

Highlands Community Development District

February 18, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 223 706 114 577

PASSCODE: f96tnw

[Click here to join the meeting](#)

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Highlands Community Development District

Board of Supervisors

Kangelia Baxter, Chairman
 Mark Bouthot, Vice Chairman
 Orlando Echevarria, Assistant Secretary
 Trang Chu, Assistant Secretary
 Joanna Pharos, 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 Liggett, Field Inspection
 Diana Kapatsyna, District Admin Assistant

Meeting Agenda Wednesday, February 18, 2026 – 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 Annuals Installation ProposalPage 25
 2. Consideration of Walls Plant Material Removal ProposalPage 30
 - E. Irrigation Report.....Page 37
 - F. District Engineer
 - G. District Counsel
 - H. District Manager
 - I. Onsite Manager
 1. Onsite Manager ReportPage 38
 5. **Business Items**
 - A. Consideration of Resolution 2026-05; General Election.....Page 40
 - B. Consideration of Complete IT Proposal.....Page 43
 6. **Business Administration**
 - A. Consideration of Minutes from the Meeting held on September 17, 2026 & January 21, 2026.....Page 49
 - B. Consideration of January 2026 Check Register.....Page 57
 7. **Supervisor Requests**
 8. **Audience Comments** – *Three (3) Minute Time Limit*
 9. **Adjournment**

The next meeting is scheduled for Wednesday, March 18, 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:
1/27/2026

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



Waterway Inspection Report | Page 1

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Waterway Inspection Report | Page 2

Site Assessments

Pond 1

Comments:

Normal Growth Observed

A very minimal amount of the submersed weed Slender Spike Rush was observed. This minimal amount will be targeted for treatment during the upcoming visits. No issues were observed with algae or shoreline weeds. Previously shoreline weeds were targeted for treatment and positive results were seen.



Pond 3B

Comments:

Normal Growth Observed

A minor amount of Slender Spike Rush and algae were observed around the shoreline perimeter. This growth will continue to be targeted for treatments during the upcoming visits. No issues were observed with shoreline weeds. The water level has remained low.



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Waterway Inspection Report | Page 3

Site Assessments

Pond 3C

Comments:

Normal Growth Observed

A very minimal amount of Slender Spike Rush was observed in a few small areas around the shoreline perimeter. This will be targeted for treatment during the upcoming visits. No issues were seen with shoreline weeds. Shoreline weeds were previously targeted for treatment and positive results were seen.



Pond 3C-1

Comments:

Site Looks Good

Pond 3c-1 continues to look good. Previous treatments have focused on Slender Spike Rush, algae, and shoreline weeds and positive results continue to be seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained slightly below a normal level.



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Site Assessments

Pond 6

Comments:

Normal Growth Observed

A minimal amount of Torpedograss and other invasive shoreline weeds were observed in a few areas around the perimeter. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or algae. The open water area looks great. The water level has remained low.



Pond 7

Comments:

Normal Growth Observed

A minor amount of Slender Spike Rush on the exposed perimeter and submersed growth was observed. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with other invasive shoreline weeds, or algae. The water level has remained low.



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Site Assessments

Pond 8

Comments:

Normal Growth Observed

A minor amount of Slender Spike Rush and algae was observed. This growth was no more than 1-2 ft in areas around the shoreline perimeter. This growth will be targeted for treatment during the upcoming visits. Shoreline weeds were previously treated along the exposed shoreline. This pond has remained at a low level.



Pond 12

Comments:

Normal Growth Observed

A minor amount of submersed Slender Spike Rush growth and very minimal algae growth were observed. This was observed in a few small areas around the shoreline perimeter. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with shoreline weeds. The water level has remained slightly below a normal level.



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Site Assessments

Pond 13

Comments:

Site Looks Good

Pond 13 continues to look great. The cattail growth in the middle section of the littoral shelf was treated previously and positive results were continue to be seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The littoral shelf area and the open water area both look great.



Pond 14

Comments:

Site Looks Good

Pond 14 continues to look great. Previously shoreline weeds were targeted for treatment and positive results were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is at a low level.



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Site Assessments

Pond 15A

Comments:

Site Looks Good

Pond 15A continues to look good. Previous treatments targeted shoreline weed growth on the exposed sediment around the perimeter. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level has remained low.



Pond 15B

Comments:

Normal Growth Observed

Pond 15B looks good overall. The site is currently dry with minimal invasive growth. Invasive growth on this site will continue to be targeted for treatment. A minor amount of smartweed growth was observed. If the smartweed growth becomes an issue it will be targeted for treatment.



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Site Assessments

Pond 16

Comments:

Site Looks Good

Pond 16 continues to look good. This pond was previously treated for minimal amounts of algae and shoreline weeds along the exposed sediment. Positive results have been seen from these previous treatments. The water level is currently low and most of the littoral shelf area is exposed.



Pond 17

Comments:

Normal Growth Observed

A minimal amount of Baby Tears growth was observed floating mostly in a few areas along the southern end of pond 17. This was previously treated and has resulted in this vegetation to float as it has detached from its roots in the sediment. This will continue to be targeted for treatment until further reduced. No issues were observed with algae, other submersed weeds, or shoreline weeds. The water level has remained at a low level.



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Site Assessments

Pond 20 North

Comments:

Site Looks Good

Pond 20 North continues to look good. Previous treatments have targeted on minimal Slender Spike Rush and algae growth. These have both been reduced. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is slightly below a normal level.



Pond 20 South

Comments:

Site Looks Good

Pond 20 South looks great. Shoreline weed treatment have continued to targeted minimal new growth along the perimeter of the pond. No issues were observed with algae, submersed weeds, or shoreline weeds. The pond has remained at a slightly below normal level.



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Site Assessments

Pond CM

Comments:

Normal Growth Observed

A new, minor growth of Slender Spike Rush was observed submersed, along the shoreline perimeter. This new growth will be targeted for treatment during the upcoming visits to keep the new growth to a minimum. No issues were observed with algae or shoreline weeds.



Pond PH2-3A East

Comments:

Normal growth was observed.

A minor amount of algae was observed in a few areas along the shoreline perimeter. The new algae growth will continue to be targeted for treatment during the upcoming visits. No issues were observed with shoreline weeds or submersed weeds. The water level has remained low.



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Waterway Inspection Report | Page 11

Site Assessments

PH2-3A West

Comments:

Normal Growth Observed

A minor growth of Slender Spike Rush was observed in the north easter corner of the pond. The new growth was limited to just this corner. During the upcoming visits this new growth will be targeted for treatment. Previously shoreline weeds were targeted for treatment along the exposed sediment and positive results were seen. The water level has remained low.



PH5

Comments:

Normal Growth Observed

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



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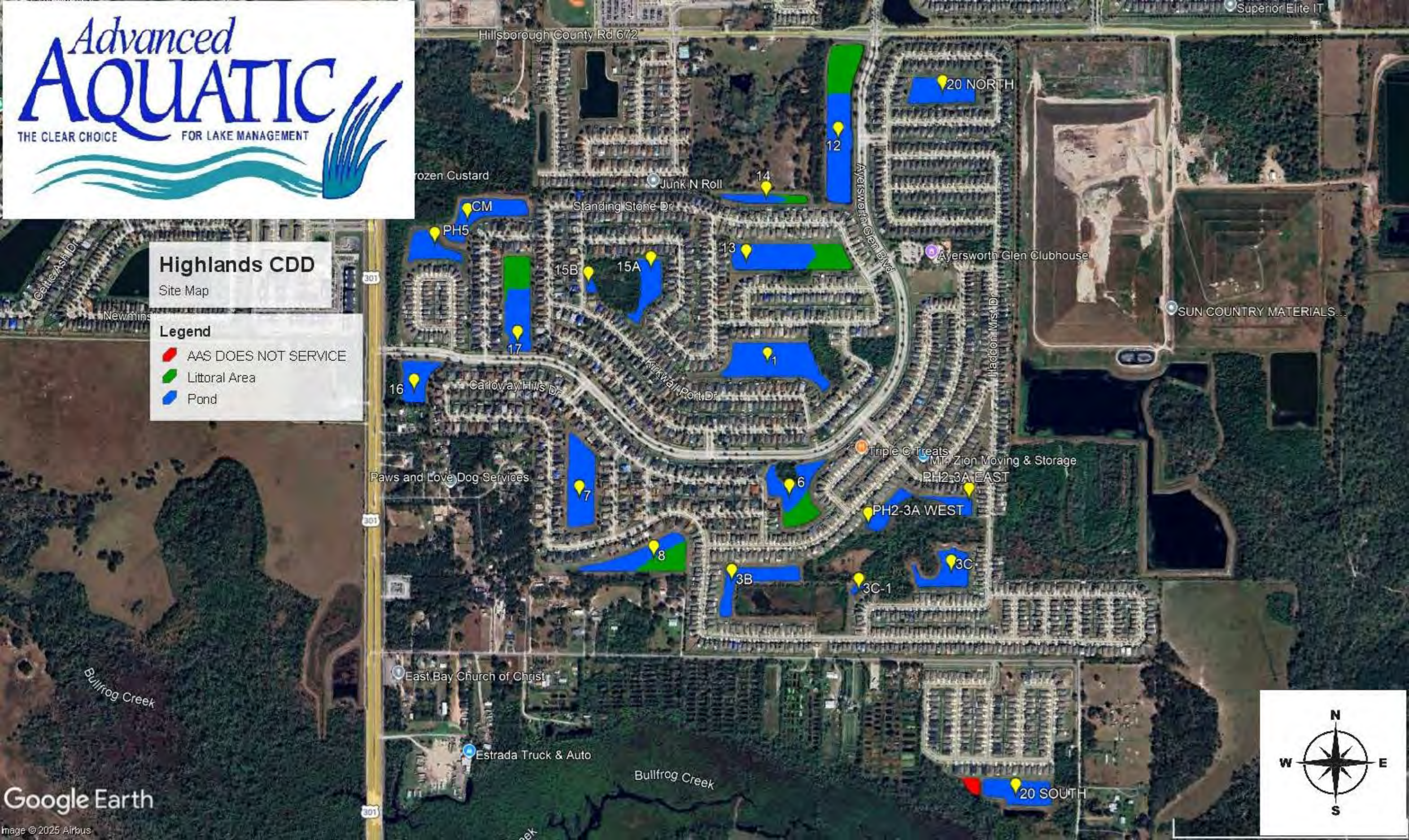


Highlands CDD

Site Map

Legend

-  AAS DOES NOT SERVICE
-  Littoral Area
-  Pond





Highlands CDD

Tuesday, 27 January 2026

Prepared For Board Of Supervisors

28 Item Identified

28 Item Incomplete

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

Jason Liggett

Division Manager- Field Services

Item 1

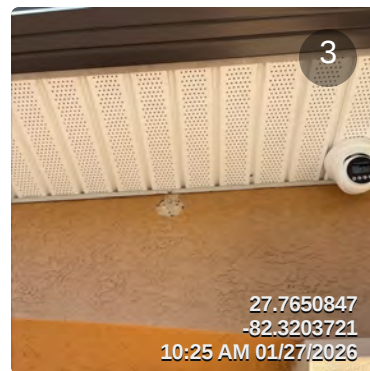
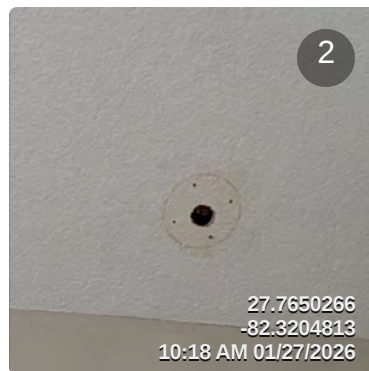
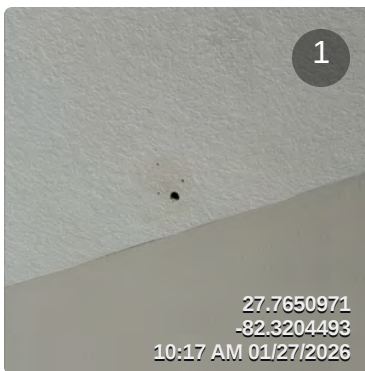
Assigned To: [Inframark Maintenance Solutions](#)

Inframark will evaluate the cracking observed near the kitchen wall to verify that it is not structural in nature and is instead cosmetic. Following the assessment, we will provide a proposal outlining the recommended repairs.

**Item 2**

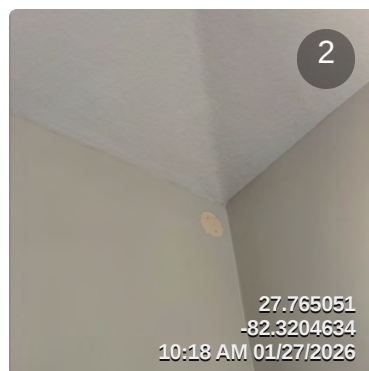
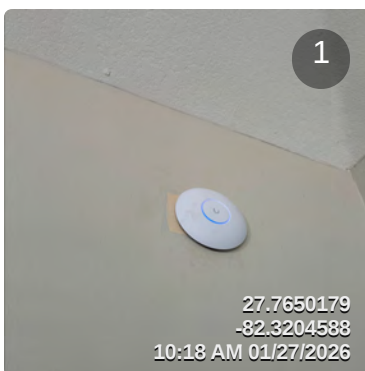
Assigned To: [Board](#)

We need to ensure that all old holes from the previous camera work are properly patched and repainted at the community center, both inside and outside. Please confirm whether this scope was included as part of the new installation. If not, I can have Inframark Maintenance provide pricing to complete the repairs.

**Item 3**

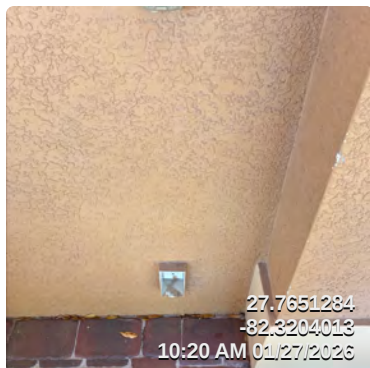
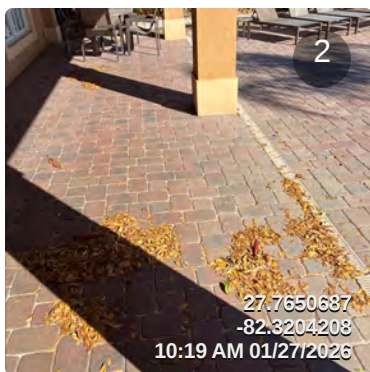
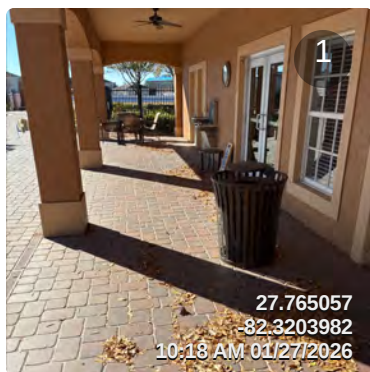
Assigned To: [Board](#)

This area also requires painting. Can we confirm whether the matching paint color is available on site?

**Item 4**

Assigned To: [Pine Lake](#)

During site visits, please ensure that leaves are blown off the decks and properly disposed of offsite.



Item 5

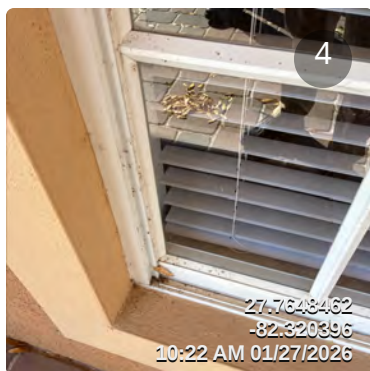
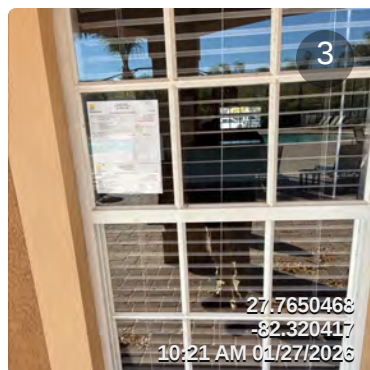
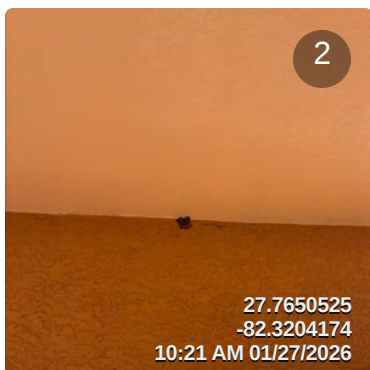
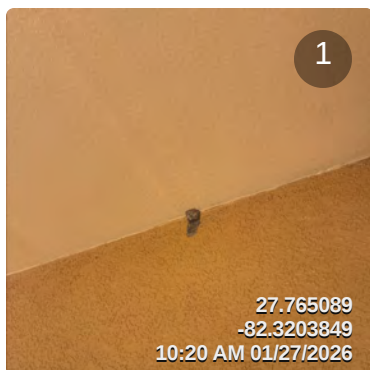
Assigned To: Onsite Staff

There is another outlet that is currently missing its cover. I am not sure what happened to it, but it was previously in place.

Item 6

Assigned To: Onsite Staff

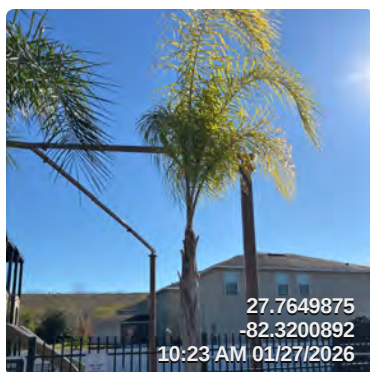
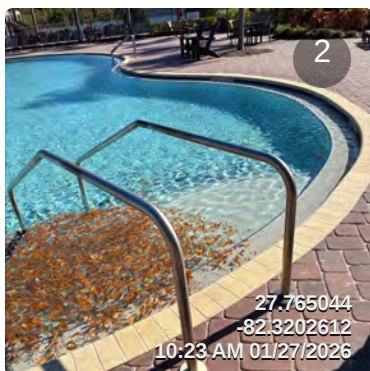
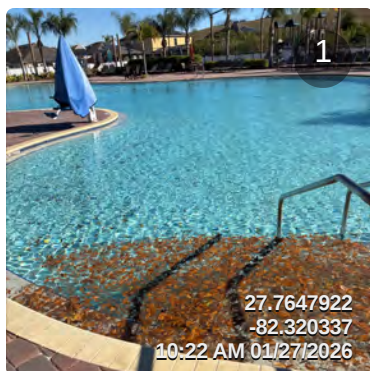
Please have a discussion with the pest control company regarding the mud dauber nest located along the back patio of the amenity center.



Item 7

Assigned To: Onsite Staff

During my inspection, leaves were covering the pool filters following a very windy weekend. We should make every effort to keep these clear to prevent potential damage to the equipment.



Item 8

Assigned To: [Pine Lake](#)

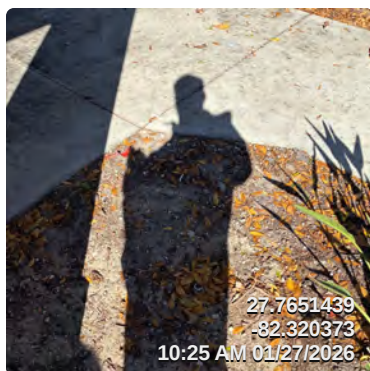
Fertilize the queen palm located at the back of the pool area, as it is showing significant chlorosis.



Item 9

Assigned To: [Pine Lake](#)

During routine visits, please walk through the pool area and remove any palm debris or droppings.



Item 10

Assigned To: [Board](#)

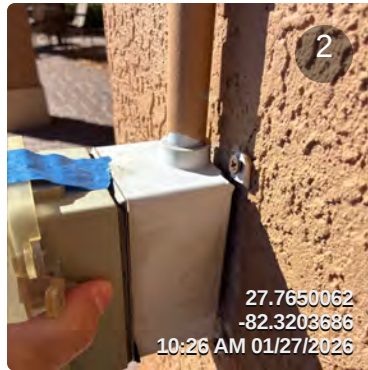
The irrigation head that was noted as broken in last month's report in the pool area has been repaired. Thank you.

Item 11

Assigned To: [Onsite Staff](#)

One of the electrical outlets in the pool area that is currently taped needs to be properly repaired and re-anchored to the pillar. During my inspection, I observed that it was secured

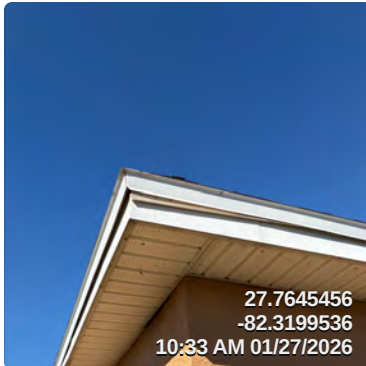
with blue tape.



Item 12

Assigned To: [Onsite Staff](#)

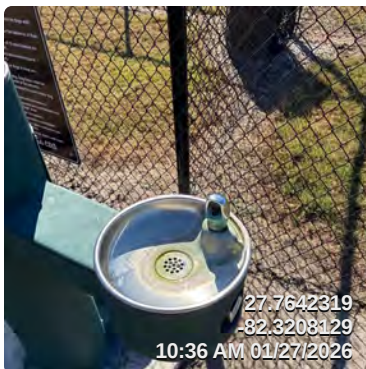
On the backside of the pool bathroom building, the flashing is coming loose and needs to be adjusted.



Item 13

Assigned To: [Onsite Staff](#)

Can we have someone visit the water fountain at the dog park to clean it and ensure it is maintained on a regular basis?

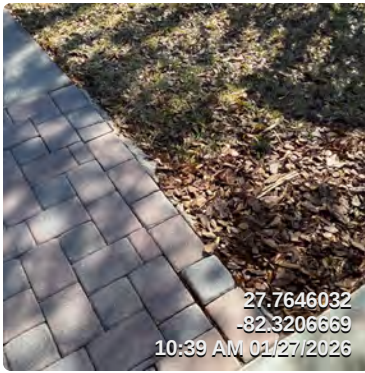


Item 14

Assigned To: [Board](#)

There is concrete cracking between the seating areas near the basketball court. Would the board like us to obtain a proposal to address these repairs?





Item 15

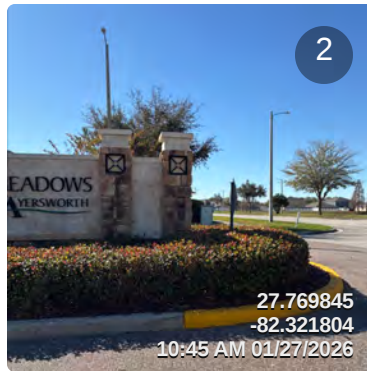
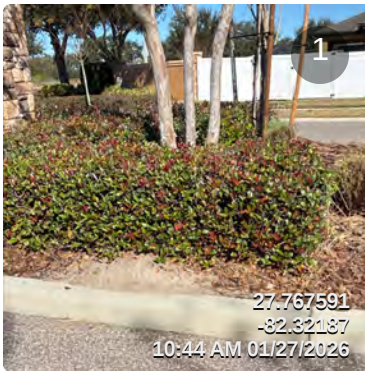
Assigned To: Board

We have several paver areas that may present trip hazards due to the current soil height. Ideally, there should be a slight downslope from the sidewalk to the turf area to improve safety and drainage.

Item 16

Assigned To: Pine Lake

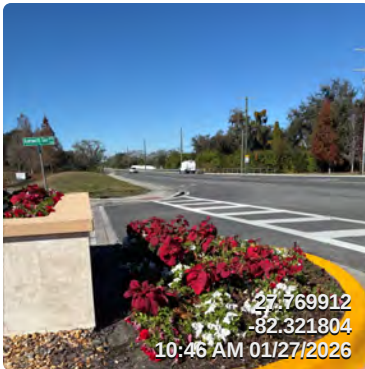
Eradicate the ant mounds at the entrance to Clyne Field Court. Once treatment is complete, rake down the remaining mounds.



Item 17

Assigned To: Board

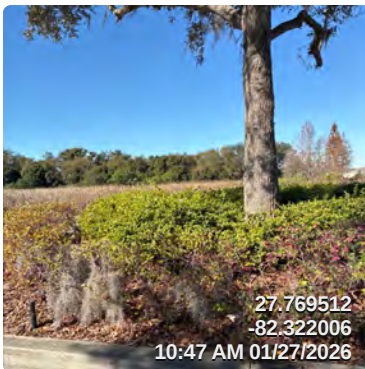
The annuals and poinsettias are struggling due to the recent cold weather. We may need to remove them and wait until the next scheduled seasonal change-out.



Item 18 Carryover

Assigned To: Pine Lake

Remove the moss from the loropetalum located on the north side of Ayersworth Glen Parkway.





Item 19

Assigned To: [Pine Lake](#)

Beginning at the end of February, please start performing a light pencil prune on the crape myrtles throughout the community.



Item 20

Assigned To: [Pine Lake](#)

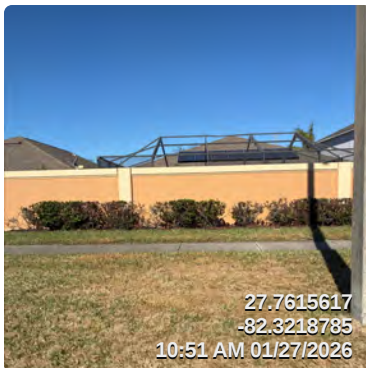
Investigate the sago palms at the entrances on the south side of Ayersworth Glen Blvd, as they appear to have a significant amount of scale.



Item 21

Assigned To: [Pine Lake](#)

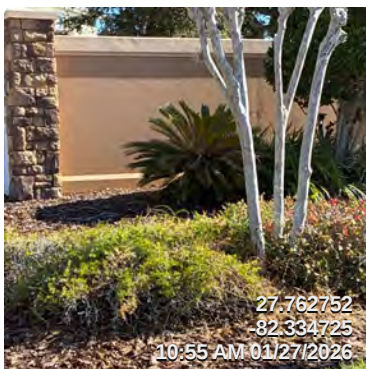
Remove the overgrowth encroaching over the fence along the west side of Ayersworth Glen Blvd.



Item 22

Assigned To: [Pine Lake](#)

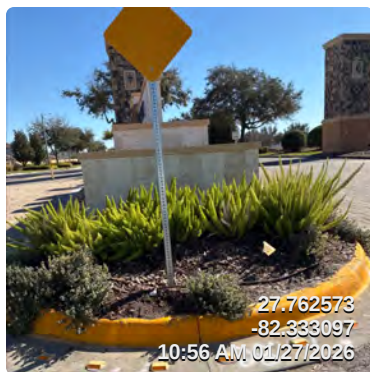
Continue to monitor the viburnum along the west side of Ayersworth Glen Blvd. Any dead or declining areas should be pruned out.



Item 23

Assigned To: [Pine Lake](#)

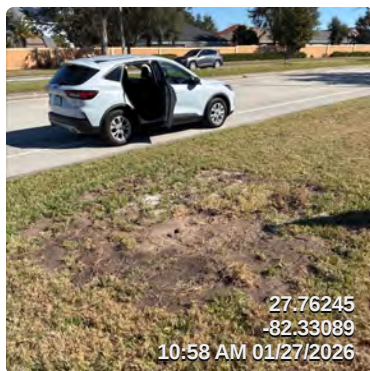
Pine Lake should visit the entrances and remove any vine material from the Indian hawthorne.



Item 24

Assigned To: Board

This spring, we should evaluate adding additional Blue Daze at the south entrance to the community. It is possible the existing material was disturbed during the recent construction work.



Item 26

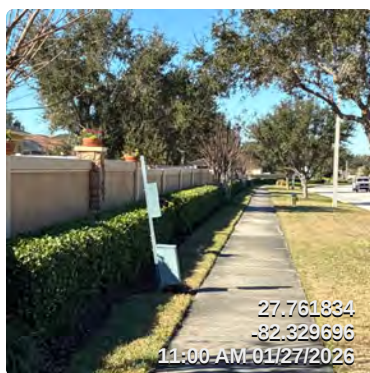
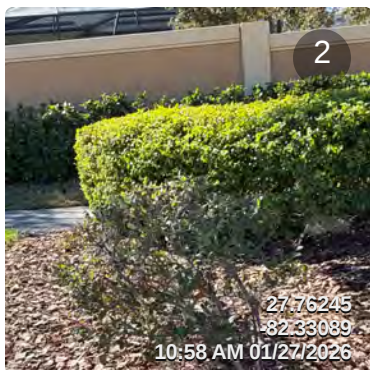
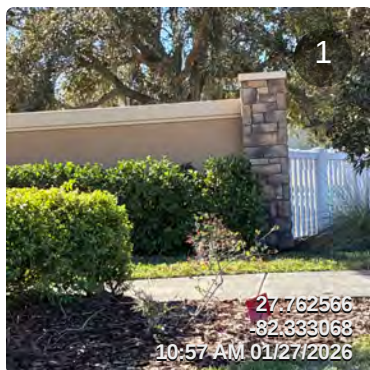
Assigned To: Pine Lake

Pine Lake to provide a proposal to regrade and sod the area disturbed by the main line leak on the east side of Ayersworth Glen Blvd as you enter from 301.

Item 25

Assigned To: Pine Lake

Remove the dead loropetalum on the east side of Ayersworth Glen Blvd as you enter from 301.



Item 27

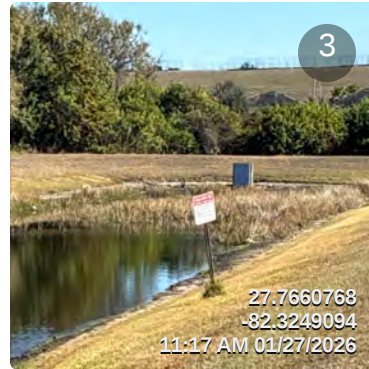
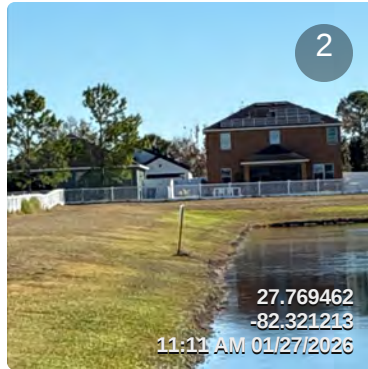
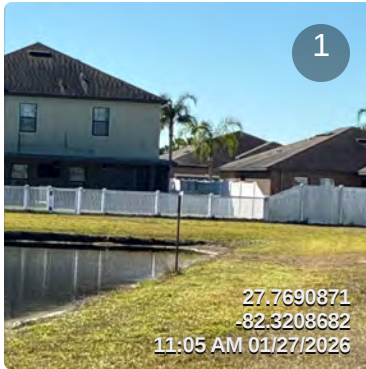
Assigned To: Onsite Staff

One of the dog stations on the east side of Ayersworth Glen Blvd needs to be straightened. A proposal will be submitted for Inframark to complete the work.

Item 29 Carryover

Assigned To: Pine Lake

String trim around the signs located near Pond 20. This seems to be an ongoing problem on all of the lake banks.





Proposal #7919

Highlands Annuals Proposal Enhancement Proposal 03/2026

Date 2/12/2026

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.

Install 200 4.5 inch Annuals at the momument on Balm Road.

Demo and Prep

Season Annual Installation - Spring

Items	Quantity	Unit
	Season Annual Installation - Spring:	\$1,292.13
PROJECT TOTAL:		\$1,292.13

Terms & Conditions

Terms & Conditions

Payment Terms

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

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

pipings 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

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 

Patrick Baldwin
 Date 2/12/2026

Pine Lake Services, LLC

By _____
Kristee Cole
 Date _____
Inframark



Proposal #6464

Highlands Wall Cleared from plant material Enhancement Proposal

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

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

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

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

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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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.

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

By _____
Kristee Cole
Date _____
Inframark



February 9, 2026

Highlands CDD January Irrigation Maintenance

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

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

- 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.
- Replaced broken valve boxes in Callen Glen pocket park and along Ayersworth Glen, near Lock Lauren Way.
- Repaired lateral leak inside pool area.
- Installed tree bubblers below five Crape Myrtle trees. Will install bubblers below the 6th tree once it is installed.
- Removed bubblers and swing pipe in workout area so new artificial turf could be installed.
- Controller B was shut down for a total of 14 days due to cold.

According to the National Weather Service, Tampa International Airport received 0.90" of rain in the month of January. This is well below the historical average of 2.46". There was one significant rainfall event, and that occurred on January 3rd, when 0.37" was recorded. For the year, the Tampa Bay area is 13" below normal rainfall, causing the Southwest Florida Water Management District to implement Phase II water restrictions. The one bit of good news is that for the month of January, temperatures were slightly below normal, helping to lower ET rates. The average daily temperature was 61.9 degrees, which is just below the historical average of 62 degrees. The end of January saw record lows and the pumps were taken down on January 29th in anticipation of a significant freeze on February 1st and 2nd.

Monthly Manager's Report – Highlands CDD 2/10/2026



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

- Assisted 63 residents with Key Fobs for Amenities.
- Added 5 residents to email list.
- Completed 3 events, brought in \$600
- Completed community drive through weekly.
- Marc Security performed regular security duties.
- Performed regular maintenance duties daily.
- Boulevard Wall Painting complete.
- Security Camera installation complete.
- Fitness Room Equipment replacement scheduled for 2/10/26
- Grand Reopening Bash to be scheduled.
- Easter Event Scheduled.
- Community Yard Sale Date set.

Vendors On Site

- **Xecutive Pools**
- **Sprinkler Solutions of Florida**
- **Pine Lake**
- **Advanced Aquatic**

- **Florida Fountain Maintenance**
- **Fence Outlet**
- **Trimmers**
- **Complete IT**

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(a)(2)(c), FLORIDA STATUTES AND INSTRUCTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3)(a)(2)(c), Florida Statutes, and to instruct the Hillsborough County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the 2026 general election ("**General Election**").

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats, and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Joanna Pharo	November 2028
2	Trang Chu	November 2026
3	Mark Bouthot	November 2026
4	Orlando Echevarria	November 2028
5	Kangelia Baxter	November 2026

2. GENERAL ELECTION SEATS. Seat 2, currently held by Trang Chu, Seat 3, currently held by Mark Bouthot, and Seat 5 currently held by Kangelia Baxter are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 18 day of February 2026.

ATTEST:

**HIGHLANDS
COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

EXHIBIT A**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Highlands Community Development District will commence at Noon on June 8, 2026, and close at Noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at 2514 North Falkenburg Road, Tampa, FL 33619, Phone (813) 744-5900. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in applicable statutory law. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

Highlands Community Development District has 3 seats up for election, specifically Seat 2, currently held by Trang Chu, Seat 3, currently held by Mark Bouthot, and Seat 5 currently held by Kangelia Baxter, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Hillsborough County Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FL. 33544
<https://completeit.io>
 (813) 444-4355



Customer Contact Information:

Highlands CDD (ayersworth)
 11555 Heron Bay Boulevard Suite 201
 Coral Springs, FL, United States 33076

Estimate # 5896
 Estimate Date 01-20-26
 Sales Team Member

Total	\$1,070.00
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Item	Description	Unit Cost	Quantity	Line Total
AXIS C1410 Mk II Network Mini Speaker	Network POE Speaker	\$490.00	1.0	\$490.00
(none)	AXIS I/O Relay Originally \$419.22, less discount of 100%	\$0.00	1.0	\$0.00
(none)	4 Button for AXIS Originally \$350.00, less discount of 100%	\$0.00	1.0	\$0.00
Tech Labor- Cameras ACS	Hourly Labor Service Minimum 2-hours Cameras/ACS	\$165.00	2.0	\$330.00
CAT6 Drop Installation	Ethernet Cat6 Cable Drop and Termination	\$250.00	1.0	\$250.00

THIS IS ONLY AN ESTIMATE

Subtotal \$1,070.00

Tax (if applicable) \$0.00

Estimate Total \$1,070.00

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at info@completeit.io.

For Approval Sign Here: _____**Date:** _____**Billing Contact:**

- **Name:** _____

- **Email :** _____

2664 Cypress Ridge Blvd | Suite 103
 Wesley Chapel, FL. 33544
<https://completeit.io>
 (813) 444-4355



Customer Contact Information:

Highlands CDD (ayersworth)
 11555 Heron Bay Boulevard Suite 201
 Coral Springs, FL, United States 33076

Estimate #	5974
Estimate Date	02-11-26
Sales Team Member	
Total	\$7,500.00

Item	Description	Unit Cost	Quantity	Line Total
Notes	== Install new conduit and wiring from pavilion to courts == - may still require access control vendor to connect to their system	\$0.00	1.0	\$0.00
Conduit burial (hand dug)	Conduit burial. Includes labor and conduit materials. Crew Hand Dug. 1" conduit	\$25.00	285.0	\$7,125.00
(none)	Composite Cabling - does not include connecting wire to the controller or to the gate system. This should be completed by the Access Control Vendor. If Complete I.T. is requested to do this, add roughly 3-4 hours	\$375.00	1.0	\$375.00

THIS IS ONLY AN ESTIMATE

Subtotal	\$7,500.00
Tax (if applicable)	\$0.00

Estimate Total	\$7,500.00
-----------------------	-------------------

Due to ongoing tariff discussions, final pricing may be subject to change. For any questions, please contact us at info@completeit.io.

For Approval Sign Here: _____

Date: _____

Billing Contact:

• **Name:** _____

• **Email :** _____

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<https://completeit.io>
 (813) 444-4355



Customer Contact Information:

Highlands CDD (ayersworth)
 11555 Heron Bay Boulevard Suite 201
 Coral Springs, FL, United States 33076

Estimate # 5975
 Estimate Date 02-11-26
 Sales Team Member

Total	\$1,820.00
-------	-------------------

Item	Description	Unit Cost	Quantity	Line Total
Tech Labor- Cameras ACS	Hourly Labor Service Minimum 2-hours Cameras/ACS - time it takes to find the cut, and labor fix it - labor is a DNE	\$165.00	8.0	\$1,320.00
(none)	box, wiring, etc	\$500.00	1.0	\$500.00

THIS IS ONLY AN ESTIMATE

Subtotal \$1,820.00

Tax (if applicable) \$0.00

Estimate Total \$1,820.00

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For Approval Sign Here: _____**Date:** _____**Billing Contact:**

- **Name:** _____

- **Email :** _____

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, September 17, 2025, and called to order at 6:01 p.m., at the Ayersworth Glen Clubhouse, located at 11102 Ayersworth Glen Blvd., Wimauma, FL 33598.

Present and constituting a quorum were:

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

Also present were:

Jennifer Goldyn	District Manager, Inframark
Gabe Montagna	Field Inspector, Inframark
Dan Lewis	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Brittany West	Onsite Manager, Inframark
Jason Jaszczak	Representative, Advanced Aquatic
John Amarosa	Representative for PineLake
Epi Carvajal	Representative for PineLake

Audience Members

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

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

SECOND ORDER OF BUSINESS **Adoption of the Agenda**

On MOTION by Ms. Baxter, seconded by Ms. Chu, with all in favor, the Board adopted the August 20, 2025, Final Agenda.

THIRD ORDER OF BUSINESS **Audience Comments**

There was an audience comment regarding the budget and overspending.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Engineer

Mr. Brletic, was not present and no report was provided.

B. Aquatics Inspection Report

Mr. Jaszczak reviewed the report with the Board.

C. Field Inspection Report

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

D. Landscape Report

The Board was advised that turf and weed control would be performed over the next couple of weeks. Staff also reported that the cutback at Pond 5 would be completed the following week, and that moss at the back entrance was being addressed.

1. Ratification of Cutback at Pond 5 Proposals

On MOTION by Mr. Bouthot, seconded by Mr. Echevarria, with all in favor, the Board Ratified Cutback at Pond 5 Proposals.

E. Irrigation Report

Staff reported that Control 1 – someone here once a week to check on it will submit a revised proposal – controller monument irrigation is repaired from accident.

F. District Counsel

Mr. Lewis advised the Board that pool contracts were underway.

G. District Manager

Ms. Goldyn reminded the Board that the meeting will be on Wednesday, October 15, 2025, at 6:00 p.m.

H. Onsite Manager

1. Monthly Manager's Report

Ms. West presented the Monthly Manager's Report to the Board and noted that basketball pads had been installed. It was further noted that an individual was trespassed from the community for violating rules.

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the Board would like to defer the matter until after the start of Fiscal Year 2026.

FIFTH ORDER OF BUSINESS Business Items

A. Update Regarding Lawsuit for the Pool

On MOTION by Mr. Bouthot, seconded by Ms. Chu, with all in favor, the Board Authorized Mr. Lewis to execute the settlement agreement outside of the meeting, subject to final review. 3-1

B. Consideration of IT Security Camera Proposals

There were no comments from the Board. Mr. Lewis provided an updated, and the item remains pending.

C. Consideration of Pool Pump Gate Proposals

On MOTION by Mr. Bouthot, seconded by Ms. Baxter, with all in favor, the Board deferred Pool Pump Gate Proposals to Fiscal Year 2026.

D. Consideration of Field Use for Soccer Club

The Board expressed concerns regarding turf repair costs, frequency of field use, of participants, and proximity to the dog park. The item was tabled indefinitely.

E. Discussion of Replacement Cost for Fobs

The Board would like to know about the Brivo system and requested additional information regarding system access and the current audit.

F. Discussion of Clubhouse Parking Lot Usage

The Board requested that insurance documentation and a signed liability waiver be provided. Additionally, information is required.

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting held on August 20, 2025

On MOTION by Ms. Baxter, seconded by Ms. Chu, with all in favor, the meeting minutes from the Meeting held on August 20, 2025, were approved, as presented.

B. Consideration of August 2025 Financials

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the August 2025 Financials was approved, as presented.

SEVENTH ORDER OF BUSINESS Supervisor Requests

The Board inquired as to when the pool would reopen. Ms. Baxter advised that addressing the risk of hazard would take approximately one week, followed by pool maintenance.

Mr. Echevarria expressed concerns regarding CDD parking. Ms. West will review the locations of illegal parking and bring the matter back to the Board.

Mr. Echevarria noted that a tow sign was removed at Crescent Rock and Carloway and requires replacement.

Ms. Baxter requested that the district website be updated to include revised map and the Highlands boundary map.

Ms. Baxter discussed goals related:

Transparency & Communication: Provide clear information about CDD activities, budget, and assessments to all residents.

Future Planning: Allocate resources to support ongoing projects while preparing for unexpected expenses.

High Standards Maintenance: Ensure our community facilities and services are upheld to the highest standards for the attractiveness and value of our properties. My first concern would be to address the acoustics and sound quality issues for meetings.

In addition, here are three long-term goals I envision for our community:

Financial Planning: Develop comprehensive long-term financial plans to support our infrastructure and amenities through a well-funded capital reserve.

Resource Enhancement: Focus on positive growth for individuals, families, and the community.

Facility Expansion: Explore options to expand the clubhouse and fitness room, and consider adding a splash pad or pool alongside a playground at Stone Park

EIGHTH ORDER OF BUSINESS Audience Comments

Audience member requested a larger sign for the hidden driveway near the main Ayersworth entrance.

Discussed concern regarding the sidewalk along Carloway Hills Drive.

Mr. Bouthot thanked the residents for attending the meeting.

Comments were made regarding landscape bed rotation.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Baxter, seconded by Ms. Chu, with all in favor, the meeting was adjourned at 7:42 p.m.

Secretary / Assistant Secretary

Chair / Vice Chair

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, January 21, 2026, 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:

Wesley Elias	District Manager, Inframark
Dan Lewis	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Brittany West	Onsite Manager, Inframark
Jason Jasczak	Representative, Advanced Aquatic
Jason Liggett	Field Inspection, 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 Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the Board adopted the January 21, 2026, Final Agenda. 5-0

THIRD ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Accounting Staff Report

The Staff Accountant provided an update on the assessments collected, which are currently at 97%.

B. Aquatics Inspection Report

Solitude provided an update to the Board on the inspection report, and further discussion took place.

1. Ratification of Lava Rock Removal Proposal

On MOTION by Mr. Bouthot, seconded by Mr. Echevarria, with all in favor, the Board ratified the Lava Rock Removal proposal in the amount of \$400.00. 5-0

2. Consideration of Weir Skimmer Removal and Replacement Proposal

On MOTION by Ms. Baxter, seconded by Ms. Pharo, with all in favor, the Board approved the weir skimmer removal and replacement proposal in the amount of \$2,560.00. 5-0

C. Field Inspection Report

There were no further questions.

D. Landscape Report

Information was provided to the Board that Crepe Myrtle trees will be installed along Main Blvd within the week.

Artificial Turf installation is currently pending receipt of the required deposit.

Fungicide treatment is scheduled to begin next week.

E. Irrigation Report

Ms. Huff provided her report and informed the Board of the following proposals:

1. Consideration of Convert Zones Proposal

On MOTION by Ms. Baxter, seconded by Ms. Pharo, with all in favor, the Board approved the Convert Zones B30 and B33 from sprays to drip irrigation in the amount of \$8,159.10.

2. Ratification of Mainline Repair Proposal

On MOTION by Mr. Bouthot, seconded by Ms. Pharo, with all in favor, the Board ratified the repair of a 3" mainline leak along the south side of Ayersworth, below third oak tree east of US-301 in the amount of \$4,935.00. 5-0

3. Consideration of Backflow Replacement Proposal (*Under Separate Cover*)

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the Board approved the replacement of the leaking PVB backflow at the pump station at A-controller in the amount of \$2,461.15. 5-0

F. District Engineer

Provided an update to the Board regarding permitting status from the County for the right-of-way (ROW) turnover of the roadway.

G. District Counsel

No report was provided.

H. District Manager

Mr. Elias informed the Board of the next meeting scheduled to be held on February 18, 2026.

On MOTION by Ms. Pharo, seconded by Ms. Baxter with all in favor, the Board approved the proposal to repair the dog park latch in the not-to-exceed (NTE) amount of \$1,310.00.

I. Onsite Manager

1. Onsite Manager Report

The Board discussed playground improvement options and reviewed several design alternatives.

On MOTION by Ms. Pharo, seconded by Ms. Chu, with all in favor, authorizing a Not-To-Exceed amount of \$32,000 and granting the Chair authority to approve the final playground selection, contingent upon the results of the community survey to be distributed by the Onsite Manager. 5-0

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the Board approved the Board directed the Onsite Manager to distribute a community survey via SurveyMonkey to residents beginning January 23, 2026, and ending January 30, 2026, at 5:00 p.m. 5-0

FIFTH ORDER OF BUSINESS

Business Items

A. Presentation of Restoreez & Teco – Weatherization Program

No Board action was taken.

B. Public Hearing on Rules

On MOTION by Ms. Baxter, seconded by Ms. Pharo, with all in favor, the Board opened the business item 5B Public Hearing.

Audience members provided comments regarding certain language within the Rules, including clarification of the age verification proceed for individuals eighteen (18) and older, the affidavit requirement for individuals under eighteen (18), and the usage of common areas.

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the Board closed the business item 5B Public Hearing.

1. Consideration of Resolution 2026-04; Adopting the Amended Rules

On MOTION by Mr. Bouthot, seconded by Ms. Baxter, with all in favor, the Board approved the Resolution 2026-04, Adopting the Amended Rules. 5-0

C. Consideration of Pool Light Proposal

On MOTION by Ms. Pharo, seconded by Ms. Baxter, with all in favor, the Board approved the Pool Light Proposal in the amount of \$12,193.11. 5-0

SIXTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting held on December 17, 2025

On MOTION by Ms. Baxter, seconded by Ms. Pharo, with all in favor, the Board approved the minutes from December 17, 2025. 5-0

B. Consideration of December 2025 Check Register

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the December 2025 Check Register was approved, as presented. 5-0

SEVENTH ORDER OF BUSINESS Supervisor Requests

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Audience Comments

There were comments regarding playground cover improvements and fencing updates.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the meeting was adjourned at 7:39 p.m. 5-0

Secretary / Assistant Secretary

Chair / Vice Chair

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
CHECK # 100296							
001	01/16/26	BDI ENGINEERING	2276	DEC ENGINEERING SERVICES	District Engineer	531147-51301	\$270.00
Check Total							\$270.00
CHECK # 100297							
001	01/16/26	PERSSON, COHEN, MOONEY,	6676	District Council December 16, 2025 through December 30, 2025	District Counsel	531146-51401	\$1,168.50
Check Total							\$1,168.50
CHECK # 100298							
001	01/16/26	CINTAS CORPORATION	0F32730736	Annual Fire Safety Inspection	Misc-Contingency	549900-58200	\$818.99
Check Total							\$818.99
CHECK # 100299							
001	01/16/26	PERMACAST, LLC	1	Blvd wall repair 12/31/25	Entry & Walls Maintenance	546992-53900	\$4,385.94
Check Total							\$4,385.94
CHECK # 100300							
001	01/16/26	FENCE OUTLET	INSINV097092	Deposit for Balm rd Fence Repair	Entry & Walls Maintenance	546992-53900	\$815.00
Check Total							\$815.00
CHECK # 100301							
001	01/16/26	FLORIDA FOUNTAIN MAINTENANCE, INC	14298	Fountain restoration cleaning	Entry & Walls Maintenance	546992-53900	\$1,163.93
001	01/16/26	FLORIDA FOUNTAIN MAINTENANCE, INC	14296	Photo cell installation on 301 fountain	Entry & Walls Maintenance	546992-53900	\$56.80
001	01/16/26	FLORIDA FOUNTAIN MAINTENANCE, INC	14297	Replace light fixtures and bulbs in fountains	Entry & Walls Maintenance	546992-53900	\$1,442.93
001	01/16/26	FLORIDA FOUNTAIN MAINTENANCE, INC	14265	JAN 26 FOUNTAIN MAINTENANCE	Entry & Walls Maintenance	546992-53900	\$500.00
001	01/16/26	FLORIDA FOUNTAIN MAINTENANCE, INC	14299	Fountain Float valve and water spigot installation	Entry & Walls Maintenance	546992-53900	\$158.61
Check Total							\$3,322.27
CHECK # 100302							
001	01/16/26	SPRINKLER SOLUTIONS OF FLORIDA ,INC.	66205	Repair mainline leak on Blvd near 301	R&M-Irrigation	546041-53900	\$562.47
001	01/16/26	SPRINKLER SOLUTIONS OF FLORIDA ,INC.	66256	JAN 26 IRRIGATION CONTRACT	R&M-Irrigation	546041-53900	\$2,066.00
Check Total							\$2,628.47
CHECK # 100304							
001	01/16/26	INFRAMARK LLC	167834	JAN 2026 MGMT FEES	District Manager	531150-51301	\$5,798.83
001	01/16/26	INFRAMARK LLC	167834	JAN 2026 MGMT FEES	Field Services	531122-53900	\$630.00
001	01/16/26	INFRAMARK LLC	167834	JAN 2026 MGMT FEES	Management Contract	531136-57201	\$17,647.00
Check Total							\$24,075.83
CHECK # 100305							
001	01/16/26	ADVANCED AQUATIC SERVICES, INC.	10562148	Lava Rock Removal from Pond	Miscellaneous Expenses	549999-53900	\$400.00
Check Total							\$400.00
CHECK # 100306							
001	01/16/26	PINE LAKE NURSERY & LANDSCAPE, LLC	8876	Dec -2025 Deposit for Artificial Turf	Landscape - Artificial Turf	546383-53900	\$5,298.15
001	01/16/26	PINE LAKE NURSERY & LANDSCAPE, LLC	9005	Balm and 301 center island plant removal and installation	Landscape Revitalization	547007-53900	\$26,735.00
001	01/16/26	PINE LAKE NURSERY & LANDSCAPE, LLC	9033	Install pine bark mini nuggets throughout property	Landscape - Mulch	546246-53900	\$33,719.40
Check Total							\$65,752.55
CHECK # 1436							
001	01/22/26	BETHUNE'S BBQ LLC	496A	Caterer for Holiday Event December 13, 2025	Special Events	549052-57401	\$2,295.00
Check Total							\$2,295.00

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300068							
001	01/05/26	GUARDIAN PROTECTION SVCS INC - ACH	71345953	SEC MONITORING 12/28/25-01/27/26	Security Patrol Services	531116-53935	\$51.97
Check Total							\$51.97
CHECK # 300069							
001	01/29/26	WASTE MANAGEMENT INC. ACH	0216375-2206-7-ACH	JAN 26 WASTE MGMT SERVICES	Garbage - Recreation Facility	531133-53401	\$269.07
Check Total							\$269.07
CHECK # DD1357							
001	01/31/26	CHARTER COMMUNICATIONS HOLDINGS INC	3164516122425-ACH	BILL PRD 12/24/25- 01/23/26	Telephone/Fax/Internet Services	541009-57201	\$176.32
Check Total							\$176.32
CHECK # DD1358							
001	01/31/26	TECO ACH	010726-ACH	BILL PRD 11/11/25- 12/10/25	Street Lights	543057-53100	\$17,018.33
001	01/31/26	TECO ACH	010726-ACH	BILL PRD 11/11/25- 12/10/25	Street Lights	543057-53100	(\$493.99)
001	01/31/26	TECO ACH	010726-ACH	BILL PRD 11/11/25- 12/10/25	Utility Services	543063-53100	\$1,090.56
001	01/31/26	TECO ACH	010726-ACH	BILL PRD 11/11/25- 12/10/25	Utility - Recreation Facilities	543079-53100	\$48.63
001	01/31/26	TECO ACH	010726-ACH	BILL PRD 11/11/25- 12/10/25	Utility-Pool	543110-53100	\$335.48
Check Total							\$17,999.01
CHECK # DD1359							
001	01/29/26	BOCC ACH	011526-0000-ACH	BILL PRD 12/15/25 - 01/11/26	Utility Services	543063-53600	\$106.81
Check Total							\$106.81
CHECK # DD1360							
001	01/29/26	BOCC ACH	011526-563232-ACH	BILL PRD 12/15/25-01/14/26	Utility Services	543063-53600	\$61.90
Check Total							\$61.90
CHECK # DD1361							
001	01/29/26	BOCC ACH	011526-3232-ACH	BILL PRD 12/15/25 - 01/14/26	Utility Services	543063-53600	\$407.96
Check Total							\$407.96
Fund Total							\$125,005.59
<u>RESERVE FUND - 002</u>							
CHECK # 100303							
002	01/16/26	FITNESSMITH	SO11187	DWN PYMT Fitness Equipment New Sales & Installation	Capital Reserve	568018-58200	\$22,443.40
Check Total							\$22,443.40
CHECK # 1435							
002	01/21/26	REALEX CONSTRUCTION LLC	122425-	Bldv Wall Painting Project Mobilization Deposit 40%	Entry & Walls Maintenance	546992-53900	\$20,760.00
002	01/21/26	REALEX CONSTRUCTION LLC	011726-	Bldv Wall Painting	Entry & Walls Maintenance	546992-53900	\$31,140.00
Check Total							\$51,900.00
Fund Total							\$74,343.40

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2013/2014 DEBT SERVICE FUND - 201**CHECK # 1437**

201	01/28/26	Highlands CDD C/O US BANK	JAN.15.26-SERIES 201	FY26 Tax Collections Series check request	Due From Other Funds	131000	\$3,210.18
Check Total							<u>\$3,210.18</u>
Fund Total							<u>\$3,210.18</u>

SERIES 2016 DEBT SERVICE FUND - 203**CHECK # 1437**

203	01/28/26	Highlands CDD C/O US BANK	JAN.15.26-SERIES 201	FY26 Tax Collections Series check request	Due From Other Funds	131000	\$8,324.15
Check Total							<u>\$8,324.15</u>
Fund Total							<u>\$8,324.15</u>

SERIES 2018 DEBT SERVICE FUND - 204**CHECK # 1437**

204	01/28/26	Highlands CDD C/O US BANK	JAN.15.26-SERIES 201	FY26 Tax Collections Series check request	Due From Other Funds	131000	\$4,038.87
Check Total							<u>\$4,038.87</u>
Fund Total							<u>\$4,038.87</u>

Total Checks Paid	\$214,922.19
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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
11555 Heron Bay Blvd
Suite 201
Coral Springs, Florida 33076

INVOICE 2276
DATE 12/29/2025
TERMS Net 30
DUE DATE 01/28/2026

PROJECT NAME
Highlands CDD

DESCRIPTION		QTY	RATE	AMOUNT
Project Manager II	[December 05 - December 29]	1:30	180.00	270.00
BALANCE DUE				\$270.00



HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT
Dec-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
SWFWMD Communication for Mitigation	1.00	\$180	J. Whited	\$180.00
Letter.	0.00	\$210	S. Brletic	\$0.00
INVOICE TOTAL	1.50			\$270.00



INVOICE

Invoice # 6676
Date: 01/07/2026
Due On: 02/06/2026

Highlands Community Development District
313 Campus Street
Celebration, Florida 34747

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,168.50	) - (\$0.00	) = \$1,168.50

Highlands CDD

District Attorney Services

Type	Timekeeper	Date	Notes	Quantity	Rate	Total
Service	DPL	12/16/2025	SUPERVISOR MEETING: Prepare for the Supervisor Meeting.	1.00	\$285.00	\$285.00
Service	DPL	12/17/2025	SUPERVISOR MEETING: Appear at Supervisor meeting.	1.40	\$285.00	\$399.00
Service	DPL	12/22/2025	PAINTING CONTRACT: Draft painting contract for perimeter wall with Real Ex Construction, LLC.	1.00	\$285.00	\$285.00
Service	DPL	12/30/2025	AUDIT LETTER: Draft updated audit letter.	0.70	\$285.00	\$199.50

Subtotal \$1,168.50

Total \$1,168.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
----------------	--------	------------	-------------------	-------------

6676	02/06/2026	\$1,168.50	\$0.00	\$1,168.50
Outstanding Balance				\$1,168.50
Total Amount Outstanding				\$1,168.50

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.

*** INVOICE

CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F32730736 Inv Date : 1/07/2026
 Customer : 18392 Loc : F32
 Type . . : CHG-S Route . : 08
 PO Number : Acct # : 18392
 WO Number : Acct Zip : 33598
 Service Visit : 11687299

Remit to:
 CINTAS FIRE 636525
 P.O. BOX 636525
 CINCINNATI, OH 452636525
 (813) 621-6094

Bill to:
 HIGHLAND CDD
 11555 HERON BAY BLVD STE
 201
 CORAL SPRINGS, FL 330763361

Serviced:
 HIGHLAND CDD
 11102 AYERSWORTH GLEN BLV
 WIMAUMA, FL 33598

Item	Qty	Description	Unit Price	Net Amount	Tx
EEVSTEM	1	VALVE STEM ASSEMBLY	34.04	34.04	Y
EEOR	1	O RING ASSEMBLY	11.32	11.32	Y
IN	3	INSPECTION, EXTINGUISHER ANNUAL	14.16	42.48	Y
DC5	1	RECHARGE, 5# DRY CHEMICAL	61.94	61.94	Y
HST	1	HYDROTEST	52.08	52.08	Y
INEX	5	INSPECTION EXIT LIGHTING COMPREHENSIVE INSP	36.12	180.60	Y
EEVSC	1	VERIFICATION SVC COLLAR	13.44	13.44	Y
EESEAL	3	FLAG SEAL/TAMPER INDICATOR	5.00	15.00	Y
INEL	7	INSPECTION EMERGENCY LIGHTING COMPREHENSIVE INSP	36.12	252.84	Y
SC	1	Service Charge	155.25	155.25	Y

*** INVOICE CUSTOMER COPY ***

Location : CINTAS FIRE PROTECTION

Invoice # : 0F32730736 Inv Date : 1/07/2026
 Customer : 18392 Loc : F32
 Type . . : CHG-S Route . : 08
 PO Number : Acct # : 18392
 WO Number : Acct Zip : 33598
 Service Visit : 11687299

Remit to:
 CINTAS FIRE 636525
 P.O. BOX 636525
 CINCINNATI, OH 452636525
 (813) 621-6094

Bill to:
 HIGHLAND CDD
 11555 HERON BAY BLVD STE
 201
 CORAL SPRINGS, FL 330763361

Serviced:
 HIGHLAND CDD
 11102 AYERSWORTH GLEN BLV
 WIMAUMA, FL 33598

Item	Qty	Description	Unit Price	Net Amount Tx
			SUB-TOTAL :	818.99
			TAX :	.00
			TOTAL :	818.99

PLEASE PAY FROM THIS INVOICE.

TO MAKE A PAYMENT:

570.891.0421 OPTION 1

CUSTOMER SERVICE OR BILLING ISSUES:

813.628.4661

QUESTIONS OR FURTHER ASSISTANCE:

EVANSL@CINTAS.COM

LICENSE NUMBERS: #EF20000872

#FPC23-000027 #94476600012007 #94476600022007



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

11555 Heron Bay Blvd.

Suite 201

Coral Springs, FL. 33076

INVOICE

INVOICE INSINV097092

Created By : efike

Salesperson : JDOWNS

12/30/25

Page 1/1

DUE UPON COMPLETION

Purchase Order #	Customer ID	Project	Contract #
PAYMENT DUE INV.	00256126		TAM3057683

Description

TearDown/Replace/Reinstall-Payment required to start TAM305763/INSORD099181 contract\$815.00

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	\$815.00
Payment/Credits	\$0.00
Balance Due	\$815.00

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.

Florida Fountain Maintenance, Inc.

P. O. Box 179
Zephyrhills, FL 33539-0179

Invoice

DATE	INVOICE #
1/5/2026	14298

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

P.O. NO.	TERMS
	Due on receipt

DESCRIPTION	AMOUNT
Empty fountain Remove debris Acid wash Neutralize surfaces with mineral deposits and stains Epoxy seal leaks Remove mold from fountain and equipment Install filter elements Fountain: Ayersworth Glen	1,163.93
Thank you for your business! Questions-call 813-714-2024	Total \$1,163.93

Florida Fountain Maintenance, Inc.

P. O. Box 179
Zephyrhills, FL 33539-0179

Invoice

DATE	INVOICE #
1/5/2026	14296

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

P.O. NO.	TERMS
	Due on receipt

DESCRIPTION	AMOUNT
Installed photo cell for 301 fountain lights	56.80
Thank you for your business! Questions-call 813-714-2024	Total \$56.80

Florida Fountain Maintenance, Inc.

P. O. Box 179
Zephyrhills, FL 33539-0179

Invoice

DATE	INVOICE #
1/5/2026	14297

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

P.O. NO.	TERMS
	Due on receipt

DESCRIPTION	AMOUNT
Replace light fixtures and bulbs	1,442.93
Fountain: Ayersworth Glen	
Thank you for your business! Questions-call 813-714-2024	Total \$1,442.93

Florida Fountain Maintenance, Inc.

P. O. Box 179
Zephyrhills, FL 33539-0179

Invoice

DATE	INVOICE #
1/1/2026	14265

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

P.O. NO.	TERMS
	Due on receipt

DESCRIPTION	AMOUNT
January Maintenance	500.00
Thank you for your business! Questions-call 813-714-2024	Total \$500.00

Florida Fountain Maintenance, Inc.

P. O. Box 179
Zephyrhills, FL 33539-0179

Invoice

DATE	INVOICE #
1/5/2026	14299

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

P.O. NO.	TERMS
	Due on receipt

DESCRIPTION	AMOUNT
Installed new float valve Installed new water spigot	158.61
Thank you for your business! Questions-call 813-714-2024	Total \$158.61



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

Invoice

#66205

Invoice Date: 12/30/2025
Due Date: 12/31/0099

Repair 3" mainline leak along south side of Ayersworth, below third oak tree east of 301

PO #: --
Request #: 92384

Bill To

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

Service Location

Highlands CDD
11102 Ayersworth Glen Blvd,
Wimauma, FL 33598

Items

Description

(Investigate and Repair Leak at Southside of Ayersworth)

(Trip Charge Irrigation Tech)

(NDS Pro-Span PVC Expansion Coupling 1/2 in. Socket x Spigot)

(PVC Coupling 1/2 in. Slip)

(PVC 90 Degree Elbow 1/2 in. Slip)

(PVC Tee 1/2 in. Slip)

(1/2" SCH 40 PVC Pipe)

(Irrigation Tech (Jaycob))

(Irrigation Helper (Henry))

(We dug up the line and located the break. it was broken at the T on the half inch zone line. We fixed it and is working as should)

Subtotal	\$562.47
Invoice Total	\$562.47
Payments	\$0.00
Total Due	\$562.47

Terms and Conditions



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

Invoice

#66256

Invoice Date: 01/05/2026
 Due Date: 12/31/0099

PO #: --
 Request #: 92080

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 Per Contract ***December 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 15 days a \$50.00 late charge will be applied.
 We greatly appreciate your prompt payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

167834

CUSTOMER ID

C4953

PO#**DATE**

1/2/2026

NET TERMS

Due On Receipt

DUE DATE

1/2/2026

Services provided for the Month of: January 2026

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
Subtotal					24,075.83

Subtotal	\$24,075.83
-----------------	-------------

Tax	\$0.00
------------	--------

Total Due	\$24,075.83
------------------	-------------

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.

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

1/9/2026
10562148
\$400.00

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

Due Date
Net 30
2/8/2026

Removed three (3) piles of lava rock from along the pond bank perimeter at 1653 Standing Stone Dr.	400.00
Completed on 1/9/26	

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



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
12/19/25	8876
Terms	Due Date
Net 30	01/18/26

BILL TO

Jennifer Goldyn
Inframark
313 Campus Street
Celebration, FL 33071

PROPERTY

Highlands CDD
11102 Ayersworth Glen Blvd
Wimauma, FL 33598

Amount Due	Enclosed
\$5,298.15	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#7474 - Highlands Artificial turf on work out areas Enhancement Proposal		\$5,298.15	\$0.00	\$5,298.15
	#7474 - Highlands Artificial turf on work out areas Enhancement Proposal		\$5,298.15	\$0.00	\$5,298.15
	Artificial Turf		\$5,298.15	\$0.00	\$5,298.15
	Total		\$5,298.15	\$0.00	\$5,298.15



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
01/05/26	9005
Terms	Due Date
Net 30	02/04/26

BILL TO

Jennifer Goldyn
Inframark
313 Campus Street
Celebration, FL 33071

PROPERTY

Highlands CDD
11102 Ayersworth Glen Blvd
Wimauma, FL 33598

Amount Due	Enclosed
\$26,735.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#7527 - Highlands Center Islands Enhancement Proposal 12/2025		\$26,735.00	\$0.00	\$26,735.00
	<i>Install Plant Material on Center Islands at Balm and #01 Entrances</i>		\$22,366.65	\$0.00	\$22,366.65
	<i>Remove Plant Material from both center islands on Balm road & 301</i>		\$4,368.35	\$0.00	\$4,368.35
	Total		\$26,735.00	\$0.00	\$26,735.00



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
01/08/26	9033
Terms	Due Date
Net 30	02/07/26

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

PROPERTY
Highlands CDD 11102 Ayersworth Glen Blvd Wimauma, FL 33598

Amount Due	Enclosed
\$33,719.40	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$33,719.40	\$0.00	\$33,719.40

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.

**Install 524 yards of
pine bark mini
nuggets throughout
the property**

Pine Bark Installation	\$33,719.40	\$0.00	\$33,719.40
Total	\$33,719.40	\$0.00	\$33,719.40

Bethune's BBQ, LLC

10810 Boyette Rd #2808
Riverview, FL 33569
(813) 361-5726



Invoice

Submitted on 10/9/2022

Invoice for

Ayersworth Glen Community
c/o Brittany

**Deposit due 2 weeks
prior to the event**

Payable to

Bethune's BBQ, LLC

200 people

Community Christmas Event

Invoice

496

December 13, 2025

4p-8p

Description	Qty	Unit price	Total price
Meat Balls (Beef)	2	\$150.00	\$300.00
Chopped Chicken (Tray)	2	\$150.00	\$300.00
Pulled Pork (lb)	35	\$15.00	\$525.00
Mac n Cheese	2	\$120.00	\$240.00
Green Beans	2	\$80.00	\$160.00
Collard Greens	2	\$80.00	\$160.00
Peach Cobbler	6	\$60.00	\$360.00
Servers	2	\$125.00	\$250.00
			\$0.00
Tax	0	\$2,295	\$0.00
Deposit			\$0.00

Notes: BBQ Sauce & Rolls included.

Subtotal \$2,295.00

Adjustments

\$2,295.00



174 Thorn Hill Rd., Warrendale, PA 15086

INVOICE

Page 82

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. 71345953
Invoice Date 12/14/2025
P.O. No.
Due Date 01/13/2026

DATE(S) OF SERVICE	DESCRIPTION	QTY	UNIT PRICE	EXT. AMOUNT
12/28/2025 - 01/27/2026	AYERSWORTH GLEN CLU 11102 AYERSWORTH G 33598			\$2.00
12/28/2025 - 01/27/2026	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
71345953	\$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 ☐ AMERICAN EXPRESS



WELCOME TO YOUR NEW INVOICE



174 Thorn Hill Rd., Warrendale, PA 15086

RETURN SERVICE REQUESTED

Guardian Protection, Inc.
1234 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

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			

Sub Total \$1,984.17

Tax \$233.82

Total \$2,217.99

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.

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.

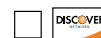
Effective Date: _____ Contact Name: _____

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: _____



INVOICE

Customer ID:

25-63011-93003

Customer Name:

HIGHLANDS CDD

Service Period:

01/01/26-01/31/26

Invoice Date:

12/29/2025

Invoice Number:

0216375-2206-7

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

Jan 28, 2026

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
01/28/2026: **\$ 275.80**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
269.07		(269.07)		0.00		269.07		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)
12/29/2025	0216375-2206-7	25-63011-93003
Payment Terms	Total Due	Amount
Total Due by 01/28/2026	\$269.07	
If Received after 01/28/2026	\$275.80	

*** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED ***
Your bank account will be drafted \$269.07.

2206000256301193003002163750000002690700000026907 3

10290C29

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

DETAILS OF SERVICE

Page 85

Details for Service Location:

Highlands Cdd, 11102 Ayersworth Glen Blvd, Wimauma FL
33598-6202

Customer ID: 25-63011-93003

Description	Date	Ticket	Quantity	Amount
Lock Per Unit	01/01/26		1.00	32.00
Disposal 4 Yard Dumpster 1X Week	01/01/26		1.00	128.31
4 Yard Dumpster 1X Week	01/01/26		1.00	108.76
Total Current Charges				269.07

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling
866-964-2729

HOW TO READ YOUR INVOICE

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.		Your Payment is Due 10/25/2022 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 \$123.45 If payment is received after 10/25/2022: \$128.45	
Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due	
\$123.45	+	(\$123.45)	+	0.00	+
				\$123.45	=
				\$123.45	

DETAILS OF SERVICE

Details for Service Location: Seymour, John, Town and Country Way, Saint Paul MN 55106-2627 Customer ID: 21-51809-22222

Description	Date	Ticket	Quantity	Amount
35 Gallon Toler	10/01/22		1.00	32.00
MN STATE SOLID WASTE TAX 9.75%				25.45
COUNTY ENVIRONMENTAL CHARGE				123.45
Total Current Charges				269.07

- 1 Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2 Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3 Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

☐ Check Here to Change Contact Info		☐ Check Here to Sign Up for Automatic Payment Enrollment	
List your new billing information below. For a change of service address, please contact WM .		If I enroll in Automatic Payment services, I authorize WM to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying WM at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.	
Address 1		Email	
Address 2			
City		Date	
State		Bank Account Holder Signature	
Zip			
Email			
Date Valid			

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

December 24, 2025
Invoice Number: 3164516122425
Account Number: 8337 12 029 3164516
Security Code: 2577
Service At: 11102 AYERSWORTH GLEN BLVD
WIMAUMA FL 33598-6202

Auto Pay Notice

Contact Us

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

Summary

Service from 12/24/25 through 01/23/26
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 01/11/26	
Total Due by Auto Pay	\$176.32

NEWS AND INFORMATION

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

IMPORTANT CHANNEL UPDATE

Good news: You can now access 66 newly added NBA games on channel 467, in addition to regularly scheduled Thursday Night Football. To see the NBA game schedule, visit NBA.com/schedule and select "Prime Video" from the Broadcaster filter.

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 12252025 NNNNNNNN 01 001462 0005

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

December 24, 2025

HIGHLAND CDD

Invoice Number: 3164516122425
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: 3164516122425
 Account Number: 8337 12 029 3164516
 Security Code: 2577

HIGHLAND CDD

Contact Us

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

8633 2390 DY RP 24 12252025 NNNNNNNN 01 001462 0005

Charge Details

Previous Balance		176.32
EFT Payment	12/11	-176.32
Remaining Balance		\$0.00

Payments received after 12/24/25 will appear on your next bill.

Service from 12/24/25 through 01/23/26

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
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
Other Charges 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**.



HIGHLAND CDD

Invoice Number: 3164516122425
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 12252025 NNNNNNNN 01 001462 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 \$2.10, TRS Surcharge \$0.08.

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

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

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

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

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

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

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

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



Invoice Number: 3164516122425
Account Number:: 8337 12 029 3164516
Security Code: **2577**

HIGHLAND CDD



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 24 12252025 NNNNNNNN 01 001462 0005



HIGHLANDS CDD		ACH			
TECO	FY2026	FY 2026			
DATE:	1/7/2026				
INV:	010726-ACH				ACH 01/22/26
Account No.	Service Address	Descrip/Meter	Meter #		11/20- 12/19/25
211004160142	324 S FALKENBURG RD	STREET LIGHTS	66 Poles	543057-53100	1970.62
211004160407	10955 AYERSWORTH GLEN BLVD	GEN - NON DEMAND	1000554078	543063-53100	24.90
211004160639	10951 AYERSWORTH GLEN WQL	GEN - NON DEMAND	1000468286	543063-53100	309.45
211004160985	14451 LOCH LAUREN WY	WELL - NON DEMAND	1000489595	543063-53100	26.90
211004161157	11102 AYERSWORTH GLEN BLVD	GEN - CLB HOUSE	1000555873	543079-53100	48.63
211004161421	11102 AYERSWORTH GLEN BLVD	GEN - NON DEMAND	1000555876	543063-53100	224.73
211004161561	11102 AYERSWORTH GLEN BLVD	STREET LIGHTS	5 POLES	543057-53100	313.05
211004161793	11299 AYERSWORTH GLEN WL	GEN - NON DEMAND	1000554079	543063-53100	338.29
211004162023	AYERSWORTH GLN PH 2B	STREET LIGHTS	85/47 POLES	543057-53100	6345.45
211004162247	AYERSWORTH GLEN PH 2A	STREET LIGHTS	33 POLES	543057-53100	1549.38
211004162452	11407 RD 672	GEN NON DEMAND	SUMP PUMP	543063-53100	27.93
211004162908	RD 672/301/5ESS	STREET LIGHTS	74 POLES	543057-53100	2329.14
211004163138	HIGHLAND ESTS S PH 1	STREET LIGHTS	41 POLES	543057-53100	1224.18
211018229834	14904 TROPICAL VIOLET WAY PMP	NON DEMAND - PMP	1000555189	543063-53100	87.75
211023911210	11104 AYERSWORTH GLEN BLVD	SIGN	1000651539	543063-53100	25.04
211023936407	11195 AYERSWORTH GLEN BLVD	LIGHTING	1000599122	543063-53100	25.57
221007665757	AYERSWORTH GLEN PH 5	STREET LIGHTS	9 POLES	543057-53100	422.54
221007846795	AYERSWORTH GLEN PH 3B	STREET LIGHTS	34 POLES	543057-53100	1596.31
221007860416	AYERSWORTH GLEN PH 4	STREET LIGHTS	27 POLES	543057-53100	1267.66
211004160787	10501 AYERSWORTH GLEN WL	GEN NON DEMAND	1000468285	543110-53100	335.48
Total (20)					\$ 18,493.00
		CODE TO:	Street Lights	543057.53100	\$ 17,018.33
			Utility Services	543063.53100	\$ 1,090.56
			Recreation Facilities	543079.53100	\$ 48.63
			Pool	543110.53100	\$ 335.48
			CREDITS		\$ (493.99)
			TOTAL		\$ 17,999.01



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

Statement Date: January 07, 2026
Page 91

Amount Due: \$17,999.01

Due Date: January 22, 2026

Account #: 321000017129

DO NOT PAY. Your account will be drafted on January 22, 2026

Account Summary

Previous Amount Due	\$18,690.76
Payment(s) Received Since Last Statement	-\$18,693.75
Miscellaneous Credits	-\$491.00
Credit Balance After Payments and Credits	-\$493.99
Current Month's Charges	\$18,493.00

Amount Due by January 22, 2026 \$17,999.01

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

Your Locations With The Highest Usage



11299 AYERSWORTH
GLEN WL, WIMAUMA,
FL 33598-0000

**1,883
KWH**



10501 AYERSWORTH
GLEN WL, WIMAUMA,
FL 33598-0000

**1,739
KWH**



Scan here to interact
with your bill online.

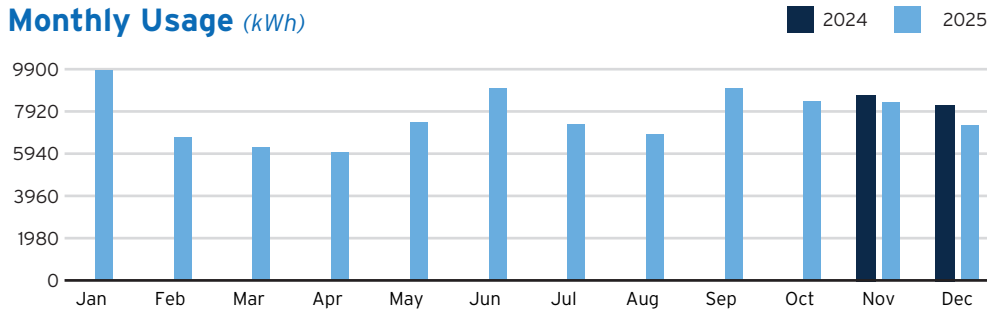


**DOWNED IS
DANGEROUS!**

If you see a downed power line,
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/safety)
for more safety tips.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://www.tecoaccount.com)



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000017129

Due Date: January 22, 2026



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](https://www.tampaelectric.com/paperless) to enroll now.

Amount Due: \$17,999.01

Payment Amount: \$ _____

700875003371

Your account will be
drafted on January 22, 2026

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	12/10/2025	1,939		1,916		23 kWh	1	30 Days	\$24.90
									 27.8%

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	12/10/2025	71,261		69,545		1,716 kWh	1	29 Days	\$309.45
									 11.3%

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	12/10/2025	3,636		3,597		39 kWh	1	29 Days	\$26.90
									 9.3%

Continued on next page →

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.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	12/10/2025	6,835		6,667		168 kWh	1	29 Days	\$48.63
									 11.6%

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	12/10/2025	43,559		42,350		1,209 kWh	1	30 Days	\$224.73
									 34.4%

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	12/10/2025	8,591		6,708		1,883 kWh	1	30 Days	\$338.29
									 6.9%

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	12/10/2025	15,414		15,373		41 kWh	1	30 Days	\$27.93
									 66.9%

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	12/10/2025	22,610		22,214		396 kWh	1	30 Days	\$87.75
									 11.0%

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

Sub-Account Number: 211023911210

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000651539	12/10/2025	948		920		28 kWh	1	29 Days	\$25.04
									 40.0%

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	12/10/2025	893		866		27 kWh	1	30 Days	\$25.57
									 107.7%

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

Sub-Account Number: 221007665757

Amount: \$422.54

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

Sub-Account Number: 221007846795

Amount: \$1,596.31

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

Sub-Account Number: 221007860416

Amount: \$1,267.66

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

Sub-Account Number: 211004160787

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000468285	12/10/2025	12,826		11,087		1,739 kWh	1	30 Days	\$335.48
									 2.1%

Total Current Month's Charges

\$18,493.00



Sub-Account #: 211004160142
Statement Date: 01/02/2026

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

Service Period: 11/20/2025 - 12/19/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1056 kWh @ \$0.03412/kWh	\$36.03
Fixture & Maintenance Charge	66 Fixtures	\$619.08
Lighting Pole / Wire	66 Poles	\$1120.02
Lighting Fuel Charge	1056 kWh @ \$0.03363/kWh	\$35.51
Storm Protection Charge	1056 kWh @ \$0.00559/kWh	\$5.90
Clean Energy Transition Mechanism	1056 kWh @ \$0.00043/kWh	\$0.45
Storm Surcharge	1056 kWh @ \$0.01230/kWh	\$12.99
Florida Gross Receipt Tax		\$2.33
State Tax		\$138.31

Lighting Charges **\$1,970.62**

Current Month's Electric Charges

\$1,970.62



Miscellaneous Credits

Interest for Cash Security Deposit	-\$74.90
Total Current Month's Credits	-\$74.90

Billing information continues on next page →

Sub-Account #: 211004160407
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/11/2025 - 12/10/2025

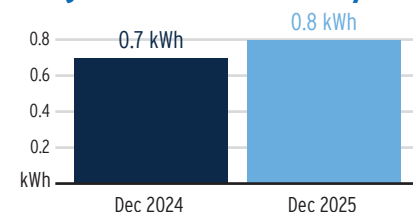
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000554078	12/10/2025	1,939		1,916		23 kWh	1	30 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	23 kWh @ \$0.08641/kWh		\$1.99
Fuel Charge	23 kWh @ \$0.03391/kWh		\$0.78
Storm Protection Charge	23 kWh @ \$0.00577/kWh		\$0.13
Clean Energy Transition Mechanism	23 kWh @ \$0.00418/kWh		\$0.10
Storm Surcharge	23 kWh @ \$0.02121/kWh		\$0.49
Florida Gross Receipt Tax			\$0.57
Electric Service Cost			\$22.96
State Tax			\$1.94
Total Electric Cost, Local Fees and Taxes			\$24.90

Avg kWh Used Per Day

**Current Month's Electric Charges****\$24.90**

Billing information continues on next page →



Sub-Account #: 211004160639
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/12/2025 - 12/10/2025

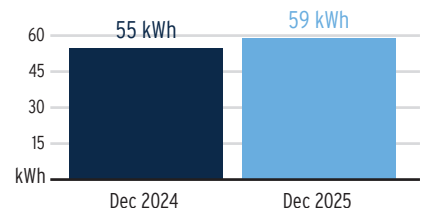
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000468286	12/10/2025	71,261		69,545		1,716 kWh	1	29 Days

Charge Details

 Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	1,716 kWh @ \$0.08641/kWh		\$148.28
Fuel Charge	1,716 kWh @ \$0.03391/kWh		\$58.19
Storm Protection Charge	1,716 kWh @ \$0.00577/kWh		\$9.90
Clean Energy Transition Mechanism	1,716 kWh @ \$0.00418/kWh		\$7.17
Storm Surcharge	1,716 kWh @ \$0.02121/kWh		\$36.40
Florida Gross Receipt Tax			\$7.13
Electric Service Cost			\$285.34
State Tax			\$24.11
Total Electric Cost, Local Fees and Taxes			\$309.45

Avg kWh Used Per Day



Current Month's Electric Charges **\$309.45**

Billing information continues on next page →



Sub-Account #: 211004160985
Statement Date: 01/02/2026

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

Meter Read

Meter Location: WELL

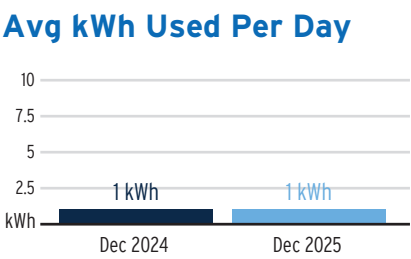
Service Period: 11/12/2025 - 12/10/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000489595	12/10/2025	3,636		3,597		39 kWh	1	29 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	39 kWh @ \$0.08641/kWh	\$3.37
	Fuel Charge	39 kWh @ \$0.03391/kWh	\$1.32
	Storm Protection Charge	39 kWh @ \$0.00577/kWh	\$0.23
	Clean Energy Transition Mechanism	39 kWh @ \$0.00418/kWh	\$0.16
	Storm Surcharge	39 kWh @ \$0.02121/kWh	\$0.83
	Florida Gross Receipt Tax		\$0.62
	Electric Service Cost		\$24.80
	State Tax		\$2.10
	Total Electric Cost, Local Fees and Taxes		\$26.90



Current Month's Electric Charges **\$26.90**

Billing information continues on next page →



Sub-Account #: 211004161157
Statement Date: 01/02/2026

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

Meter Read

Meter Location: Cbhs

Service Period: 11/12/2025 - 12/10/2025

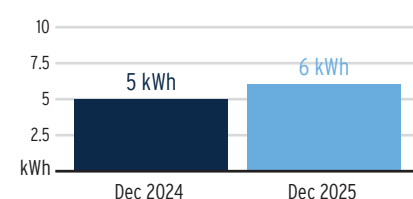
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555873	12/10/2025	6,835		6,667		168 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	168 kWh @ \$0.08641/kWh		\$14.52
Fuel Charge	168 kWh @ \$0.03391/kWh		\$5.70
Storm Protection Charge	168 kWh @ \$0.00577/kWh		\$0.97
Clean Energy Transition Mechanism	168 kWh @ \$0.00418/kWh		\$0.70
Storm Surcharge	168 kWh @ \$0.02121/kWh		\$3.56
Florida Gross Receipt Tax			\$1.12
Electric Service Cost			\$44.84
State Tax			\$3.79
Total Electric Cost, Local Fees and Taxes			\$48.63

Avg kWh Used Per Day



Current Month's Electric Charges

\$48.63

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.47
Total Current Month's Credits	-\$1.47

Billing information continues on next page →


Sub-Account #: 211004161421
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/11/2025 - 12/10/2025

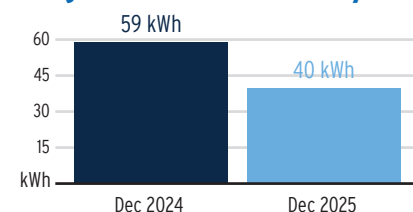
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555876	12/10/2025	43,559		42,350		1,209 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	1,209 kWh @ \$0.08641/kWh		\$104.47
Fuel Charge	1,209 kWh @ \$0.03391/kWh		\$41.00
Storm Protection Charge	1,209 kWh @ \$0.00577/kWh		\$6.98
Clean Energy Transition Mechanism	1,209 kWh @ \$0.00418/kWh		\$5.05
Storm Surcharge	1,209 kWh @ \$0.02121/kWh		\$25.64
Florida Gross Receipt Tax			\$5.18
Electric Service Cost			\$207.22
State Tax			\$17.51
Total Electric Cost, Local Fees and Taxes			\$224.73

Avg kWh Used Per Day



Current Month's Electric Charges

\$224.73

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$11.22
Total Current Month's Credits	-\$11.22

Billing information continues on next page →



Sub-Account #: 211004161561
Statement Date: 01/02/2026

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

Service Period: 11/11/2025 - 12/10/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 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



Miscellaneous Credits

Interest for Cash Security Deposit	-\$12.48
Total Current Month's Credits	-\$12.48

Billing information continues on next page →



Sub-Account #: 211004161793
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/11/2025 - 12/10/2025

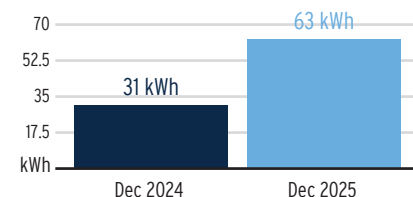
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000554079	12/10/2025	8,591		6,708		1,883 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	1,883 kWh @ \$0.08641/kWh		\$162.71
Fuel Charge	1,883 kWh @ \$0.03391/kWh		\$63.85
Storm Protection Charge	1,883 kWh @ \$0.00577/kWh		\$10.86
Clean Energy Transition Mechanism	1,883 kWh @ \$0.00418/kWh		\$7.87
Storm Surcharge	1,883 kWh @ \$0.02121/kWh		\$39.94
Florida Gross Receipt Tax			\$7.80
Electric Service Cost			\$311.93
State Tax			\$26.36
Total Electric Cost, Local Fees and Taxes			\$338.29

Avg kWh Used Per Day



Current Month's Electric Charges

\$338.29

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$4.36
Total Current Month's Credits	-\$4.36

Billing information continues on next page →



Sub-Account #: 211004162023
Statement Date: 01/02/2026

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

Service Period: 11/11/2025 - 12/10/2025 **Rate Schedule:** Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 01/02/2026

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

Service Period: 11/11/2025 - 12/10/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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
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 Miscellaneous Credits		
Interest for Cash Security Deposit		-\$91.60
Interest for Cash Security Deposit		-\$87.54
Total Current Month's Credits		-\$179.14

Billing information continues on next page →



Sub-Account #: 211004162247
Statement Date: 01/02/2026

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

Service Period: 11/11/2025 - 12/10/2025 **Rate Schedule:** Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 30 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**

	Miscellaneous Credits	
Interest for Cash Security Deposit		-\$63.77
	Total Current Month's Credits	-\$63.77

Billing information continues on next page →



Sub-Account #: 211004162452
Statement Date: 01/02/2026

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

Meter Read

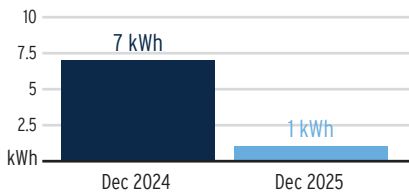
Meter Location: SUMP PUMP
Service Period: 11/11/2025 - 12/10/2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000852366	12/10/2025	15,414		15,373		41 kWh	1	30 Days

Charge Details

 Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	41 kWh @ \$0.08641/kWh	\$3.54
Fuel Charge	41 kWh @ \$0.03391/kWh	\$1.39
Storm Protection Charge	41 kWh @ \$0.00577/kWh	\$0.24
Clean Energy Transition Mechanism	41 kWh @ \$0.00418/kWh	\$0.17
Storm Surcharge	41 kWh @ \$0.02121/kWh	\$0.87
Florida Gross Receipt Tax		\$0.64
Electric Service Cost		\$25.75
State Tax		\$2.18
Total Electric Cost, Local Fees and Taxes		\$27.93

Avg kWh Used Per Day



Current Month's Electric Charges **\$27.93**

 Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.62
Total Current Month's Credits	-\$1.62

Billing information continues on next page →


Sub-Account #: 211004162908
Statement Date: 01/02/2026

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

Service Period: 11/20/2025 - 12/19/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

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


Miscellaneous Credits

Interest for Cash Security Deposit	-\$83.93
Total Current Month's Credits	-\$83.93

Billing information continues on next page →


Sub-Account #: 211004163138
Statement Date: 01/02/2026

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

Service Period: 11/20/2025 - 12/19/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	656 kWh @ \$0.03412/kWh	\$22.38
Fixture & Maintenance Charge	41 Fixtures	\$384.58
Lighting Pole / Wire	41 Poles	\$695.77
Lighting Fuel Charge	656 kWh @ \$0.03363/kWh	\$22.06
Storm Protection Charge	656 kWh @ \$0.00559/kWh	\$3.67
Clean Energy Transition Mechanism	656 kWh @ \$0.00043/kWh	\$0.28
Storm Surcharge	656 kWh @ \$0.01230/kWh	\$8.07
Florida Gross Receipt Tax		\$1.45
State Tax		\$85.92

Lighting Charges **\$1,224.18**

Current Month's Electric Charges

\$1,224.18


Miscellaneous Credits

Interest for Cash Security Deposit	-\$45.12
Total Current Month's Credits	-\$45.12

Billing information continues on next page →


Sub-Account #: 211018229834
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/11/2025 - 12/10/2025

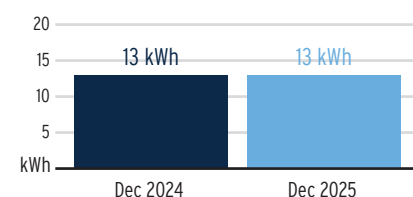
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555189	12/10/2025	22,610		22,214		396 kWh	1	30 Days

Charge Details

	Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	396 kWh @ \$0.08641/kWh		\$34.22
Fuel Charge	396 kWh @ \$0.03391/kWh		\$13.43
Storm Protection Charge	396 kWh @ \$0.00577/kWh		\$2.28
Clean Energy Transition Mechanism	396 kWh @ \$0.00418/kWh		\$1.66
Storm Surcharge	396 kWh @ \$0.02121/kWh		\$8.40
Florida Gross Receipt Tax			\$2.02
Electric Service Cost			\$80.91
State Tax			\$6.84
Total Electric Cost, Local Fees and Taxes			\$87.75

Avg kWh Used Per Day



Current Month's Electric Charges

\$87.75

	Miscellaneous Credits	
Interest for Cash Security Deposit		-\$3.55
Total Current Month's Credits		-\$3.55

Billing information continues on next page →



Sub-Account #: 211023911210
Statement Date: 01/02/2026

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

Meter Read

Service Period: 11/12/2025 - 12/10/2025

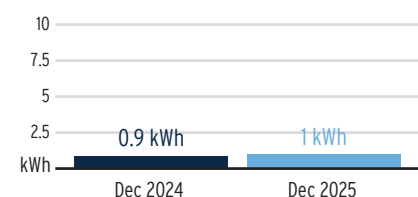
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000651539	12/10/2025	948		920		28 kWh	1	29 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	28 kWh @ \$0.08641/kWh		\$2.42
Fuel Charge	28 kWh @ \$0.03391/kWh		\$0.95
Storm Protection Charge	28 kWh @ \$0.00577/kWh		\$0.16
Clean Energy Transition Mechanism	28 kWh @ \$0.00418/kWh		\$0.12
Storm Surcharge	28 kWh @ \$0.02121/kWh		\$0.59
Florida Gross Receipt Tax			\$0.58
Electric Service Cost			\$23.09
State Tax			\$1.95
Total Electric Cost, Local Fees and Taxes			\$25.04

Avg kWh Used Per Day



Current Month's Electric Charges

\$25.04

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.47
Total Current Month's Credits	-\$1.47

Billing information continues on next page →



Sub-Account #: 211023936407
Statement Date: 01/02/2026

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

Meter Read

Meter Location: LIGHTING

Service Period: 11/11/2025 - 12/10/2025

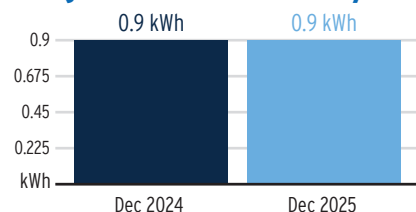
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000599122	12/10/2025	893		866		27 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	27 kWh @ \$0.08641/kWh		\$2.33
Fuel Charge	27 kWh @ \$0.03391/kWh		\$0.92
Storm Protection Charge	27 kWh @ \$0.00577/kWh		\$0.16
Clean Energy Transition Mechanism	27 kWh @ \$0.00418/kWh		\$0.11
Storm Surcharge	27 kWh @ \$0.02121/kWh		\$0.57
Florida Gross Receipt Tax			\$0.59
Electric Service Cost			\$23.58
State Tax			\$1.99
Total Electric Cost, Local Fees and Taxes			\$25.57

Avg kWh Used Per Day



Current Month's Electric Charges

\$25.57

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$1.44
Total Current Month's Credits	-\$1.44

Billing information continues on next page →



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

Service Period: 11/11/2025 - 12/10/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 01/02/2026



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

Service Period: 11/11/2025 - 12/10/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 01/02/2026



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

Service Period: 11/11/2025 - 12/10/2025 **Rate Schedule:** Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 01/02/2026

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

Meter Read

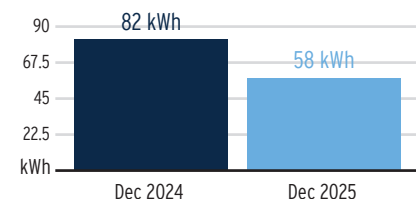
Service Period: 11/11/2025 - 12/10/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000468285	12/10/2025	12,826		11,087		1,739 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	1,739 kWh @ \$0.08641/kWh	\$150.27
Fuel Charge	1,739 kWh @ \$0.03391/kWh	\$58.97
Storm Protection Charge	1,739 kWh @ \$0.00577/kWh	\$10.03
Clean Energy Transition Mechanism	1,739 kWh @ \$0.00418/kWh	\$7.27
Storm Surcharge	1,739 kWh @ \$0.02121/kWh	\$36.88
Florida Gross Receipt Tax		\$7.24

Electric Service Cost **\$289.56**

State Tax \$24.47

Total Electric Cost, Local Fees and Taxes **\$314.03**



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

\$335.48

Total Current Month's Charges

\$18,493.00



Miscellaneous Credits

Interest for Cash Security Deposit	-\$6.53
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Total Current Month's Credits **-\$6.53**



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	Page 116	E DATE
HIGHLAND CDD	6632320000	01/15/2026		02/05/2026

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	12/15/2025	180933	01/11/2026	196529	15596 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$47.10
Water Base Charge	\$13.58
Water Usage Charge	\$39.59

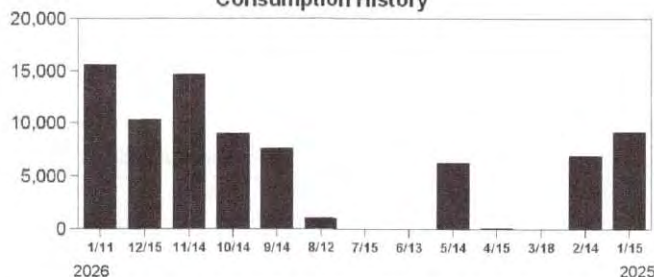
Summary of Account Charges

Previous Balance	\$73.37
Net Payments - Thank You	\$-73.37
Total Account Charges	\$106.81
AMOUNT DUE	\$106.81

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
Additional Information: HCFL.gov/Water



THANK YOU!



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

2,372 0

DUE DATE

02/05/2026

**Auto Pay Scheduled
DO NOT PAY**



0066323200007 00000106815

Hillsborough County Water Resources

Website: HCFLGov.net/Water

Customer Service: (813) 307-1000

Online Payments: HCFLGov.net/WaterBill

Email: WaterDept@HCFLGov.net

Use the Customer Service phone number to access these Water Resources services and more:

Billing/Account Questions
Credit/Collections

Emergency Line (24/7)
Water Quality Information Line (24/7)

Water Restrictions Information
Water Restrictions Violation Hotline

Authorized Payment Locations:

Brandon Support Operations Complex
332 N. Falkenburg Rd.
Tampa, FL 33619
Walk-in and drive-thru:
Mon.-Fri., 8 a.m.-5 p.m.
• Bill Pay Kiosk & Payment Drop Box

Jimmy B. Keel Library
2902 W. Bearss Ave
Tampa, FL 33618
Bill Pay Kiosk
South Shore Library
15816 Beth Shields Way
Ruskin, FL 33573
Bill Pay Kiosk



IMPORTANT: Attempting to pay through an unauthorized online application, webpage, or payment center may result in payment posting delays and/or cause interruption of services.

Explanation of Charges:

CUSTOMER BILL CHARGE is the net cost for all customers' account management activities and is charged on every bill generated during the fiscal year.

PURCHASED WATER CHARGE is a volumetric charge based on the cost of water purchased by the County from suppliers. The pass-through charge is applied to all billable potable water consumption.

WATER BASE CHARGE is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost, and operating costs not related to the amount of water produced or treated.

WATER CONSUMPTION CHARGE includes all variable costs for producing and treating water and the remainder of the fixed costs not recovered through the water base charge. Water consumption charges are billed per 1,000 gallons of metered flow.

RECLAIMED WATER CHARGE is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

SEWER BASE FACILITY CHARGE is designed to recover a portion of the fixed costs

for the wastewater system. Fixed costs include debt service, personnel costs, and operating costs not related to the amount of wastewater treated and effluent disposal.

SEWER USAGE CHARGE includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption.

DEPOSITS is a new or increased security deposit required to reduce bad-debt losses on an account.

ADJUSTMENTS includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collection activities, unauthorized usage charges, etc.

SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5) of the Florida Statutes (Public Records Law), Hillsborough County deems Social Security numbers as protected information and they will not be subject to any public records request. Social Security numbers are requested for the purpose of establishing deposits and for recovery efforts of unpaid utility charges.

 **Go Green** – You can help reduce the environmental impact of paper billing. Visit HCFLGov.net/WaterBill to select paperless options for billing and payments.

The Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813) 246-3146 and leave a message with your name, mailing address, and phone number.

Hillsborough County will be participating in the U.S. Environmental Protection Agency's fifth round of the Unregulated Contaminant Monitoring Rule (UCMR5) during 2024. The County's UCMR5 results and more information are available at HCFLGov.net/UCMR or by calling Ed Watson at (813) 246-3146.

Hillsborough County accepts:



(AMSCOT locations accept CASH only. Service charges apply.)

Online Payments: HCFLGov.net/WaterBill

Mail Payments: P.O. Box 89637, Tampa, FL 33689-0410

Pay by Phone: (813) 307-1000



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HIGHLAND CDD	5632320000	01/15/2026	02/05/2026

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	12/15/2025	87868	01/14/2026	95204	7336 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$22.15
Water Base Charge	\$24.99
Water Usage Charge	\$8.22

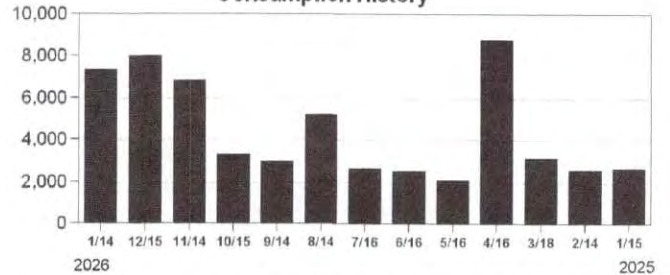
Summary of Account Charges

Previous Balance	\$64.61
Net Payments - Thank You	\$-64.61
Total Account Charges	\$61.90
AMOUNT DUE	\$61.90

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, #201
CORAL SPRINGS FL 33076-3361

2,029 0

DUE DATE 02/05/2026

**Auto Pay Scheduled
DO NOT PAY**



0056323200008 00000061903

Hillsborough County Water Resources

Website: HCFLGov.net/Water

Customer Service: (813) 307-1000

Online Payments: HCFLGov.net/WaterBill

Email: WaterDept@HCFLGov.net

Use the Customer Service phone number to access these Water Resources services and more:

Billing/Account Questions
Credit/Collections

Emergency Line (24/7)
Water Quality Information Line (24/7)

Water Restrictions Information
Water Restrictions Violation Hotline

Authorized Payment Locations:

Brandon Support Operations Complex
332 N. Falkenburg Rd.
Tampa, FL 33619
Walk-in and drive-thru:
Mon.-Fri., 8 a.m.-5 p.m.
• Bill Pay Kiosk & Payment Drop Box

Jimmy B. Keel Library
2902 W. Bearss Ave
Tampa, FL 33618
Bill Pay Kiosk
South Shore Library
15816 Beth Shields Way
Ruskin, FL 33573
Bill Pay Kiosk



IMPORTANT: Attempting to pay through an unauthorized online application, webpage, or payment center may result in payment posting delays and/or cause interruption of services.

Explanation of Charges:

CUSTOMER BILL CHARGE is the net cost for all customers' account management activities and is charged on every bill generated during the fiscal year.

PURCHASED WATER CHARGE is a volumetric charge based on the cost of water purchased by the County from suppliers. The pass-through charge is applied to all billable potable water consumption.

WATER BASE CHARGE is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost, and operating costs not related to the amount of water produced or treated.

WATER CONSUMPTION CHARGE includes all variable costs for producing and treating water and the remainder of the fixed costs not recovered through the water base charge. Water consumption charges are billed per 1,000 gallons of metered flow.

RECLAIMED WATER CHARGE is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

SEWER BASE FACILITY CHARGE is designed to recover a portion of the fixed costs

for the wastewater system. Fixed costs include debt service, personnel costs, and operating costs not related to the amount of wastewater treated and effluent disposal.

SEWER USAGE CHARGE includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption.

DEPOSITS is a new or increased security deposit required to reduce bad-debt losses on an account.

ADJUSTMENTS includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collection activities, unauthorized usage charges, etc.

SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5) of the Florida Statutes (Public Records Law), Hillsborough County deems Social Security numbers as protected information and they will not be subject to any public records request. Social Security numbers are requested for the purpose of establishing deposits and for recovery efforts of unpaid utility charges.

Go Green – You can help reduce the environmental impact of paper billing. Visit HCFLGov.net/WaterBill to select paperless options for billing and payments.

The Water Quality Report is now available online at HCFLGov.net/WaterQualityReport. To request a mailed copy, call (813) 246-3146 and leave a message with your name, mailing address, and phone number.

Hillsborough County will be participating in the U.S. Environmental Protection Agency's fifth round of the Unregulated Contaminant Monitoring Rule (UCMR5) during 2024. The County's UCMR5 results and more information are available at HCFLGov.net/UCMR or by calling Ed Watson at (813) 246-3146.

Hillsborough County accepts:



(AMSCOT locations accept CASH only. Service charges apply.)

Online Payments: HCFLGov.net/WaterBill

Mail Payments: P.O. Box 89637, Tampa, FL 33689-0410

Pay by Phone: (813) 307-1000



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HIGHLAND HOMES	3932320000	01/15/2026	02/05/2026

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	12/15/2025	107400	01/14/2026	116777	9377 GAL	ACTUAL	WATER

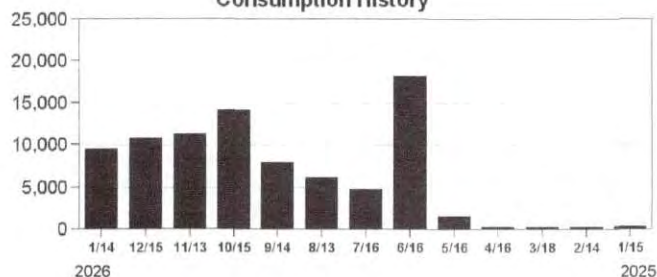
Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$28.32
Water Base Charge	\$182.38
Water Usage Charge	\$10.50
Sewer Base Charge	\$113.92
Sewer Usage Charge	\$66.30

Summary of Account Charges

Previous Balance	\$422.96
Net Payments - Thank You	\$-422.96
Total Account Charges	\$407.96
AMOUNT DUE	\$407.96

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, #201
CORAL SPRINGS FL 33076-3361

1,431 8

DUE DATE	02/05/2026
AMOUNT DUE	\$407.96
AMOUNT PAID	



0039323200004 00000407965

Hillsborough County Water Resources

Page 121

Website: HCFLGov.net/Water

Customer Service: (813) 307-1000

Online Payments: HCFLGov.net/WaterBill

Email: WaterDept@HCFLGov.net

Use the Customer Service phone number to access these Water Resources services and more:

Billing/Account Questions
Credit/Collections

Emergency Line (24/7)
Water Quality Information Line (24/7)

Water Restrictions Information
Water Restrictions Violation Hotline

Authorized Payment Locations:

Brandon Support Operations Complex
332 N. Falkenburg Rd.
Tampa, FL 33619
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• Bill Pay Kiosk & Payment Drop Box

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Pay by Phone: (813) 307-1000



FitnessSmith
PO Box 3569
Boynton Beach FL 33424
United States

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Invoice
#SO111887
12/31/2025

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

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

Terms	PO #	Shipping Method	Ship Date
50/50			

Qty	Item	Unit Price	Amount
1	AUTHORIZED DEALER DISCOUNTS AUTHORIZED DEALER DISCOUNTS	\$-1,200.00	\$-1,200.00
2	TRUE GRAVITY TREADMILL - UNITE 16" TOUCHSCREEN NO TUNER TRUE GRAVITY TREADMILL - UNITE 16" TOUCHSCREEN NO TUNER	\$6,865.00	\$13,730.00
1	TRUE GRAVITY CROSS TRAINER - UNITE LED CONSOLE TRUE GRAVITY CROSS TRAINER - UNITE LED CONSOLE	\$3,635.00	\$3,635.00
1	TRUE GRAVITY RECUMBENT BIKE - UNITE LED CONSOLE TRUE GRAVITY RECUMBENT BIKE - UNITE LED CONSOLE	\$2,600.00	\$2,600.00
1	STAIRMASTER 8GX W/ LED (2025) STAIRMASTER 8GX W/ LED (2025)	\$5,485.00	\$5,485.00
1	EOL STAIRMASTER HIIT ROWER STAIRMASTER HIIT ROWER	\$1,225.00	\$1,225.00
1	NAUTILUS INSTINCT DUAL ADJUSTABLE PULLEY NAUTILUS INSTINCT DUAL ADJUSTABLE PULLEY - BLACK FRAME	\$3,285.00	\$3,285.00
1	NAUTILUS INSTINCT LEG EXTENSION/LEG CURL MATTE BLACK NAUTILUS INSTINCT LEG EXTENSION/LEG CURL (MATTE BLACK FRAME / BLACK UPH)	\$2,406.00	\$2,406.00
1	INSTINCT SMITH MACHINE INSTINCT SMITH MACHINE	\$2,775.00	\$2,775.00
2	TKO FID BENCH, BLACK TKO FID BENCH, BLACK	\$600.00	\$1,200.00
1	TKO COMMERCIAL HYPER EXTENSION, GRAPHITE TKO COMMERCIAL HYPER EXTENSION, GRAPHITE	\$580.00	\$580.00
1	INSTINCT 3-TIER HEX DUMBBELL RACK INSTINCT 3-TIER HEX DUMBBELL RACK	\$750.00	\$750.00
2	TKO OLYMPIC 45LB. RUBBER DUAL GRIP PLATE (EACH) TKO OLYMPIC 45LB. RUBBER DUAL GRIP PLATE (EACH)	\$96.43	\$192.86
2	TKO OLYMPIC 35LB. RUBBER DUAL GRIP PLATE (EACH) TKO OLYMPIC 35LB. RUBBER DUAL GRIP PLATE (EACH)	\$75.00	\$150.00
2	TKO OLYMPIC 25LB. RUBBER DUAL GRIP PLATE (EACH) TKO OLYMPIC 25LB. RUBBER DUAL GRIP PLATE (EACH)	\$53.57	\$107.14



SO111887



FitnessSmith
PO Box 3569
Boynton Beach FL 33424
United States

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Qty	Item	Unit Price	Amount
2	TKO OLYMPIC 10LB. RUBBER DUAL GRIP PLATE (EACH) TKO OLYMPIC 10LB. RUBBER DUAL GRIP PLATE (EACH)	\$21.43	\$42.86
2	TKO OLYMPIC 5LB. RUBBER DUAL GRIP PLATE (EACH) TKO OLYMPIC 5LB. RUBBER DUAL GRIP PLATE (EACH)	\$10.71	\$21.42
1	TKO ACCESSORY STORAGE RACK - STAMINA PACKAGE TKO ACCESSORY STORAGE RACK - STAMINA PACKAGE (INCL: 4-15LB MEDICINE BALLS, 10-45LB KETTLEBELLS, RESISTANCE BANDS, 3 HANGING MATS, 3 FOAM ROLLERS, 3 STABILITY BALLS)	\$1,925.00	\$1,925.00
1	SHIPPING - EQUIPMENT NEW SALES SHIPPING CHARGES - EQUIPMENT	\$3,275.00	\$3,275.00
1	INSTALLATION - EQUIPMENT SALES INSTALLATION: INSIDE DELIVERY, ASSEMBLY, TESTING, TRASH REMOVAL: (FEE IS FOR FIRST FLOOR DOUBLE DOOR ACCESS ONLY) SITE SURVEY REQUIRED FOR GUARANTEED PRICE. FITNESSMITH WILL NOT WALL MOUNT ANY EQUIPMENT, RACKS, OR RIGS.	\$2,300.00	\$2,300.00
1	COLOR:	\$0.00	\$0.00
1	DUE TO CURRENT US TARIFFS, AN ADDITIONAL TARIFF WILL BE APPLIED TO ALL ORDERS. IF NO US TARIFFS ARE IN PLACE BEFORE THE GOODS SHIP, THIS TARIFF WILL BE ADJUSTED, ENSURING THAT THE CUSTOMER IS ONLY CHARGED FOR US TARIFFS IN EFFECT AT THE TIME OF SHIPMENT.	\$401.52	\$401.52

Subtotal: \$44,886.80

Tax: \$0.00

Total \$44,886.80

Current Payment Due \$22,443.40

[Click Here to Pay Now](#)



SO111887



INVOICE – PROJECT MOBILIZATION DEPOSIT (40%)

RealEx Construction, LLC
2108 W Sligh Ave., Tampa, FL 33604
Phone: 727-480-3502 | Email: kestler@realexconstruction.com

Bill To:

Highlands Community Development District (CDD)
Project Address: 11102 Ayersworth Glen Blvd, Riverview, FL

Invoice Description

This invoice represents the project mobilization deposit in accordance with the approved agreement for the **Highlands CDD – Exterior Perimeter Wall Painting** project. Receipt of this deposit confirms authorization to schedule work and proceed with project commencement.

Description	Amount
Project Mobilization Deposit (40%) – Exterior Perimeter Wall Painting	\$20,760.00

Total Amount Due: \$20,760.00

Payment Terms

Payment is due upon receipt of this invoice. Work scheduling and project commencement will occur upon receipt of the deposit. Payment method and remittance instructions available upon request.

Remit Payment To

RealEx Construction, LLC
1801 Suncoast Crossings Isle
Odessa, FL 33556
United States

RealEx Construction, LLC | Commercial & HOA Services



FINAL INVOICE – PROJECT CLOSE-OUT (60%)

Project: Ayersworth Glen Boulevard – Perimeter Wall Painting
Client: Highlands Community Development District (CDD)
Total Contract Amount: \$51,900.00
Previously Billed (Mobilization – 40%): \$20,760.00

Project Completion & Close-Out

This invoice represents the final close-out of the Ayersworth Glen perimeter wall painting project. All work has been completed in accordance with the approved scope, including surface preparation, masonry and crack repairs, coating application, and final site clean-up.

The project was completed with a focus on consistency, durability, and overall presentation. We appreciate the opportunity to work with Highlands Community Development District and thank the team for the coordination and communication throughout the project.

Description	Amount
Final Project Close-Out Invoice (Remaining 60%)	\$31,140.00

Total Amount Due: \$31,140.00

Remit Payment To:
RealEx Construction, LLC
1801 Suncoast Crossings Isle
Odessa, FL 33556

Thank you for the opportunity to work with Highlands Community Development District.

CHECK REQUEST FORM

District Name: Highlands CDD

Date: 15-Jan-26

Invoice Number: JAN.15.26-Series 2013,14,16
&18

Please issue a check to:

Vendor Name: HIGHLANDS CDD C/O US BANK

Vendor No.: V00089

Check amount: \$15,573.20

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

Please code to:	<u>201.131000.1000</u>	<u>3,210.18</u>
	<u>203.131000.1000</u>	<u>8,324.15</u>
	<u>204.131000.1000</u>	<u>4,038.87</u>
		<u>15,573.20</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

January 15, 2026

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	1,735.46	
Series 2014 Revenue 207833006	1,474.72	3,210.18
Series 2016 3A Revenue 262807000	2,174.79	
Series 2016 3C Revenue 265189000	2,050.12	
Series 2016 Revenue 237136000	4,099.24	8,324.15
Series 2018 3B&5 Revenue 249047000	2,787.52	
Series 2018 4 Revenue 255272000	1,251.35	4,038.87
	15,573.20	

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