness Smith, a foreign for profit corporation (“Contractor”). District and Contractor being collectively referred to herein as the “Parties.”

WHEREAS, the District was established for the purpose of financing, funding, planning, establishing, acquiring, constructing, or reconstructing, enlarging, or extending, equipping, operating and maintaining systems and facilities for certain infrastructure improvements; and

WHEREAS, the Parties are simultaneously with this Addendum entering into a proposal for the purchase of fitness equipment (hereinafter referred to as the “Agreement”); and

WHEREAS, the District is a “public agency” pursuant to Section 119.0701(1)(b), Florida Statutes, and Chapter 119, Florida Statutes, provides for certain contract requirements related to public records in certain public agency contracts for services; and

WHEREAS, the District has certain insurance requirements for Contractors the District contracts with to provide the services set forth in the Agreement; and

WHEREAS, the District and Contractor are subject to the requirements of Section 448.095, Florida Statutes, related to registration and use of the E-Verify system; and

WHEREAS, the District and Contractor wish to simultaneously enter into this Addendum to Agreement to address these and other contractual provisions the Parties intend to have made part of the Agreement.

NOW THEREFORE, the Parties hereby agree as follows:

1. Contractor agrees to comply with Florida’s public records law by keeping and maintaining public records that ordinarily and necessarily would be required by the District in order to perform the services under the Agreement by doing the following: upon the request of the District’s Custodian of Public Records, providing the District with copies of or access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by Florida law; by ensuring that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following completion of the Agreement if the Contractor does not transfer the records to the District; and upon completion of the Agreement by transferring,

at no cost, to the District all public records in possession of the Contractor or by keeping and maintaining all public records required by the District to perform the services. If the Contractor transfers all public records to the District upon completion of the Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's Custodian of Public Records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THE AGREEMENT, CONTACT THE DISTRICT'S CUSTODIAN OF PUBLIC RECORDS, SANDRA DEMARCO C/O INFRAMARK, LLC, TELEPHONE: (954) 603-0033, EMAIL: PUBLICRECORDS@INFRAMARK.COM, AND MAILING ADDRESS: 210 N. UNIVERSITY DRIVE, SUITE 702, CORAL SPRINGS, FL 33071.

2. Contractor or any subcontractor performing the work described in the Agreement shall maintain throughout the term of the Agreement the following insurance:

- (a) Workers' Compensation coverage, in full compliance with Florida statutory requirements, for all employees of the Contractor who are to provide a service under the Agreement, as required under applicable Florida Statutes AND Employer's Liability with limits of not less than \$1,000,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.

- (b) Commercial General Liability "occurrence" coverage in the minimum amount of \$1,000,000 combined single limit bodily injury and property damage each occurrence and \$2,000,000 aggregate, including personal injury, broad form property damage, products/completed operations, broad form blanket contractual and \$100,000 fire legal liability. The General Liability policy evidenced herein is to be primary and non-contributory to other insurance available to the District.

- (c) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000.00 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the CONTRACTOR of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. Said insurance shall also include insured/underinsured motorists coverage in the minimum amount of \$100,000 when there are owned vehicles.

(d) Umbrella Liability Insurance with limits of not less than \$1,000,000.00 per occurrence covering all work performed under this Agreement.

Prior to the commencement of any work, the District, its officers, staff, representatives, consultants, agents and supervisors shall be named as an additional insured on a primary and non-contributory basis in accordance with policy provisions on all policies required (excluding worker's compensation). Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall be effective without thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier acceptable to District, who is licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If the Contractor fails to have secured and maintained the required insurance, District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. The procuring of required policies of insurance shall not be construed to limit the Contractor's liability.

3. Contractor and its subcontractors (if any) warrant compliance with all federal immigration laws and regulations that relate to their employees including, but not limited to, registering with, and using the E-Verify system. Contractor agrees and acknowledges that the District is a public employer that is subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, F.S., apply to this Agreement. Notwithstanding, if the District has a good faith belief that Contractor has knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate the Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited, or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Contractor and order Contractor to immediately terminate the contract with the subcontractor. Contractor shall be liable for any additional costs incurred by the District as a result of the termination of the Agreement based on Contractor's failure to comply with the E-Verify requirements referenced herein.
4. If there are any conflicting terms between the proposal and this Addendum, this Addendum shall govern.
5. Neither the District nor the Contractor may assign the Agreement without the prior written approval of the other.
6. The Agreement shall be construed, governed and interpreted in accordance with the laws of the State of Florida.

7. In the event of litigation arising out of either party's obligations under the Agreement, sole and exclusive venue shall exist in Hillsborough County, Florida and the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party, including but not limited to trial level fees, bankruptcy fees and appellate fees as well as fees and costs incurred in proceedings to determine entitlement to and reasonableness of such fees and costs.
8. All work performed shall be pursuant to all federal, state, and local laws and regulations including any applicable permitting and inspections as well as community rules and regulations.
9. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
10. Contractor shall execute an affidavit of non-coerced labor or services pursuant to Section 787.06, Florida Statutes.
11. Pursuant to Section 287.135, Florida Statutes, The District has the option to terminate the contract if the Contractor is found to be on the Scrutinized Companies or Other Entities that Boycott Isreal List or boycott Israel.
12. All other provisions to the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this Addendum to be executed by their respective duly authorized officers as of the date indicated below.

DISTRICT:

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

By: _____

Its: _____

Date: _____

CONTRACTOR:

FITNESS SMITH, INC.

By: _____

Its: _____

Date: _____





PERMACAST

PRECAST WALL SYSTEMS

Permacast LLC State License #: CBC 1256823
Precast Wall Systems, Inc. State License #: CBC1265224

We invite you to visit our plant and experience the production process of our precast concrete walls firsthand, gaining valuable insight into our manufacturing and quality control practices. Contact us for details or to schedule an appointment.

Pricing is valid for 30 days. Subject to change based on material, freight, or labor cost fluctuations. Proposal is not binding until a formal agreement is signed. We reserve the right to revise or withdraw this proposal at any time before acceptance.

Project Name: Ayersworth Column Repair-
 Project #: 8546

Proposal Number: 00005921
 Quote Date: 2025-11-12 11:57:26

Permacast LLC / Precast Wall Systems, Inc.

Contact Information

Primary Contact: Kevin Curtis
 Email: kevin@permacastwalls.com
 Mobile: +1 941-415-2666

Contract Coordinator: Shannon Rhew
 Email: shannon@permacastwalls.com
 Phone: +1 888-977-9255
 Mobile: +1 941-415-2538

Sales Manager: Chris Borkowski
 Email: chris@permacastwalls.com
 Mobile: +1 941-415-2665

Main Contact and Job Site Address

Contact Name: Kristee Cole
 Email: kristee.cole@inframark.com
 Mobile:

Job Site Street: Ayersworth Glen Blvd
 Job Site City: Balm
 Job Site State: FL
 Job Site Zip: 33598
 Job Site County: Hillsborough

Billing Information

Bill To: Highlands CDD
 313 Campus Street
 Kissimmee, FL, 34747

Project Line Items

Product Name	Description	Qty	Sales Price	Pricing Notes	Total Price
Repair	Repair existing column. Includes painting of the repair.	1.0	\$4,385.94		\$4,385.94
We guarantee to beat any competitor's price. Conditions apply.			Quote Total		\$4,385.94

Per LF base price is based on:

Wind Load	Exposure
140	B

If actual wind exposure rating is determined or required to be higher than originally estimated, the Buyer is responsible for any cost differences.

Scope of Services

1. Acceptance of this Proposal confirms that Permacast LLC / Precast Wall Systems, Inc. (PC/PWS) Scope of Services is incorporated into the Final Agreement and takes precedence over conflicting terms.
2. Buyer is responsible for obtaining and paying for all required documents and fees necessary to secure the permit. Buyer shall also provide final surveys as needed for final inspections and permit closeout and shall be responsible for any fees incurred due to permit expiration.
3. No Line Item can be changed or removed without a mutually agreed Change Order. Cancellations incur a 50% termination fee. Any required modifications due to site conditions will result in additional charges.
4. PC/PWS is not responsible for site preparation. Buyer must set stakes every 50 LF, mark bottom of wall elevations, and ensure minimum 25' clear, stable access to all wall locations the entire length of wall suitable for semi and concrete truck traffic required for installation.
5. PC/PWS will request underground locates, but we do not locate lines or cables. If we must dig to find buried utilities, extra charges will apply. Buyer is responsible for marking any new lines and PC/PWS will not be liable for unmarked or unknown lines on the property.
6. It is the sole responsibility of the Buyer to de-energize any powerlines that interfere with the legal installation of the wall. OSHA mandated clearances will be enforced, and this clause must be a part of all contracts.
7. Standard machinery includes Telehandler and Skid Steer only. Heavy equipment, concrete pumping, or traffic control is not included and will be charged separately.
8. Buyer must remove all trees, roots, underground utilities, and obstructions along the wall line. PC/PWS is not liable for unmarked damage.
9. PC/PWS reserves the right to terminate any future agreement for convenience if the project is unreasonably delayed due to the Customer's failure to ensure jobsite readiness or fulfill the responsibilities necessary for the performance of our work.
10. Foundation Sleeving or excavation is not included. If required due to poor soil or groundwater, additional fees apply. Dewatering is Buyer's responsibility.
11. Drainage materials like geo fabric, rock, or sand are not included. Buyer ensures soil compaction meets 2,000 p.s.f. and 95% compaction requirements.
12. Proposal includes one mobilization for installation and one for painting. Additional mobilization costs may apply.
13. Engineering fees cover base design only. Any required revisions or additional work will be an extra charge.
14. Surface imperfections like bug holes, minor cracks, and color variations are acceptable per industry standards. Buyer understands that precast concrete is not an architectural finish product. The appearance, finish, and tolerances of our wall system shall be governed exclusively by PCI Guidelines
15. Expansion joints between wall components will not be filled unless explicitly agreed upon.
16. Buyer must provide a concrete dumpster before mobilization. Any excess debris left on-site is Buyer's responsibility.
17. Buyer must provide a designated staging area for materials.
18. Retainage must be paid within 30 days of project completion.
19. Buyer is responsible for all additional costs resulting from unexpected site conditions, such as hand-digging, drilling, or obstruction removal.
20. Painting crew requires 5 feet of clear space (walls 10'H and under) or 15 feet (walls over 10'H). Overspray on surrounding vegetation is acceptable. The wall must be pressure-washed before painting if PC/PWS is not allowed to paint in a timely manner. If Buyer declines painting, natural concrete may have patches, discoloration, and handling marks.
21. PC/PWS do not guarantee color uniformity or matching if integral color is selected. Variations in color and hue are normal and may occur due to water content, admixtures, temperature, and weather. All such variations are acceptable, and we are not responsible for them.
22. The entire length of the project will be measured once the project is completed including extra columns or panel cuts. Final prices will be adjusted based upon these final measurements. All material returns will incur a 50% restocking fee of the original base linear foot cost plus the actual freight costs to return such material. No credit will be given for reductions of custom orders once the contract has been executed.
23. Site delays, remobilization, and downtime caused by Buyer or others will result in extra costs. Standby time for our crews will be billed at \$700/hour.
24. No additional work will be performed without a change order. Each change order must be mutually agreed upon and executed by an authorized representative of PC/PWS and the Buyer. PC/PWS utilizes rapid production techniques.
25. The pricing set forth in this contract remains valid for one hundred twenty (120) days following the effective date. If the project is not commenced within that timeframe, the pricing set forth in the proposal is subject to reasonable adjustment based upon increased labor, shipping, and/or material costs.
26. PC/PWS may photograph the project for marketing purposes unless Buyer revokes permission in writing.
27. Final walkthrough required. Any issues must be noted at completion, or additional fees apply for remobilization.
28. PC/PWS is not liable for delays caused by Force Majeure events (e.g., weather, government actions, material shortages, labor strikes, etc.).
29. Buyer indemnifies PC/PWS against damages, fines, and legal claims resulting from Buyer's negligence or contract violations.
30. PC/PWS is not liable for indirect, incidental, or consequential damages. Liability is limited to the fees paid by Buyer.
31. Any additional fees (e.g., safety training, background checks, taxes, bonds, job site access fees) will be billed via Change Order.
32. Standard warranty is one (1) year. Warranty claims will be addressed within 72 hours, with corrective action scheduled as needed.
33. In the event of a material breach of this Agreement, including non-payment, PC/PWS is entitled to recover reasonable attorney's fees and costs incurred before, during, and after litigation, including appeals and bankruptcy. All disputes shall be brought exclusively in Manatee County, Florida.
34. Buyer and PC/PWS are independent contractors; neither is responsible for the other's employees or obligations.

Terms:

- **A Material Production Deposit is due upon execution of the scope. 33% for standard material or 50% for custom material.**
- Progress payments for delivered material and installed Wall due on invoice.
- Balance due on completion of the Project.
 - NOTE: Buyer recognizes that the construction industry is currently experiencing price and availability volatility with regard to the materials and freight costs. Because of market fluctuations, material and freight costs are subject to sudden and significant changes and firm prices cannot be obtained from suppliers. Therefore, if there is an increase in the actual cost of the products or freight charged to PC/PWS subsequent to the Effective Date, PC/PWS may increase the cost of the Proposal without the need for a written Change Order or amendment to the Agreement. Buyer agrees to such price increase.
 - An interest rate of 3% per month, prorated, will be applied to past due amounts.

TABLE A

Table A outlines the number of times each listed service is **included** in the quoted price. In the event of unforeseen situations requiring additional services or equipment, the rates outlined below will apply. Please note that any such additional costs would be discussed and mutually agreed upon prior to implementation.

Item Description	Allowance in Proposal	Pricing	Details
Hand digging will be a maximum of 48" deep and is only done when there is a conflict with utilities.	0	\$500 for 24" \$600 for 30" \$700 for 36"	Per occurrence
Non-standard machinery needed due to utilities, cap rock, boulders, tree roots or other.	0	Price available as needed	Per instance
Sleeving required due to water intrusion/collapsing soils.	0	TBD at the time of need	Per occurrence
Concrete pumping or conveying.	0	\$400	Per hour (4 hour minimum)
Site visits before installation.	1	\$2,000	Per visit
Engineering / Pay App Certification or other site visit inspections.	0	\$2,000	Per occurrence
Mobilization of installation crew.	1	\$8,000	Per mobilization
Mobilization of painting crew.	1	\$4,000	Per mobilization
Traffic Control	0	Price available as needed	Per day

IN WITNESS WHEREOF, the parties hereto have executed this Scope as of the Effective Date.

Permacast, LLC / Precast Wall Systems, Inc.

By: Shannon L. Rhew
 Signer ID: BQGMGPBCQ9..
 Name: Shannon L. Rhew
 Title: Director of Sales Operations
12-4-2025

Buyer DocuSigned by:
 By: Kangelia Baxter
 5C3EA64E72E54CB..
 Name: Kangelia Baxter
 Title: Chairwoman

Internal Job #



PERMACAST
PRECAST WALL SYSTEMS

Please fill out and return to: Lisa Shumway at info@permacastwalls.com or mail to her attention at Permacast, LLC, 6015 21st Street E., Bradenton, FL 34203.

Contractor Name: _____

Address: _____

Owner Name: _____

Address: _____

Project Address (physical address or property ID used for permitting):

Project Manager Name: _____

Telephone: _____ Email: _____

Accounting Name: _____

Telephone: _____ Email: _____

Billing Cycle: _____

Person who has the authority to approve change orders:

Name: _____

Telephone: _____ Email: _____

Approval Limit: _____

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, November 19, 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
Joanna Pharo	Board Supervisor, Asst. Secretary
Orlando Echevarria	Board Supervisor, Asst. Secretary
Trang Chu	Board Supervisor, Asst. Secretary

Also present were:

Kristee Cole	District Manager, 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
Epi Carvajal	Representative for PineLake
Jason Liggett	Field Services Inframark

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 Mr. Bouthot seconded by Ms. Baxter, with all in favor, the Board adopted the November 19, 2025, Final Agenda.

THIRD ORDER OF BUSINESS **Audience Comments**

There was an audience comment regarding appreciation for clarification on the CDD, the playground looks great, request for fitness room update and thankful for the pool opening.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Aquatics Inspection Report

Mr. Jasczak presents his report to the Board. There are some cattails on pond 13. There were no further questions.

Ms. Cole informed the Board that SWFWMD has verbally released the area in question for the wetland mitigation. The District is waiting for the physical document stating the same.

B. Field Inspection Report

Mr. Liggett stated that the aquatics vendor is doing a great job. There are areas where the sego palms need to be treated.

C. Landscape Report

Ms. Carvajal gave an update to the Board regarding the community.

Ms. Pharo noted that there are ant mounds and weeds along Carloway Hills and Cresent Rock.

1. Consideration of Mulch Proposal

On MOTION by Ms. Pharo, seconded by Ms. Baxter with all in favor, the Board approved the Mulch Proposal from PineLake.

2. Consideration of Proposal for Poinsettias

On MOTION by Ms. Baxter, seconded by Ms. Chu with all in favor, the Board approved the Poinsettias Proposal from PineLake.

3. Consideration of Proposal for Replacement of 3 Dead Crape Myrtle

On MOTION by Ms. Baxter, seconded by Mr. Bouthot with all in favor, the Board approved the placement of 3 Dead Crape Myrtle Proposal from PineLake.

4. Ratification of Proposal for Clean-up at Pond 1

On MOTION by Ms. Baxter, seconded by Ms. Pharo, with all in favor, the Board ratified the Clean-up at Pond 1 Proposal from PineLake.

D. Irrigation Report

Ms. Huff provided her report to the Board. She noted that it is extremely dry and that the District will have to go down to two watering days. Pump 2 needs a new capacitor.

On MOTION by Ms. Baxter, seconded by Ms. Pharo, with all in favor, the Board approved the new capacitor for pump to from Sprinkler Solutions of Florida.

E. District Engineer

Not present and no update.

F. District Counsel

Mr. Lewis updated the firearms policy and legislation will begin reviewing this policy in the new year. Craft fairs and cottage laws are not zoned for CDD property.

G. District Manager

Ms. Cole informed the Board that there is significant parking along Standing Stone on CDD property.

On MOTION by Ms. Pharo, seconded by Ms. Baxter, with all in favor, the approved for an additional two-way sign to be placed at Standing Stone.

Ms. Cole reminded the Board that the meeting will be on Wednesday, December 17, 2025, at 6:00 p.m.

H. Onsite Manager

1. Onsite Manager Report

Ms. West updated the Board on her report. Additionally, Ms. West updated the Board on the pool, playground you've been Elfed and key fob appointments.

FIFTH ORDER OF BUSINESS

Business Items

A. Consideration of Arbitrage Services for Bond Series 2016

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the Board approved the Arbitrage Services for Bond Series 2016.

B. Consideration of Fitness Room Proposal

On MOTION by Mr. Bouthot, seconded by Ms. Pharo, with Mr. Echevarria opposing, the Board approved the Fitness Room Proposal with a NTE of \$50,000.00.

C. Consideration of Dog Park Shade and Playground Proposal

Tabled.

D. Consideration of Fountain Light Fixture Proposal

On MOTION by Mr. Bouthot, seconded by Ms. Pharo, with all in favor, the Board approved Fountain Light Fixture Proposal.

E. Discussion Regarding Food Truck

On MOTION by Mr. Echevarria, seconded by Ms. Trang, with all in favor, the Board approved the food truck as long as the COI is presented to the District.

SIXTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting held on October 15, 2025

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the Board approved the minutes from October 15, 2025.

B. Consideration of October 2025 Check Register

On MOTION by Ms. Baxter, seconded by Ms. Chu, with all in favor, the October 2025 Check Register was approved, as presented.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Baxter mentioned providing Brittany West the Onsite Manager a Gift Card for the holidays but not to be paid out until January 2026.

On MOTION by Mr. Bouthot, seconded by Ms. Pharon, with Mr. Echevarria opposing, the Board approved to provide Ms. West with a \$500 gift card.

Ms. Baxter noted that the main Blvd. will need to be pressure washed, painted and need some sort of material under the workout stations along the Blvd. Please look into the exterior lights of the clubhouse, as they are not working.

Mr. Bouthot mentioned that the fountain on Balm Rd. seems to be leaking. He also thanked the audience for coming to the meetings.

EIGHT ORDER OF BUSINESS Audience Comments

There were comments regarding hidden driveway signage, water levels and key fobs

Ms. Baxter requested that in the newsletter there is a blurb regarding the revitalization of 301 entrance once the County is done with all their repairs and construction. Additionally, the District will not be hauling in water even if the ponds are low.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the meeting was adjourned at 7:36p.m.

Secretary / Assistant Secretary

Chair / Vice Chair

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100265							
001	11/05/25	INFRAMARK LLC	160880	OCT 2025 MGMT FEES	District Manager	531150-51301	\$5,798.83
001	11/05/25	INFRAMARK LLC	160880	OCT 2025 MGMT FEES	Field Services	531122-53900	\$630.00
001	11/05/25	INFRAMARK LLC	160880	OCT 2025 MGMT FEES	Management Contract	531136-57201	\$17,647.00
001	11/05/25	INFRAMARK LLC	160880	OCT 2025 MGMT FEES	Dog Waste Station Supplies	552160-57201	\$491.67
Check Total							\$24,567.50
CHECK # 100266							
001	11/05/25	PINE LAKE NURSERY & LANDSCAPE, LLC	8457	Removal of six Stumps on South Side of Balm Rd.	Miscellaneous Expenses	549999-53900	\$750.00
001	11/05/25	PINE LAKE NURSERY & LANDSCAPE, LLC	8479	Replace Crape Myrtle and Magnolia Tree	Landscape Replacement	546338-53900	\$3,194.00
Check Total							\$3,944.00
CHECK # 100267							
001	11/07/25	PERSSON, COHEN, MOONEY,	6502	District Counsel October 2, 2025 - October 28, 2025	District Counsel	531146-51301	\$2,850.00
Check Total							\$2,850.00
CHECK # 100268							
001	11/07/25	PINE LAKE NURSERY & LANDSCAPE, LLC	8539	November 2025 Landscape Maintenance	Landscape Maintenance	546300-53900	\$20,027.24
001	11/07/25	PINE LAKE NURSERY & LANDSCAPE, LLC	8621	Remove 14 dead red Maple Trees along Balm Road	Landscape Maintenance	546300-53900	\$1,750.00
Check Total							\$21,777.24
CHECK # 100269							
001	11/07/25	BDI ENGINEERING	2179	OCT 25 ENGINEERING SERVICES	District Engineer	531147-51301	\$1,290.00
Check Total							\$1,290.00
CHECK # 100270							
001	11/07/25	SPRINKLER SOLUTIONS OF FLORIDA ,INC.	60561	November 2025 Irrigation Maintenance	R&M-Irrigation	546041-53900	\$2,066.00
001	11/07/25	SPRINKLER SOLUTIONS OF FLORIDA ,INC.	60710	Irrigation Repair	R&M-Irrigation	546041-53900	\$1,485.19
Check Total							\$3,551.19
CHECK # 100271							
001	11/10/25	LLS TAX SOLUTIONS	003956	Arbitrage Services Bonds, Series 2016	ProfServ-Arbitrage Rebate	531002-51301	\$500.00
Check Total							\$500.00
CHECK # 100272							
001	11/19/25	CROSSCREEK ENVIROMENTAL INC	23529	NOV 25 PHASE 4(MITIGATION AREA M1)	R&M-Wetland Monitoring	546108-53805	\$2,450.00
Check Total							\$2,450.00
CHECK # 100273							
001	11/19/25	ADVANCED AQUATIC SERVICES, INC.	10561203	NOV 25 AQUATIC MAINT	Aquatic Maintenance	546995-53805	\$2,340.00
Check Total							\$2,340.00
CHECK # 100274							
001	11/19/25	PINE LAKE NURSERY & LANDSCAPE, LLC	8630	Trim 120 Oak Trees	Misc-Contingency	549900-58200	\$17,537.50
001	11/19/25	PINE LAKE NURSERY & LANDSCAPE, LLC	8629	Brazilian pepper removal	Misc-Contingency	549900-58200	\$2,170.00
Check Total							\$19,707.50
CHECK # 100275							
001	11/21/25	PINE LAKE NURSERY & LANDSCAPE, LLC	8646	Replace 6 Oak Trees at Southside of Balm Road	Landscape Replacement	546338-53900	\$7,062.00

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100276							Check Total <u>\$7,062.00</u>
001	11/21/25	XECUTIVE POOLS LLC	XP1526-9	POOL EQUIP REPAIRS	R&M-Pools	546074-57201	\$8,229.34
CHECK # 1422							Check Total <u>\$8,229.34</u>
001	11/06/25	REALEX CONSTRUCTION LLC	110325	PAINTING OF ENTR MONUMENT CAPS	Entry & Walls Maintenance	546992-53900	\$3,200.00
CHECK # 1424							Check Total <u>\$3,200.00</u>
001	11/18/25	FENCE OUTLET	INSINV095939-DEP	Deposit Fence Installation	Misc-Contingency	549900-58200	\$1,208.00
CHECK # 300053							Check Total <u>\$1,208.00</u>
001	11/03/25	ELAN FINANCIAL SERVICES ACH	100325-6748-ACH	SEPT PURCHASES	Miscellaneous Expenses	549999-53900	\$121.85
001	11/03/25	ELAN FINANCIAL SERVICES ACH	100325-6748-ACH	SEPT PURCHASES	Office Supplies	551002-57201	\$265.54
001	11/03/25	ELAN FINANCIAL SERVICES ACH	100325-6748-ACH	SEPT PURCHASES	Dues, Licenses, Subscriptions	554020-51301	\$54.00
001	11/03/25	ELAN FINANCIAL SERVICES ACH	100325-6748-ACH	SEPT PURCHASES	Entry & Walls Maintenance	546992-53900	\$71.16
CHECK # 300057							Check Total <u>\$512.55</u>
001	11/12/25	CHARTER COMMUNICATIONS HOLDINGS INC	3164516102425-ACH	BILL PRD 10/24-10/23/25	Telephone/Fax/Internet Services	541009-57201	\$176.32
CHECK # 300058							Check Total <u>\$176.32</u>
001	11/17/25	TECO ACH	110325-ACH	BILL PRD 9/10-10/5/25	Street Lights	543057-53100	\$17,015.34
001	11/17/25	TECO ACH	110325-ACH	BILL PRD 9/10-10/5/25	Utility Services	543063-53100	\$1,283.79
001	11/17/25	TECO ACH	110325-ACH	BILL PRD 9/10-10/5/25	Utility - Recreation Facilities	543079-53100	\$47.11
001	11/17/25	TECO ACH	110325-ACH	BILL PRD 9/10-10/5/25	Utility-Pool	543110-53100	\$331.58
CHECK # 300059							Check Total <u>\$18,677.82</u>
001	11/19/25	WASTE MANAGEMENT INC. ACH	0199212-2206-3-ACH	NOV 25 WASTE MGMT SERVICES	Garbage - Recreation Facility	531133-53401	\$269.07
CHECK # 300060							Check Total <u>\$269.07</u>
001	11/20/25	GUARDIAN PROTECTION SVCS INC - ACH	71125669	SEC MONITORING 11/28-12/27/25	Security Patrol Services	531116-53935	\$51.97
CHECK # 300061							Check Total <u>\$51.97</u>
001	11/24/25	BOCC ACH	111425-563232-ACH	SRVC PRD 10/15-11/14/25	Utility Services	543063-53600	\$59.73
CHECK # 300062							Check Total <u>\$59.73</u>
001	11/24/25	BOCC ACH	111425-663232-ACH	SRVC PRD 10/14-11/14/25	Utility Services	543063-53600	\$99.96
CHECK # 300063							Check Total <u>\$99.96</u>
001	11/28/25	BOCC ACH	111425-393232-ACH	BILL PRD 10/15-11/13/25	Utility Services	543063-53600	\$428.13
CHECK # 300063							Check Total <u>\$428.13</u>

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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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CHECK # DD1356

001	11/25/25	ORLANDO O. ECHEVARRIA - EFT	OE-111925-EFT	BOARD 11/19/25	P/R-Board of Supervisors	511001-51101	\$200.00
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Check Total \$200.00

Fund Total **\$123,152.32**

SERIES 2013/2014 DEBT SERVICE FUND - 201

CHECK # 1423

201	11/18/25	Highlands CDD C/O US BANK	111025-SER 2013-18	TAX COLLECTIONS SERIES	Due From Other Funds	131000	\$4,609.54
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Check Total \$4,609.54

CHECK # 1425

201	11/20/25	Highlands CDD C/O US BANK	111725-SER 2013-2018	FY26 COLLECTIONS SERIES	Due From Other Funds	131000	\$4,825.10
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Check Total \$4,825.10

Fund Total **\$9,434.64**

SERIES 2016 DEBT SERVICE FUND - 203

CHECK # 1423

203	11/18/25	Highlands CDD C/O US BANK	111025-SER 2013-18	TAX COLLECTIONS SERIES	Due From Other Funds	131000	\$12,046.16
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Check Total \$12,046.16

CHECK # 1425

203	11/20/25	Highlands CDD C/O US BANK	111725-SER 2013-2018	FY26 COLLECTIONS SERIES	Due From Other Funds	131000	\$12,772.67
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Check Total \$12,772.67

Fund Total **\$24,818.83**

SERIES 2018 DEBT SERVICE FUND - 204

CHECK # 1423

204	11/18/25	Highlands CDD C/O US BANK	111025-SER 2013-18	TAX COLLECTIONS SERIES	Due From Other Funds	131000	\$5,843.83
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Check Total \$5,843.83

CHECK # 1425

204	11/20/25	Highlands CDD C/O US BANK	111725-SER 2013-2018	FY26 COLLECTIONS SERIES	Due From Other Funds	131000	\$6,188.97
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Check Total \$6,188.97

Fund Total **\$12,032.80**

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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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Total Checks Paid	\$169,438.59
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2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

160880

DATE

10/15/2025

CUSTOMER ID

C4953

NET TERMS

Due On Receipt

PO#**DUE DATE**

10/15/2025

BILL TO

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

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees/District Management	1	Ea	5,798.83		5,798.83
Field Operations	1	Ea	630.00		630.00
Mgmt Svcs - Personnel Services - On-Site Staff	1	Ea	17,647.00		17,647.00
Porter Services	1	Ea	491.67		491.67
Subtotal					24,567.50

Subtotal \$24,567.50

Tax \$0.00

Total Due \$24,567.50

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.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
10/29/25	8457
Terms	Due Date
Net 30	11/28/25

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

PROPERTY
Highlands CDD 11102 Ayersworth Glen Blvd Wimauma, FL 33598

Amount Due	Enclosed
\$750.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$750.00	\$0.00	\$750.00

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.

Remove 6 Stumps on south side of Balm Road	\$750.00	\$0.00	\$750.00
Total	\$750.00	\$0.00	\$750.00



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
10/30/25	8479
Terms	Due Date
Net 30	11/29/25

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

PROPERTY
Highlands CDD 11102 Ayersworth Glen Blvd Wimauma, FL 33598

Amount Due	Enclosed
\$3,194.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,194.00	\$0.00	\$3,194.00

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.

Replace Crape Myrtle and Magnolia Tree	\$3,194.00	\$0.00	\$3,194.00
Total	\$3,194.00	\$0.00	\$3,194.00

INVOICE

Invoice # 6502
Date: 11/04/2025
Due On: 12/04/2025

Highlands Community Development District
313 Campus Street
Celebration, Florida 34747

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,850.00) - (\$0.00) = \$2,850.00

Highlands CDD

District Attorney Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	DPL	10/02/2025	POOL FENCING: Draft pool fencing addendum.	0.50	\$285.00	\$142.50
Service	DPL	10/10/2025	DEO: Review and update and sign DEO yearly fees document.	0.50	\$285.00	\$142.50
Service	DPL	10/13/2025	DRONES: Reveiw Highlands rules and law for drone policy.	0.25	\$285.00	\$71.25
Service	DPL	10/14/2025	SUPERVISOR MEETING: Prepare for the supervisor meeting.	1.00	\$285.00	\$285.00
Service	DPL	10/15/2025	SUPERVISOR MEETING: Appear at supervisor meeting.	2.50	\$285.00	\$712.50
Service	DPL	10/20/2025	CONTRACTS: Draft, review, and revision of contracts requested from supervisor meeting.	3.00	\$285.00	\$855.00
Service	DPL	10/23/2025	FOUNTAIN CONTRACT: draft fountain contract	0.75	\$285.00	\$213.75
Service	DPL	10/28/2025	SECUIRTY CONTRACT: Draft Complete IT contract.	1.50	\$285.00	\$427.50
Subtotal						\$2,850.00
Total						\$2,850.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6502	12/04/2025	\$2,850.00	\$0.00	\$2,850.00
Outstanding Balance				\$2,850.00
Total Amount Outstanding				\$2,850.00

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.
11/01/25	8539
Terms	Due Date
Net 30	12/01/25

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 November 2025		\$20,027.24	\$0.00	\$20,027.24
	#5216 - Highlands CDD Maintenance Proposal 1.27.25 November 2025		\$20,027.24	\$0.00	\$20,027.24
	Total		\$20,027.24	\$0.00	\$20,027.24



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
11/04/25	8621
Terms	Due Date
Net 30	12/04/25

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

PROPERTY
Highlands CDD 11102 Ayersworth Glen Blvd Wimauma, FL 33598

Amount Due	Enclosed
\$1,750.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,750.00	\$0.00	\$1,750.00

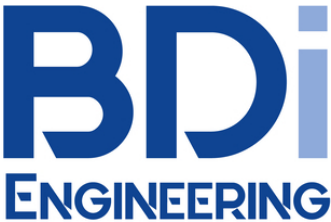
Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

**Remove 14 Dead Red Maple
trees along Balm Road.**

**NOTE; this proposal
Includes stump Grinding.**

Remove 14 Dead Red maples along Balm Road	\$1,750.00	\$0.00	\$1,750.00
Total	\$1,750.00	\$0.00	\$1,750.00

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 2179
DATE 10/31/2025
TERMS Net 30
DUE DATE 11/30/2025

PROJECT NAME
Highlands CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Project Manager	[October 20]	4:00	210.00	840.00
Project Manager II	[October 29 - October 31]	2:30	180.00	450.00

BALANCE DUE **\$1,290.00**



HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT
Oct-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	0.50	\$180	J. Whited	\$90.00
Certificate of completion letters review	2.00	\$180	J. Whited	\$360.00
including plans review.	4.00	\$210	S. Brletic	\$840.00
Plan review and County records request for	0.00	\$180	J. Whited	\$0.00
electrical inquiry.	0.00	\$210	S. Brletic	\$0.00
INVOICE TOTAL	6.50			\$1,290.00



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

Invoice

#60561

Invoice Date: 11/01/2025
Due Date: 11/11/2025

October 2025 Irrigation Monthly Maintenance

PO #: --
Request #: 90608

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 Maintenance November 2025)	(1) x \$2,066.00	\$2,066.00

Subtotal	\$2,066.00
Invoice Total	\$2,066.00
Payments	\$0.00
Total Due	\$2,066.00

Terms and Conditions

Invoice: Terms are 10 Days Net.
If not paid in 10 days a \$50.00 late charge will be applied.
We greatly appreciate your prompt payment.



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

Invoice
#60710
11/03/2025

PO #: --
Request #: 83922

Bill To

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

Service Location

Highlands CDD
11102 Ayersworth Glen Blvd,
Wimauma, FL 33598

Items

Description

(Replace Hunter LTE communication module in B-Controller)

(Hunter ACC2 Cellular Connection Module LTE)

(Irrigation Tech)

(Install and program module)

(Service Report – LTE Communication Module Replacement Replaced failed LTE communication module. Hunter has approved a credit for the unused
airtime during the affected billing period. This credit will be applied to the final billing.)

Completion Notes

The. new communication module was added to the existing account so there is no refund from the previous cellular service. The annual service will be renewed in June of 2026.

Subtotal **\$1,485.19**

Invoice Total **\$1,485.19**

Payments **\$0.00**

Total Due **\$1,485.19**

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.

LLS Tax Solutions Inc.

1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com



INVOICE

BILL TO

Highlands Community
Development District
c/o Inframark
Infrastructure
Management Services
5645 Coral Ridge Dr.
#407
Coral Springs, FL 33076

INVOICE # 003956

DATE 11/06/2025

DUE DATE 12/06/2025

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$7,195,000 Highlands Community Development District (Hillsborough County, Florida) Special Assessment Refunding Bonds, Series 2016 – Rebate Requirement Calculation for the period ended October 16, 2025.	500.00
<hr/>	
BALANCE DUE	\$500.00

Thank You For Your Business

www.crosscreekenvironmental.com

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

11/1/2025
10561203
\$2,340.00

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

Due Date
Net 30
12/1/2025

Monthly Lake Maintenance.
***THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE
PERFORMED***

2,340.00

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

\$2,340.00



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
11/12/25	8630
Terms	Due Date
Net 30	12/12/25

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

PROPERTY
Highlands CDD 11102 Ayersworth Glen Blvd Wimauma, FL 33598

Amount Due	Enclosed
\$17,537.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$17,537.50	\$0.00	\$17,537.50

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.

Trim 120 oak Trees up to 15 Feet along the main Blvd	\$17,537.50	\$0.00	\$17,537.50
Total	\$17,537.50	\$0.00	\$17,537.50



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
11/12/25	8629
Terms	Due Date
Net 30	12/12/25

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

PROPERTY
Highlands CDD 11102 Ayersworth Glen Blvd Wimauma, FL 33598

Amount Due	Enclosed
\$2,170.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,170.00	\$0.00	\$2,170.00

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.

Remove all Brazilian Peppers on west side of pond 14	\$2,170.00	\$0.00	\$2,170.00
Total	\$2,170.00	\$0.00	\$2,170.00



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
11/17/25	8646
Terms	Due Date
Net 30	12/17/25

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

PROPERTY
Highlands CDD 11102 Ayersworth Glen Blvd Wimauma, FL 33598

Amount Due	Enclosed
\$7,062.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$7,062.00	\$0.00	\$7,062.00

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.

Replace 6 oak Trees at south side of Balm Road.

Replace 6 Live Oak Trees 2 Inch Caliper	\$7,062.00	\$0.00	\$7,062.00
Total	\$7,062.00	\$0.00	\$7,062.00

**Invoice XP1526-9**

Invoice Date November 14, 2025

Payment Due November 14, 2025

PREPARED BY**ACCOUNTS RECEIVABLE**

XECUTIVE POOLS

(813) 298-2218

OFFICE@XEUTIVEPOOLS.COM

13542 N Florida Ave #215, Tampa, FL 33613, USA

PREPARED FOR**Kristee Cole**

Highlands CDD

(813) 382-7355

kristee.cole@inframark.com

11102 Ayersworth Glen Blvd, Wimauma, FL 33598, USA

INVOICE DETAILS**HIGHLANDS CDD; WIMAUMA**

11102 Ayersworth Glen Blvd, Wimauma, FL 33598, USA

Pool Equipment Reconfiguration

DESCRIPTION**TOTAL****ORP/PH Control System**

\$5,275.77

- Hayward CAT ORP/pH chemistry controller system.

Backwash/Vacuum Pump

\$2,118.46

- 2.2THP Superflo Variable Flow.

*Current pump does not prime and has issues with pump housing.

Pool Accessories & Supplies

\$835.11

- 16' single body pool pole required by heath department.

- Flow meters installed on both pits.

SUBTOTAL**\$8,229.34****TAX****\$0.00****TOTAL****\$8,229.34****Thank You For Your Business!**

INVOICE

RealEx Construction, LLC

2108 W Sligh Ave., Tampa, FL

Phone: 727-480-3502

Email: kestler@realexconstruction.com

Bill To:

Highlands CDD

Project Address: 11102 Ayersworth Glen Blvd

Description	Amount
Painting of entrance monument top caps (labor & equipment).	\$3,200.00

Total Due: \$3,200.00

Payment is due in full upon receipt.

Preferred payment method: Wire transfer (wire instructions available upon request).

If mailing payment, please send to:

RealEx Construction, LLC

2108 W Sligh Ave., Tampa, FL



Fence Outlet of Tampa Inc
201 S Falkenburg Rd
Tampa, FL 33619
PH: (813) 651-3623
FAX (813)651-3655

Fence Outlet License Number C-10252 & C-10803

BILL TO:

Highlands Community Dev - Ayersworth Glen
Clubhouse

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

INVOICE

INVOICE INSINV095939

Created By : sherri

Salesperson : JDOWNS

11/10/25

Page 1/1

NET 30

Purchase Order #	Customer ID	Project	Contract #
990022272	00256126		TAM3057320

Description

Jobsite: 11102 Ayersworth Glen Blvd, Wimauma, Florida 33598

Deposit required to start installation, Contract #TAM3057320, \$3,625.00

To Pay By CREDIT CARD, please call (407)851-6660 & select option 5

To Pay By Check Please Remit to the Following Address:
9671 South Orange Blossom Trail
Orlando, FL 32837

Total	\$1,208.00
Payment/Credits	\$0.00
Balance Due	\$1,208.00

Notice to Consumer: When you provide a check as payment, you authorize us to use information from your check to process a one-time Electronic Funds Transfer (EFT) or a draft drawn from your account, or to process the payment as a check transaction. When we use information from your check to make an EFT, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. If your payment is returned unpaid, you authorize the collection of your payment and a return fee by EFT(s) or draft(s) drawn from your account. Checks from \$0.01-\$50.00 = \$25.00 fee; Checks from \$50.01-\$300.00 = \$30.00 fee; Checks for \$300.01 & over = the greater of \$40.00 or 5% of the face amount of the check.

**October 2025 Statement**

Open Date: 09/04/2025 Closing Date: 10/03/2025

Page 1 of 3

Account: ##### 6748

Visa® Community Card

**Elan Financial
Services****1-866-552-8855**

BUS 30 ELN

2

HIGHLANDS CDD (CPN 002513229)

New Balance	\$512.55
Minimum Payment Due	\$512.55
Payment Due Date	11/01/2025

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	+	\$1,610.08
Payments	-	\$1,610.08 ^{CR}
Other Credits		\$0.00
Purchases	+	\$512.55
Balance Transfers		\$0.00
Advances		\$0.00
Other Debits		\$0.00
Fees Charged		\$0.00
Interest Charged		\$0.00
New Balance	=	\$512.55
Past Due		\$0.00
Minimum Payment Due		\$512.55
Credit Line		\$10,000.00
Available Credit		\$9,487.45
Days in Billing Period		30

00006545 13089 0001-0002 DUSB20DD100425119791 00L 00006578 UB2890ME

Payment Options:Mail payment coupon
with a checkPay online at
myaccountaccess.comPay by phone
1-866-552-8855

No payment is required.

CPN 002513229



0047985104998167480000512550000512553

Automatic Payment

24-Hour Elan Financial Services: 1-866-552-8855

to pay by phone
to change your address

Account Number: ##### 6748

Your new full balance of \$512.55 will be
automatically deducted from your account on
11/01/25.

00006545 MUSB20DD100425119774 01 00000000 006578 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. If you do not pay your New Balance in full by the Payment Due Date, you will not get an interest-free period on Purchases again until you pay the New Balance in full by the Payment Due Date for two billing cycles in a row.

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.

October 2025 Statement 09/04/2025 - 10/03/2025
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 \$512.55 will be automatically deducted from your bank account on 11/01/2025. Please refer to your AutoPay Terms and Conditions for further information regarding this account feature.

Transactions WEST BRITTANY Credit Limit \$10000

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Purchases and Other Debits					
09/15	09/12	8480	LOWES #01911* RIVERVIEW FL	\$16.10	
09/15	09/13	3072	Mailchimp 678-9990141 GA	\$54.00	
09/15	09/15	0281	AMAZON MKTPL*OZ7BO5003 Amzn.com/bill WA	\$38.98	
09/15	09/15	7582	AMAZON MKTPL*CJ0OA8SQ3 Amzn.com/bill WA	\$129.95	
09/18	09/17	6387	LOWES #01911* RIVERVIEW FL	\$8.04	
09/19	09/18	2044	THE UPS STORE 5215 813-8122629 FL	\$32.59	
09/19	09/18	7857	LOWES #01911* RIVERVIEW FL	\$8.04	
09/25	09/24	5418	MINUTEKEY BOULDER CO	\$25.56	
09/25	09/25	9927	AMAZON MKTPL*RU58M5O63 Amzn.com/bill WA	\$53.48	
09/26	09/24	5680	THE HOME DEPOT #6951 RUSKIN FL	\$100.94	
09/29	09/26	9253	LOWES #01911* RIVERVIEW FL	\$23.96	
10/03	10/02	6469	GALESBURG ELECTRIC IND 309-3434112 IL	\$20.91	
Total for Account ##### 6118				\$512.55	

Transactions BILLING ACCOUNT ACTIVITY

Post Date	Trans Date	Ref #	Transaction Description	Amount	Notation
Payments and Other Credits					
10/01	10/01		PAYMENT THANK YOU	\$1,610.08CR	
Total for Account ##### 6748				\$1,610.08CR	

2025 Totals Year-to-Date

Total Fees Charged in 2025	\$0.00
Total Interest Charged in 2025	\$0.00



October 2025 Statement 09/04/2025 - 10/03/2025
HIGHLANDS CDD (CPN 002513229)

Page 3 of 3

Elan Financial Services 1-866-552-8855

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	\$512.55	\$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

00005545 13090 0002-0002 DUSR2025 100425119791 00 L 00006578 UB29SOME

End of Statement

HIGHLANDS CDD						
BANK UNITED VISA						
Purchase Period						
Date	Purchase From	Amount	Original Receipt Submitted	Description of Purchase	Area coded to	AP-Coding
9/12/2025	Lowe's	\$ 16.10	Yes	Concrete	R&M-Entry Lighting, Walls & Fence	546992-53900
9/13/2025	Mailchimp	\$ 54.00	Yes	Community Email Account	Dues, Licenses, Subscriptions	554020-51301
9/15/2025	Amazon	\$ 38.98	Yes	Supplies for Fountain	R&M-Entry Lighting, Walls & Fence	546992-53900
9/15/2025	Amazon	\$ 129.95	Yes	Gym Wipes	Office Supplies	001-551002-57201
9/17/2025	Lowe's	\$ 8.04	Yes	Concrete	R&M-Entry Lighting, Walls & Fence	546992-53900
9/18/2025	Lowe's	\$ 8.04	Yes	Concrete	R&M-Entry Lighting, Walls & Fence	546992-53900
9/18/2025	UPS	\$ 32.59	Yes	Postage	Office Supplies	001-551002-57201
9/24/2025	Minute Key	\$ 25.56	Yes	Padlock key copies	Office Supplies	001-551002-57201
9/25/2025	Amazon	\$ 53.48	Yes	Maintenance Supplies	Office Supplies	001-551002-57201
9/24/2025	Home Depot	\$ 100.94	Yes	Parking Lot Paint	Miscellaneous Expenses	001-549999-53900
9/26/2025	Lowe's	\$ 23.96	Yes	Caution Tape	Office Supplies	001-551002-57201
10/2/2025	Galesburg Electric	\$ 20.91	Yes	Outlet Cover	Miscellaneous Expenses	001-549999-53900

Order Summary

Order placed September 10, 2025 Order # 111-9862133-6558600

Ship to	Payment method	Order Summary	
Ayersworth Glen CLUBHOUSE 11102 AYERSWORTH GLEN BLVD WIMAUMA, FL 33598-6202 United States	Visa ending in 6118 View related transactions	Item(s) Subtotal:	\$129.95
		Shipping & Handling:	\$6.99
		Free Shipping:	-\$6.99
		Total before tax:	\$129.95
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$129.95

Arriving Monday





Zogics Antibacterial Wipes – Disinfecting Wipes for Sanitizing and Cleaning Surfaces and Equipment, EPA Registered Antibacterial Cleaning Wipes (3,200 Count – 4 Rolls of 800 Wipes)
Sold by: Zogics, LLC
Supplied by: Other
\$129.95

Order Summary

Order placed September 10, 2025 Order # 111-3223963-0655430

Ship to	Payment method	Order Summary	
Ayersworth Glen CLUBHOUSE 11102 AYERSWORTH GLEN BLVD WIMAUMA, FL 33598-6202 United States	Visa ending in 6118 View related transactions	Item(s) Subtotal:	\$38.98
		Shipping & Handling:	\$6.99
		Free Shipping:	-\$6.99
		Total before tax:	\$38.98
		Estimated tax to be collected:	\$0.00
		Grand Total:	\$38.98

Arriving Monday

	TOPDING & HZ Professional 8.7 Foot Pool Pole Telescoping Swimming Pool Cleaning Poles,Adjustable Telescopic Pole for Skimmer Net,Brush,Vacuum Heads Sold by: TOPDING&HZ Supplied by: Other \$19.99
	NEOHATION Pool Pumice Stone and 5 inch Stainless Steel Pool Brush Kit with EZ-Clip Handle to Reomve Erase Rust Stain Spot in Concrete Plaster Pool Spa and Calcium Deposit on Pool Tile, BPST01 Sold by: NEOHATION Supplied by: Other \$18.99



Brittany West <awgclubhouse@gmail.com>

Your Lowe's Purchase Receipt

1 message

Lowe's Home Improvement <do-not-reply@receipt.lowes.com>
To: awgclubhouse@gmail.com

Fri, Sep 12, 2025 at 9:12 AM



Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

LOWE'S HOME CENTERS, LLC
10425 GIBSONTON DRIVE
Riverview , FL 33578
(813) 313-1424

Transaction # : 827006262
Order # : 202509121911827006262
Order Date : 09/12/25 09:12:05



Item	Price
SAKRETE 10-LB LEAK STOPPE	\$ 14.98
Item #: 293415	
1 @ 14.98	
Invoice 89142 Subtotal	\$ 14.98

Invoice 89142 Subtotal	\$ 14.98
Subtotal	\$ 14.98
Total Tax	\$ 1.12
Total	\$ 16.10

Total # of items purchased: 1
Excludes fees, services and special order items

Payment: VISA ending in 6118	\$ 16.10
AuthTime	09/12/25 09:11:53
AuthCD	802111
REFID	191143142000
TSI	6800
AID	A0000000031010
TVR	8080008000
Customer Code	NA

Order Date	09/12/25 09:12:05
Store #	1911
Terminal #	43

MyLowe's Rewards

Estimated points earned from purchase: 14*

*Points are awarded on eligible purchases for orders that have been settled and fulfilled.

Tell us how we did! Enter for a chance to win!

START SURVEY

***** SHARE YOUR FEEDBACK! ** ENTER FOR A CHANCE TO BE ** ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! ** ¡ENTRE EN EL SORTEO MENSUAL ** PARA SER UNO DE LOS CINCO GANADORES DE \$500! ** ** ENTER BY COMPLETING A SHORT SURVEY ** WITHIN ONE WEEK AT: www.lowes.com/survey ** Y O U R I D #891425 191152 551418 ** ** NO PURCHASE NECESSARY TO ENTER OR WIN. ** VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. ** OFFICIAL RULES & WINNERS AT: www.lowes.com/survey *****

Thank you for shopping at Lowe's.
To see our return policy, visit Lowe's.com/returns

LOWE'S PRICE PROMISE
FOR MORE DETAILS, VISIT
LOWES.COM/PRICEPROMISE

[My Account](#) | [Contact Us](#) | [Find a Store](#) | [Privacy Statement](#) | [Billing Policy](#)



[Lowe's App](#) | [Return & Refund Policy](#)



Brittany West <awgclubhouse@gmail.com>

Your Lowe's Purchase Receipt

1 message

Lowe's Home Improvement <do-not-reply@receipt.lowes.com>
To: awgclubhouse@gmail.com

Wed, Sep 17, 2025 at 9:07 AM



Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

LOWE'S HOME CENTERS, LLC
10425 GIBSONTON DRIVE
Riverview , FL 33578
(813) 313-1424

Transaction # : 144111462
Order # : 202509171911144111462
Order Date : 09/17/25 09:07:12



Item	Price
SAKRETE 10-LB TYPE S MORT	\$ 7.48
Item #: 2130352	
1 @ 7.48	
Invoice 79761 Subtotal	\$ 7.48

Invoice 79761 Subtotal	\$ 7.48
Subtotal	\$ 7.48
Total Tax	\$ 0.56
Total	\$ 8.04

Total # of items purchased: 1
Excludes fees, services and special order items

Payment: VISA ending in 6118	\$ 8.04
AuthTime	09/17/25 09:07:02
AuthCD	807170
REFID	191143761325
TSI	6800
AID	A0000000031010
TVR	8080008000
Customer Code	NA



Brittany West <awgclubhouse@gmail.com>

Your Lowe's Purchase Receipt

1 message

Lowe's Home Improvement <do-not-reply@receipt.lowes.com>
To: awgclubhouse@gmail.com

Thu, Sep 18, 2025 at 9:06 AM



Your Lowe's Receipt

Thanks for shopping at Lowe's. Use this just like you would a paper receipt for proof of purchase, record keeping, returns and more.

LOWE'S HOME CENTERS, LLC
10425 GIBSONTON DRIVE
Riverview , FL 33578
(813) 313-1424

Transaction # : 7726629
Order # : 2025091819117726629
Order Date : 09/18/25 09:06:33



Item	Price
SAKRETE 10-LB TYPE S MORT	\$ 7.48
Item #: 2130352	
1 @ 7.48	
Invoice 83067 Subtotal	\$ 7.48

Invoice 83067 Subtotal	\$ 7.48
Subtotal	\$ 7.48
Total Tax	\$ 0.56
Total	\$ 8.04

Total # of items purchased: 1
Excludes fees, services and special order items

Payment: VISA ending in 6118	\$ 8.04
AuthTime	09/18/25 09:06:25
AuthCD	808160
REFID	191143067312
TSI	6800
AID	A0000000031010
TVR	8080008000
Customer Code	NA

The UPS Store #5215C
13194 US HWY 301
RIVERVIEW, FL 33576-7410
813-741-1140

UPS Store
13194 US HWY 301
RIVERVIEW, FL 33576-7410
813-741-1140

Terminal....: P05215C
Employee....: 360947

Date.: 9/18/2025
Time.: 02:16 PM

ITEM NAME	QTY	PRICE	TOTAL
-----------	-----	-------	-------

Ground Commercial

1 0

\$13.39

\$13.39

Tax

\$0.00

WHAZBAGJ912

Tracking Number - 1ZXJ15150301125914

Ground Commercial

1 0

\$13.85

\$13.85

Tax

\$0.00

WHAZBAG7480

Tracking Number - 1ZXJ15150301126599

Chipboard Mailer 12.25x9.75

2 0

\$2.49

\$4.98

Tax

\$0.37

Subtotal

\$32.22

Shipping/Other Charges

\$0.00

Total tax

\$0.37



Cards

Items Designated RA are NOT eligible
for Returns, Refunds or Exchanges

US Postal Rates Are Subject to Surcharge



1 2 5 0 9 1 8 5 2 1 5 C 0 5 8 9 6 5

View The UPS Store, Inc.'s privacy notice at
<https://www.theupsstore.com/privacy-policy>

Win a \$250 gift card

Tell us how we're doing for your chance to win a

\$250 Amazon.com® Gift Card, a \$100 Amazon.com®

Gift Card, or a \$50 Amazon.com® Gift Card each month.

Scan the QR code or go to the link to take the survey.



<https://www.theupsstore.com/pr>

Order Summary

Order placed September 24, 2025 Order # 111-8607453-0847427

Ship to

Ayersworth Glen
CLUBHOUSE
11102 AYERSWORTH GLEN BLVD
WIMAUMA, FL 33598-6202
United States

Payment method

Visa ending in 6118

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$53.48
Shipping & Handling:	\$0.00
Total before tax:	\$53.48
Estimated tax to be collected:	\$0.00
Grand Total:	\$53.48

Arriving tomorrow

RMS 2-Pack 34 Inch Extra Long Grabber Reacher with Rotating Jaw - Mobility Aid
Reaching Assist Tool (Yellow)

Sold by: My RMS Store

Supplied by: Other

\$34.99



CLEANHOME Rubber Floor Squeegee for Concrete Floor, Tile Floor, Metal
Aluminium Heavy Duty Garage Shower Floor Squeegee Broom for Removing Water,
Commercial Scrubber Mop with Extendable Long Handle

Sold by: CLEANHOME Life

Supplied by: Other

\$18.49



**How doers
get more done.**

3730 SUN CITY CTR.BLVD
SUNCITY CENTER FL 33573 (813)633-3161

6951 00052 20736 09/24/25 09:35 AM
SALE CASHIER VANESSA

764661131601 SAKRT MORTAR <A> 8.98N
60LB SAKRETE TYPE S MORTAR MIX
020066259396 STRIPING 6PK <A>
PRO STRIPING WHITE CNT 6PK
2@45.98 91.96N

SUBTOTAL 100.94
SALES TAX 0.00

TAX EXEMPT TOTAL \$100.94

XXXXXXXXXXXX6118 VISA USD\$ 100.94

AUTH CODE 804273/4526150 TA

Chip Read

AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: HIGHLANDS

6951 09/24/25 09:35 AM



6951 52 20736 09/24/2025 7513

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON

A 1 90 12/23/2025



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LOVE'S HOME CENTERS, LLC
10425 GIBSONTON DRIVE
RIVERVIEW, FL 33578 (813) 313-1424

- SALE -

SALES#: S1911TH7 5343779 TRANS#: 910924855 09-26-25

158668 PS 1000FT YELLOW CAUTION 23.96
2 @ 11.98

SUBTOTAL: 23.96
TOTAL TAX: 0.00
INVOICE 84086 TOTAL: 23.96
VISA: 23.96

***** MY LOWE'S PRO REWARDS *****

EST. POINTS EARNED: 23*

* Points are awarded on eligible purchases
for orders that have been settled and fulfilled

VISA: XXXXXXXXXXXX6118 AMOUNT: 23.96 AUTHCD: 806240
CHIP REFID: 191117086712 09/26/25 09:04:52
CUSTOMER CODE: na
TVR : 8080008000
TSI : 6800.AID : A0000000031010

STORE: 1911 TERMINAL: 17 09/26/25 09:05:07
OF ITEMS PURCHASED: 2
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOVE'S.
FOR FULL DETAILS ON OUR RETURN POLICY, VISIT
LOWES.COM/RETURNS
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

MY LOWE'S REWARDS CREDIT CARDHOLDERS GET MORE.
FOR DETAILS VISIT LOWES.COM/MYLOWESREWARDS

SHARE YOUR FEEDBACK!
ENTER FOR A CHANCE TO BE



Brands	About Us	Contact Us	Shipping	Returns	Payments	Privacy & Security
------------------------	--------------------------	----------------------------	--------------------------	-------------------------	--------------------------	--

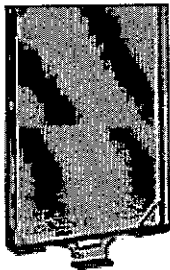
Thank you Brittany!

Your order number is 92284

Your order was sent to us but is currently awaiting payment. Once we receive the payment for your order, it will be completed. If you've already provided payment details then we will process your order manually and send you an email when it's completed.

Create an account for a faster checkout in the future

Order Summary
2 Items



Subtotal

\$13.92

Shipping

\$6.99

Total (USD)

\$20.91

CONTACT US

739 South Henderson Street
Galesburg, IL 61401
United States of America

ACCOUNT

Wishlist
Login or Sign Up
Shipping & Returns

NAVIGATE

Brands
About Us
Contact Us
Shipping
Returns
Payments
Privacy & Security

POPULAR BRANDS

Baldor
Leviton
ABB/General Electric
ABB Installation Products
Milwaukee
Appleton
Bussmann
Ideal
Minerallac
Bridgeport



Brittany West <awgclubhouse@gmail.com>

Mailchimp Order

1 message

No Reply - Mailchimp <no-reply@mailchimp.com>
To: awgclubhouse@gmail.com

Sat, Sep 13, 2025 at 2:29 AM



Your order has been processed.

Order MC22343043

Processed on September 13, 2025 02:29 AM New York.

Monthly plan	\$54.00
1501 - 2500 subscribers.	
Intuit Assist for Mailchimp*	\$0.00
AI-powered marketing	

Paid via Visa ending in 6118 which expires 03/2030
on September 13, 2025

\$54.00

Balance as of September 13, 2025	\$0.00
---	---------------

* Intuit Assist functionality (beta) is available to certain users with Premium, Standard and Legacy plans in select countries in English only. Access to Intuit Assist is available at no additional cost at this time. Pricing, terms, conditions, special features and service options are subject to change without notice. Availability of features and functionality varies by plan type. Features may be broadly available soon but represents no obligation and should not be relied on in making a purchasing decision. For details, please view Mailchimp's various plans and pricing.

Issued to

Brittany West
awgclubhouse
awgclubhouse@gmail.com
Highlands Community Development District
11555 Heron Bay Blvd Ste. 201 Coral Springs,
FL 33076
8136333322
Tax ID: 858013688134C9

Issued by

Mailchimp
c/o The Rocket Science Group, LLC
405 N. Angier Ave. NE, Atlanta, GA 30308 USA
www.mailchimp.com
Tax ID: US EIN 58-2554149



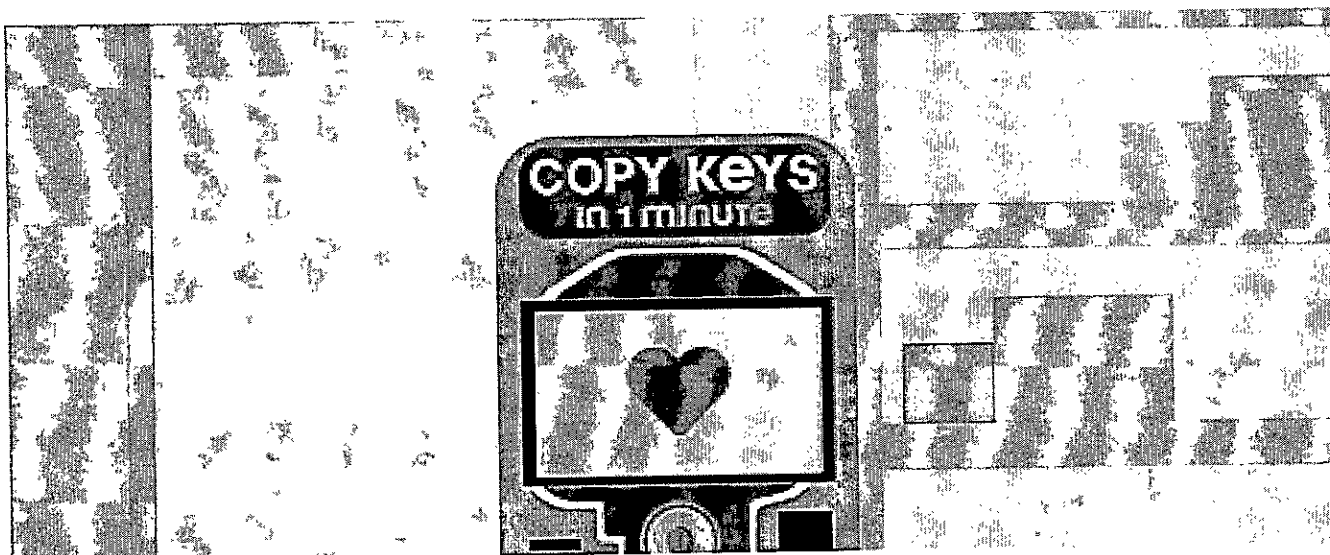
Brittany West <awgclubhouse@gmail.com>

Minute Key Receipt

1 message

Minute Key <info@minutekey.com>
To: awgclubhouse@gmail.com

Wed, Sep 24, 2025 at 9:23 AM



YOU HAVE GREAT TASTE!

WATCH FOR YOUR ORDER IN THE MAIL

Brittany, your new keys will ship within 3-5 business days.
We'll send you another email once it ships with your tracking details.

Order Number:
H7IOPJURY1

2 of 2 keys will ship to you in 3-5 business days

Shipping Information:

Brittany West

11102 Ayersworth Glen Blvd

Wimauma, FL 33598

Metal x 2 (Shipped)	\$24.00
Shipping	FREE
Subtotal	\$24.00
Tax	\$1.56

Total Paid
Card Ending in Visa *6118

\$25.56

October 24, 2025

Invoice Number: 3164516102425

Account Number: 8337 12 029 3164516

Security Code: 2577

Service At: 11102 AYERSWORTH GLEN BLVD
WIMAUMA FL 33598-6202

Auto Pay Notice

Contact UsVisit us at SpectrumBusiness.net

Or, call us at 855-252-0675

Summary *Service from 10/24/25 through 11/23/25
details on following pages*

Previous Balance	176.32
Payments Received -Thank You!	-176.32
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 11/11/25	
Total Due by Auto Pay	\$176.32

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.

**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 DY RP 24 10252025 NNNNNNNN 01 001464 0005HIGHLAND CDD
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

October 24, 2025

HIGHLAND CDD

Invoice Number: 3164516102425

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: 3164516102425
 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 DY RP 24 10252025 NNNNNNNN 01 001464 0005

Charge Details

Previous Balance		176.32
EFT Payment	10/11	-176.32
Remaining Balance		\$0.00

Payments received after 10/24/25 will appear on your next bill.

Service from 10/24/25 through 11/23/25

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: 3164516102425
Account Number: 8337 12 029 3164516
Security Code: 2577

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

8633 2390 DY RP 24 10252025 NNNNNNNN 01 001464 0005

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 \$1.20, 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.



October 24, 2025

Invoice Number:
Account Number::
Security Code:

HIGHLAND CDD
3164516102425
8337 12 029 3164516
2577



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 24 10252025 NNNNNNNN 01 001464 0005



HIGHLANDS CDD		ACH			
TECO	FY2024		FY 2025		
DATE:	11/3/2025				
INV:	110325-ACH				
Account No.	Service Address	Descrip/Meter	Meter #		ACH 11/17/25
211004160142	324 S FALKENBURG RD	STREET LIGHTS	66 Poles	543057-53100	9/10-10/8/25
211004160407	10955 AYERSWORTH GLEN BLVD	GEN - NON DEMAND	1000554078	543063-53100	\$ 1,970.62
211004160639	10951 AYERSWORTH GLEN WQL	GEN - NON DEMAND	1000468286	543063-53100	\$ 23.01
211004160985	14451 LOCH LAUREN WY	WELL - NON DEMAND	1000489595	543063-53100	\$ 285.36
211004161157	11102 AYERSWORTH GLEN BLVD	GEN - CLB HOUSE	1000555873	543079-53100	\$ 26.05
211004161421	11102 AYERSWORTH GLEN BLVD	GEN - NON DEMAND	1000555876	543079-53100	\$ 47.11
211004161561	11102 AYERSWORTH GLEN BLVD	STREET LIGHTS	5 POLES	543063-53100	\$ 425.71
211004161793	11299 AYERSWORTH GLEN WL	GEN - NON DEMAND	1000554079	543057-53100	\$ 313.05
211004162023	AYERSWORTH GLN PH 2B	STREET LIGHTS	85/47 POLES	543063-53100	\$ 283.85
211004162247	AYERSWORTH GLEN PH 2A	STREET LIGHTS	33 POLES	543057-53100	\$ 6,345.45
211004162452	11407 RD 672	GEN NON DEMAND	SUMP PUMP	543057-53100	\$ 1,549.38
211004162908	RD 672/301/5ESS	STREET LIGHTS	74 POLES	543063-53100	\$ 82.13
211004163138	HIGHLAND ESTS S PH 1	STREET LIGHTS	41 POLES	543057-53100	\$ 2,329.14
211018229834	14904 TROPICAL VIOLET WAY PMP	NON DEMAND - PMP	1000555189	543057-53100	\$ 1,224.18
211023911210	11104 AYERSWORTH GLEN BLVD	SIGN	1000651539	543063-53100	\$ 114.17
211023936407	11195 AYERSWORTH GLEN BLVD	LIGHTING	1000599122	543063-53100	\$ 23.19
221007665757	AYERSWORTH GLEN PH 5	STREET LIGHTS	9 POLES	543063-53100	\$ 20.32
221007846795	AYERSWORTH GLEN PH 3B	STREET LIGHTS	34 POLES	543057-53100	\$ 422.54
221007860416	AYERSWORTH GLEN PH 4	STREET LIGHTS	27 POLES	543057-53100	\$ 1,596.31
211004160787	10501 AYERSWORTH GLEN WL	GEN NON DEMAND	1000468285	543110-53100	\$ 1,267.66
Total (20)					\$ 331.58
					\$ 18,680.81
		Street Lights	543057.53100		\$ 17,018.33
		Utility Services	543063.53100		\$ 1,283.79
		Recreation Facilities	543079.53100		\$ 47.11
		Pool	543110.53100		\$ 331.58
		CREDITS			\$ (2.99)
		TOTAL			\$ 18,677.82



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

Statement Date: November 03, 2025

Amount Due: \$18,677.82

Due Date: November 17, 2025

Account #: 321000017129

DO NOT PAY. Your account will be drafted on November 17, 2025

Account Summary

Previous Amount Due	\$18,809.52
Payment(s) Received Since Last Statement	-\$18,812.51
Credit Balance After Payments and Credits	-\$2.99
Current Month's Charges	\$18,680.81

Amount Due by November 17, 2025 \$18,677.82

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

Your Locations With The Highest Usage

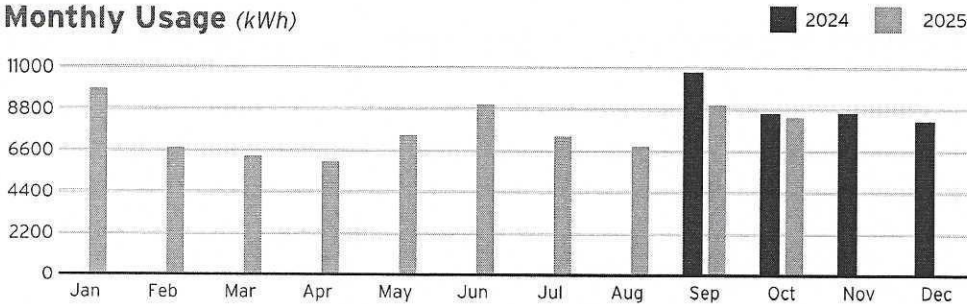
11102 AYERSWORTH
GLEN BLVD, WIMAUMA,
FL 33598-6202 **2,406 KWH**

10501 AYERSWORTH
GLEN WL, WIMAUMA,
FL 33598-0000 **1,720 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: November 17, 2025

Amount Due: \$18,677.82

Payment Amount: \$ _____

700375003667

Your account will be
drafted on November 17, 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.




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 FALKENBURG 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	10/08/2025	1,898		1,882		16 kWh	1	29 Days	\$23.01
									 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	10/08/2025	67,611		66,038		1,573 kWh	1	29 Days	\$285.36
									 15.5%

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	10/08/2025	3,554		3,520		34 kWh	1	29 Days	\$26.05
									 5.6%

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	Multiplier	Billing Period	Amount
1000555873	10/08/2025	6,477		6,318		159 kWh	1	29 Days	\$47.11
									5.3%

Service Address: 11102 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-6202

Sub-Account Number: 211004161421

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555876	10/08/2025	40,506		38,100		2,406 kWh	1	29 Days	\$425.71
									16.1%

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	Multiplier	Billing Period	Amount
1000554079	10/08/2025	4,686		3,122		1,564 kWh	1	29 Days	\$283.85
									11.0%

Service Address: AYERSWORTH GLN, PH 2B, WIMAUMA, FL 33598-0000

Sub-Account Number: 211004162023

Amount: \$6,345.45

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	Multiplier	Billing Period	Amount
1000852366	10/08/2025	15,249		14,878		371 kWh	1	28 Days	\$82.13
									40.7%

Service Address: RD 672/RD 301/.5E SS, WIMAUMA, FL 33598-0000

Sub-Account Number: 211004162908

Amount: \$2,329.14

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	10/08/2025	21,769		21,212		557 kWh	1	29 Days	\$114.17
									2.6%

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	10/08/2025	900		883		17 kWh	1	29 Days	\$23.19
									0.0%

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	10/08/2025	853		853		0 kWh	1	29 Days	\$20.32
									100.0%

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	10/08/2025	9,384		7,664		1,720 kWh	1	29 Days	\$331.58
									54.0%

Total Current Month's Charges**\$18,680.81**



Sub-Account #: 211004160142
Statement Date: 10/29/2025

Service Address: 324 S FALKENBURG RD, TAMPA, FL 33619-8026

Service Period: 09/20/2025 - 10/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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: 10/29/2025

Service Address: 10955 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-0000

Meter Read

Service Period: 09/10/2025 - 10/08/2025

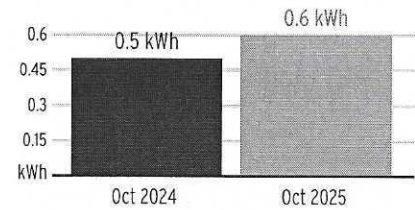
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000554078	10/08/2025	1,898	1,882		16 kWh	1	29 Days

Charge Details

⚡ Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
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			\$0.53
Electric Service Cost			\$21.22
State Tax			\$1.79
Total Electric Cost, Local Fees and Taxes			\$23.01

Avg kWh Used Per Day



Current Month's Electric Charges

\$23.01

Billing information continues on next page →



Sub-Account #: 211004160639
Statement Date: 10/29/2025


Service Address: 10951 AYERSWORTH GLEN WL, WIMAUMA, FL 33598-0000

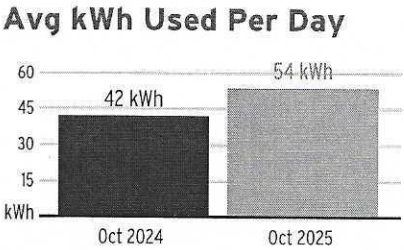
Meter Read

Service Period: 09/10/2025 - 10/08/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000468286	10/08/2025	67,611	66,038	1,573 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	1,573 kWh @ \$0.08641/kWh		\$135.92
Fuel Charge	1,573 kWh @ \$0.03391/kWh		\$53.34
Storm Protection Charge	1,573 kWh @ \$0.00577/kWh		\$9.08
Clean Energy Transition Mechanism	1,573 kWh @ \$0.00418/kWh		\$6.58
Storm Surcharge	1,573 kWh @ \$0.02121/kWh		\$33.36
Florida Gross Receipt Tax			\$6.58
Electric Service Cost			\$263.13
State Tax			\$22.23
Total Electric Cost, Local Fees and Taxes			\$285.36



Current Month's Electric Charges \$285.36

Billing information continues on next page →



Sub-Account #: 211004160985
Statement Date: 10/29/2025

Service Address: 14451 LOCH LAUREN WY, WIMAUMA, FL 33598-0000

Meter Read


Meter Location: WELL

Service Period: 09/10/2025 - 10/08/2025

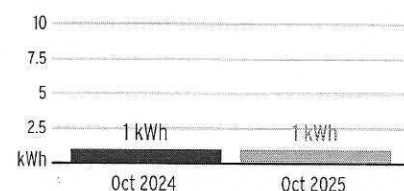
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489595	10/08/2025	3,554		3,520		34 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	34 kWh @ \$0.08641/kWh		\$2.94
Fuel Charge	34 kWh @ \$0.03391/kWh		\$1.15
Storm Protection Charge	34 kWh @ \$0.00577/kWh		\$0.20
Clean Energy Transition Mechanism	34 kWh @ \$0.00418/kWh		\$0.14
Storm Surcharge	34 kWh @ \$0.02121/kWh		\$0.72
Florida Gross Receipt Tax			\$0.60
Electric Service Cost			\$24.02
State Tax			\$2.03
Total Electric Cost, Local Fees and Taxes			\$26.05

Avg kWh Used Per Day



Current Month's Electric Charges

\$26.05

Billing information continues on next page →



Sub-Account #: 211004161157
Statement Date: 10/29/2025

Service Address: 11102 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-6202

Meter Read


Meter Location: Cbhs

Service Period: 09/10/2025 - 10/08/2025

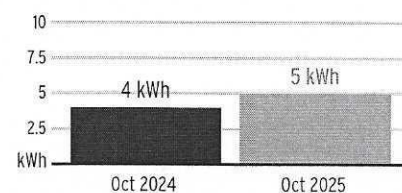
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000555873	10/08/2025	6,477	6,318	159 kWh	1	29 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	159 kWh @ \$0.08641/kWh		\$13.74
Fuel Charge	159 kWh @ \$0.03391/kWh		\$5.39
Storm Protection Charge	159 kWh @ \$0.00577/kWh		\$0.92
Clean Energy Transition Mechanism	159 kWh @ \$0.00418/kWh		\$0.66
Storm Surcharge	159 kWh @ \$0.02121/kWh		\$3.37
Florida Gross Receipt Tax			\$1.09
Electric Service Cost			\$43.44
State Tax			\$3.67
Total Electric Cost, Local Fees and Taxes			\$47.11

Avg kWh Used Per Day



Current Month's Electric Charges

\$47.11

Billing information continues on next page →



Sub-Account #: 211004161421
Statement Date: 10/29/2025

Service Address: 11102 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-6202

Meter Read

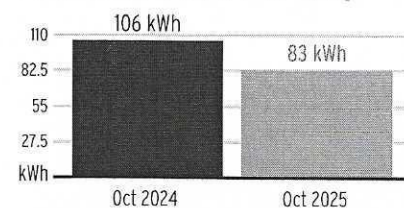
Service Period: 09/10/2025 - 10/08/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000555876	10/08/2025	40,506	38,100	2,406 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	2,406 kWh @ \$0.08641/kWh	\$207.90
Fuel Charge	2,406 kWh @ \$0.03391/kWh	\$81.59
Storm Protection Charge	2,406 kWh @ \$0.00577/kWh	\$13.88
Clean Energy Transition Mechanism	2,406 kWh @ \$0.00418/kWh	\$10.06
Storm Surcharge	2,406 kWh @ \$0.02121/kWh	\$51.03
Florida Gross Receipt Tax		\$9.81
Electric Service Cost		\$392.54
State Tax		\$33.17
Total Electric Cost, Local Fees and Taxes		\$425.71

Current Month's Electric Charges

\$425.71

Billing information continues on next page →



Sub-Account #: 211004161561
Statement Date: 10/29/2025

Service Address: 11102 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-6202

Service Period: 09/10/2025 - 10/08/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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: 10/29/2025

Service Address: 11299 AYERSWORTH GLEN WL, WIMAUMA, FL 33598-0000

Meter Read

Service Period: 09/10/2025 - 10/08/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000554079	10/08/2025	4,686		3,122		1,564 kWh	1	29 Days

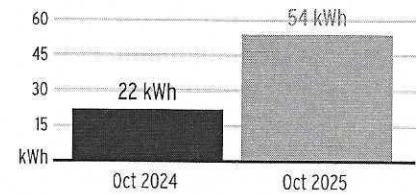
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,564 kWh @ \$0.08641/kWh	\$135.15
Fuel Charge	1,564 kWh @ \$0.03391/kWh	\$53.04
Storm Protection Charge	1,564 kWh @ \$0.00577/kWh	\$9.02
Clean Energy Transition Mechanism	1,564 kWh @ \$0.00418/kWh	\$6.54
Storm Surcharge	1,564 kWh @ \$0.02121/kWh	\$33.17
Florida Gross Receipt Tax		\$6.54
Electric Service Cost		\$261.73
State Tax		\$22.12
Total Electric Cost, Local Fees and Taxes		\$283.85

Avg kWh Used Per Day



Current Month's Electric Charges

\$283.85

Billing information continues on next page →



Sub-Account #: 211004162023
Statement Date: 10/29/2025

Service Address: AYERSWORTH GLN, PH 2B, WIMAUMA, FL 33598-0000

Service Period: 09/10/2025 - 10/08/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1504 kWh @ \$0.03412/kWh	\$51.32
Fixture & Maintenance Charge	85 Fixtures	\$919.34
Lighting Pole / Wire	85 Poles	\$2793.95
Lighting Fuel Charge	1504 kWh @ \$0.03363/kWh	\$50.58
Storm Protection Charge	1504 kWh @ \$0.00559/kWh	\$8.41
Clean Energy Transition Mechanism	1504 kWh @ \$0.00043/kWh	\$0.65
Storm Surcharge	1504 kWh @ \$0.01230/kWh	\$18.50
Florida Gross Receipt Tax		\$3.32
State Tax		\$289.72
State Tax		\$154.54

Lighting Charges **\$4,290.33**

Current Month's Electric Charges

\$4,290.33

Billing information continues on next page →



Sub-Account #: 211004162023
Statement Date: 10/29/2025

Service Address: AYERSWORTH GLN, PH 2B, WIMAUMA, FL 33598-0000

Service Period: 09/10/2025 - 10/08/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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		\$1.99
State Tax		\$1.00

Lighting Charges

\$2,055.12

Current Month's Electric Charges

\$2,055.12

Billing information continues on next page →



Sub-Account #: 211004162247
Statement Date: 10/29/2025

Service Address: AYERSWORTH GLEN PH 2A DR, WIMAUMA, FL 33598-0000

Service Period: 09/10/2025 - 10/08/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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: 10/29/2025

Service Address: 11407 RD 672, LITHIA, FL 33547-0000

Meter Read


Meter Location: SUMP PUMP

Service Period: 09/11/2025 - 10/08/2025

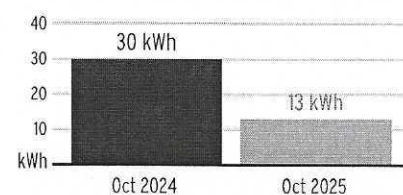
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000852366	10/08/2025	15,249	14,878	371 kWh	1	28 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	28 days @ \$0.63000		\$17.64
Energy Charge	371 kWh @ \$0.08641/kWh		\$32.06
Fuel Charge	371 kWh @ \$0.03391/kWh		\$12.58
Storm Protection Charge	371 kWh @ \$0.00577/kWh		\$2.14
Clean Energy Transition Mechanism	371 kWh @ \$0.00418/kWh		\$1.55
Storm Surcharge	371 kWh @ \$0.02121/kWh		\$7.87
Florida Gross Receipt Tax			\$1.89
Electric Service Cost			\$75.73
State Tax			\$6.40
Total Electric Cost, Local Fees and Taxes			\$82.13

Avg kWh Used Per Day



Current Month's Electric Charges

\$82.13

Billing information continues on next page →



Sub-Account #: 211004162908
Statement Date: 10/29/2025

Service Address: RD 672/RD 301/.5E SS, WIMAUMA, FL 33598-0000

Service Period: 09/20/2025 - 10/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	1184 kWh @ \$0.03412/kWh	\$40.40
Fixture & Maintenance Charge	74 Fixtures	\$694.12
Lighting Pole / Wire	74 Poles	\$1367.08
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		\$163.42

Lighting Charges

\$2,329.14

Current Month's Electric Charges

\$2,329.14

Billing information continues on next page →



Sub-Account #: 211004163138
Statement Date: 10/29/2025

Service Address: HIGHLAND ESTS S, PH I, WIMAUMA, FL 33598-0000

Service Period: 09/20/2025 - 10/20/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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: 10/29/2025

Service Address: 14904 TROPICAL VIOLET WAY, PMP, WIMAUMA, FL 33598-2427

Meter Read

Service Period: 09/10/2025 - 10/08/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000555189	10/08/2025	21,769	21,212	557 kWh	1	29 Days

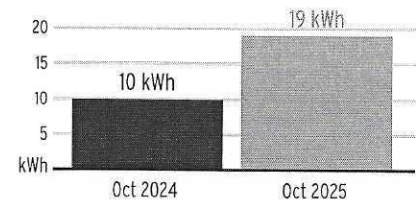
Charge Details



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	557 kWh @ \$0.08641/kWh	\$48.13
Fuel Charge	557 kWh @ \$0.03391/kWh	\$18.89
Storm Protection Charge	557 kWh @ \$0.00577/kWh	\$3.21
Clean Energy Transition Mechanism	557 kWh @ \$0.00418/kWh	\$2.33
Storm Surcharge	557 kWh @ \$0.02121/kWh	\$11.81
Florida Gross Receipt Tax		\$2.63
Electric Service Cost		\$105.27
State Tax		\$8.90
Total Electric Cost, Local Fees and Taxes		\$114.17

Avg kWh Used Per Day



Current Month's Electric Charges

\$114.17

Billing information continues on next page →



Sub-Account #: 211023911210
Statement Date: 10/29/2025

Service Address: 11104 AYERSWORTH GLEN BLVD, SIGN, WIMAUMA, FL 33598-6202

Meter Read

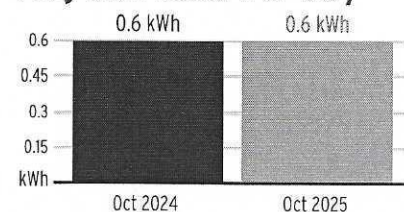
Service Period: 09/10/2025 - 10/08/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000651539	10/08/2025	900		883		17 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	17 kWh @ \$0.08641/kWh	\$1.47
Fuel Charge	17 kWh @ \$0.03391/kWh	\$0.58
Storm Protection Charge	17 kWh @ \$0.00577/kWh	\$0.10
Clean Energy Transition Mechanism	17 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.02121/kWh	\$0.36
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.38
State Tax		\$1.81
Total Electric Cost, Local Fees and Taxes		\$23.19

Current Month's Electric Charges

\$23.19

Billing information continues on next page →



Sub-Account #: 211023936407
Statement Date: 10/29/2025

Service Address: 11195 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598

Meter Read


Meter Location: LIGHTING

Service Period: 09/10/2025 - 10/08/2025

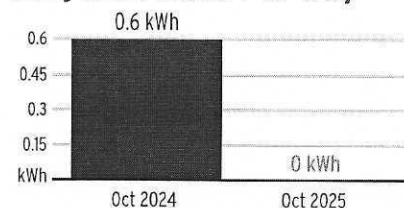
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000599122	10/08/2025	853		853		0 kWh	1	29 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Florida Gross Receipt Tax		\$0.47
Electric Service Cost		\$18.74
State Tax		\$1.58
Total Electric Cost, Local Fees and Taxes		\$20.32

Avg kWh Used Per Day



Current Month's Electric Charges

\$20.32

Billing information continues on next page →



Sub-Account #: 221007665757
Statement Date: 10/29/2025

Service Address: AYERSWORTH GLEN PH 5, LIGHTS, WIMAUMA, FL 33598

Service Period: 09/10/2025 - 10/08/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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: 10/29/2025

Service Address: AYERSWORTH GLEN PH 3B, LIGHTS, WIMAUMA, FL 33598

Service Period: 09/10/2025 - 10/08/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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: 10/29/2025

Service Address: AYERSWORTH GLEN PH 4, LIGHTS, WIMAUMA, FL 33598

Service Period: 09/10/2025 - 10/08/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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: 10/29/2025

Service Address: 10501 AYERSWORTH GLEN WL, WIMAUMA, FL 33598-0000

Meter Read

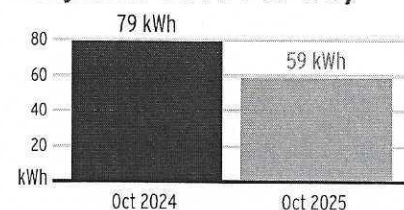
Service Period: 09/10/2025 - 10/08/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000468285	10/08/2025	9,384	7,664	1,720 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	1,720 kWh @ \$0.08641/kWh	\$148.63
Fuel Charge	1,720 kWh @ \$0.03391/kWh	\$58.33
Storm Protection Charge	1,720 kWh @ \$0.00577/kWh	\$9.92
Clean Energy Transition Mechanism	1,720 kWh @ \$0.00418/kWh	\$7.19
Storm Surcharge	1,720 kWh @ \$0.02121/kWh	\$36.48
Florida Gross Receipt Tax		\$7.15

Electric Service Cost **\$285.97**

State Tax \$24.16

Total Electric Cost, Local Fees and Taxes **\$310.13**



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

\$331.58

Total Current Month's Charges

\$18,680.81



INVOICE

Page 1 of 2

Customer ID:

25-63011-93003

Customer Name:

HIGHLANDS CDD

Service Period:

11/01/25-11/30/25

Invoice Date:

10/27/2025

Invoice Number:

0199212-2206-3

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**Nov 26, 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**\$269.07**

If payment is received after
11/26/2025: **\$ 275.80**

Previous Balance

269.07

+

Payments

(269.07)

+

Adjustments

0.00

+

**Current Invoice
Charges**

269.07

=

**Total Account
Balance Due**

269.07

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.



Please detach and send the lower portion with payment --- (no cash or staples) ---



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)
10/27/2025	0199212-2206-3	25-63011-93003
Payment Terms	Total Due	Amount
Total Due by 11/26/2025	\$269.07	
If Received after 11/26/2025	\$275.80	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***

Your bank account will be drafted \$269.07.

2206000256301193003001992120000002690700000026907 9

10290C07

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



174 Thorn Hill Rd., Warrendale, PA 15086

INVOICE

RETURN SERVICE REQUESTED

HIGHLANDS CDD C/O INFRAMARK LL
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

Customer No. 7069921
Invoice No. 71125669
Invoice Date 11/14/2025
P.O. No.
Due Date 12/14/2025

DATE(S) OF SERVICE	DESCRIPTION	QTY	UNIT PRICE	EXT. AMOUNT
11/28/2025 - 12/27/2025	AYERSWORTH GLEN CLU 11102 AYERSWORTH G 33598			\$2.00
11/28/2025 - 12/27/2025	Paper Statement Fee			\$51.97
	Professional 24/7 Monitoring Protection			

Sub Total \$53.97
Discounts -\$2.00
Tax \$0.00
Total \$51.97

Save a Tree...
Go Paperless!



Call today to sign up
for paperless billing
1.800.776.8328



174 Thorn Hill Rd., Warrendale, PA 15086

INVOICE

Invoice No.	Amount Due
71125669	\$51.97

Make Checks Payable To:

GUARDIAN PROTECTION SERVICES, INC
174 THORN HILL ROAD
WARRENDALE, PA 15086



☐ Check here for change of address (see reverse for details)
☐ Check here to pay by credit card (see reverse) ☐ VISA ☐ M/C ☐ DISCOVER ☐ AMEX

WELCOME TO YOUR NEW INVOICE



174 Thorn Hill Rd., Warrendale, PA 15086

RETURN SERVICE REQUESTED

Guardian Protection, Inc.
123 Main Street
Anytown, USA 12345-6789

SAMPLE INVOICE

1 Customer No. 123456

Invoice No. 12345678

Invoice Date 00/00/0000

P.O. No. 23456

2 Due Date 00/00/0000

3

DATE(S) OF SERVICE	DESCRIPTION	QTY	UNIT PRICE	EXT. AMOUNT
	Burg System # 314			
	Job# 123456789			
	Guardian Protection, Inc.			
	1234 Main Street			
	Anytown, USA 12345-6789			
	Equipment Installation	1.00	\$2,834.17	\$2,834.17
	Progress Billing	-1.00	\$850.00	-\$850.00
	Total Progress Bills To Date			\$233.82
	Site Tax			\$1,984.17
	Site Subtotal			

FINAL NOTICE: Your account is now 90 days past due and seriously delinquent. If you can not or will not remit payment immediately we may be forced to take legal action to collect this debt. Please call us immediately to avoid interruption of service and further collection action.

Sub Total \$1,984.17

Tax \$233.82

Total \$2,217.99

Save a Tree...
Go Paperless!



Call today to sign up
for paperless billing
1.800.776.8328



174 Thorn Hill Rd., Warrendale, PA 15086

SAMPLE INVOICE

Invoice No.	Amount Due
12345678	\$2,217.99

5 Make Checks Payable To:

GUARDIAN PROTECTION SERVICES, INC
174 THORN HILL ROAD
WARRENDALE, PA 15086



☐ Check here for change of address (see reverse for details)

☐ Check here to pay by credit card (see reverse)    

Page 1 of 2

- 1 Customer Number**

Unique number associated with your account. Please have this number available when calling customer service.
- 2 Due Date**

This is the date we must receive payment by to avoid a late fee.
- 3 Summary of Charges**

Detailed activity associated with your account for the billing period.
- 4 Important Messages**

Important messages concerning your account or services.
- 5 Remittance Address**

Address to send your payment. Please include remittance slip for proper credit to your account.

Have you moved or changed your phone number?

Please provide your new address or telephone number and return this portion with your payment. Your records will be updated on request.

Effective Date: _____ Contact Name: _____

New Address: _____ City: _____ State: _____ Zip: _____

Email Address: _____ Phone Number: _____

Work Number: _____ Signature: _____

We accept the following credit cards for payment:



Please choose one: ☐ Monthly ☐ One-Time Only

Card Number: _____ Expiration Date: _____ CVV: _____

New Address: _____ City: _____ State: _____ Zip: _____

Amount Authorized: \$ _____ Signature: _____



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HIGHLAND CDD	5632320000	11/14/2025	12/05/2025

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	10/15/2025	73069	11/14/2025	79879	6810 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$20.57
Water Base Charge	\$24.99
Water Usage Charge	\$7.63

Summary of Account Charges

Previous Balance	\$42.32
Net Payments - Thank You	\$-42.32
Total Account Charges	\$59.73

AMOUNT DUE	\$59.73
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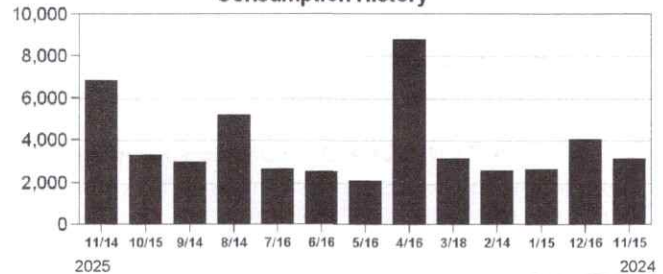
Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

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) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



HIGHLAND CDD
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

2,011 0

DUE DATE 12/05/2025

**Auto Pay Scheduled
DO NOT PAY**

0056323200008 00000059733



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HIGHLAND CDD	6632320000	11/14/2025	12/05/2025

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	10/14/2025	155928	11/14/2025	170606	14678 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$44.33
Water Base Charge	\$13.58
Water Usage Charge	\$35.51

Summary of Account Charges

Previous Balance	\$62.24
Net Payments - Thank You	-\$62.24
Total Account Charges	\$99.96
AMOUNT DUE	\$99.96

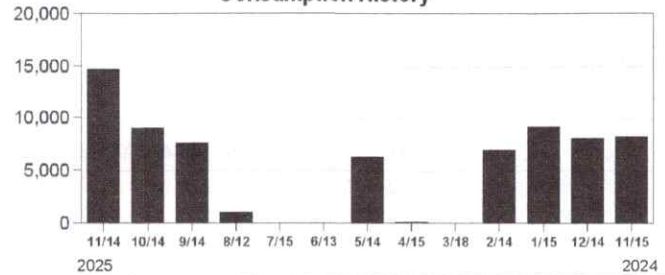
Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

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) 307-1000
Internet Payments: [HCFL.gov/WaterBill](https://www.hcfl.gov/WaterBill)
Additional Information: [HCFL.gov/Water](https://www.hcfl.gov/Water)



THANK YOU!



HIGHLAND CDD
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

2,385 0

DUE DATE 12/05/2025

Auto Pay Scheduled
DO NOT PAY

0066323200007 00000099960



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HIGHLAND HOMES	3932320000	11/14/2025	12/05/2025

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	10/15/2025	85508	11/13/2025	96685	11177 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$33.75
Water Base Charge	\$182.38
Water Usage Charge	\$12.52
Sewer Base Charge	\$113.92
Sewer Usage Charge	\$79.02

Summary of Account Charges

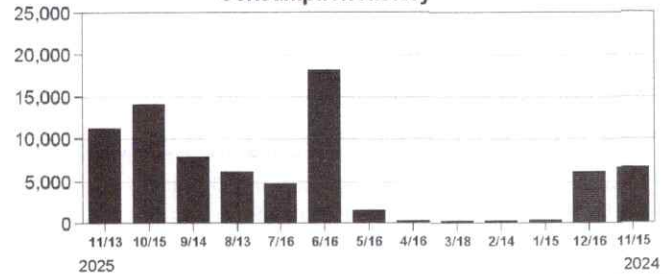
Previous Balance	\$427.63
Net Payments - Thank You	\$-427.63
Total Account Charges	\$428.13

AMOUNT DUE	\$428.13
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Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

Consumption History



Hillsborough
County Florida

Make checks payable to: BOCC

ACCOUNT NUMBER: 3932320000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



HIGHLAND HOMES
11555 HERON BAY BLVD
CORAL SPRINGS FL 33076-3360

1,416 8

DUE DATE	12/05/2025
AMOUNT DUE	\$428.13
AMOUNT PAID	

0039323200004 00000428136

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	<u>Highlands CDD</u>
Board Meeting Date:	<u>November 19, 2025</u>

Name		In Attendance Please X	Paid
1	Orlando Echevarria	X	\$200.00
2		<input type="text"/>	
3		<input type="text"/>	
4		<input type="text"/>	
5		<input type="text"/>	

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****

CHECK REQUEST FORM

District Name: Highlands CDD

Date: 10-Nov-25

Invoice Number: NOV.10.25-Series 2013,14,16 &18

Please issue a check to:

Vendor Name: Highlands CDD C/O US BANK

Vendor No.: V00089

Check amount: \$22,499.53

Please cut check from Acct. #: Bank United Account #2151

Please code to: 201.131000.1000 - \$4,609.54

203.131000.1000 - \$ 12,046.16

204.131000.1000 - \$5,843.83

Check Description/Reason: Tax Collections Series check request

Mailing instructions: Send to US Bank

Due Date for Check: ASAP

Requestor:

Manager's Approval: Helena Schneider

Date:

Highlands
Community Development District

11155 Heron Bay Blvd. Ste 201
Coral Springs, Florida 33076
(954) 753-5841

November 10, 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 FY25/FY26

Enclosed please find the following checks representing tax receipts collected for Highlands Community Development District.

Series 2013 Revenue	202274003	2,496.38	
Series 2014 Revenue	207833006	2,113.16	\$ 4,609.54
Series 2016 3A Revenue	262807000	3,116.14	
Series 2016 3C Revenue	265189000	2,950.41	
Series 2016 Revenue	237136000	5,979.61	\$ 12,046.16
Series 2018 3B & 5 Revenue	249047000	4,040.34	
Series 2018 4 Revenue	255272000	1,803.49	\$ 5,843.83
		<u>22,499.53</u>	

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

CHECK REQUEST FORM

District Name: Highlands CDD

Date: 17-Nov-25

Invoice Number: NOV.17.25-Series
2013,14,16 &18

Please issue a check to:

Vendor Name: Highlands CDD C/O US BANK

Vendor No.: V00089

Check amount: \$23,786.74

Please cut check from Acct. #: Bank United Account #2151

Please code to:	<u>201.131000.1000</u>	<u>4,825.10</u>
	<u>203.131000.1000</u>	<u>12,772.67</u>
	<u>204.131000.1000</u>	<u>6,188.97</u>

Check Description/Reason: FY26 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

November 17, 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 FY26

Enclosed please find the following checks representing tax receipts collected for Highlands Community Development District.

Series 2013 Revenue	202274003	2,621.36	
Series 2014 Revenue	207833006	2,203.74	\$ 4,825.10
Series 2016 3A Revenue	262807000	3,251.51	
Series 2016 3C Revenue	265189000	3,098.35	
Series 2016 Revenue	237136000	6,422.81	\$ 12,772.67
Series 2018 3B & 5 Revenue	249047000	4,289.88	
Series 2018 4 Revenue	255272000	1,899.09	\$ 6,188.97
		<u>23,786.74</u>	

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