

Highlands Community Development District

October 21, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 294 922 983 887 33 PASSCODE: gQ7S8cC2

[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, Chairperson
Mark Bouthot, Vice Chairperson
Orlando Echevarria, Assistant Secretary
Trang Chu, Assistant Secretary
Rob Roy, Assistant Secretary

District Staff

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

Regular Meeting Agenda

Wednesday, October 21, 2026, at 6:00 p.m.

The Regular Meeting of the **Highlands Community Development District** will be held on **October 21, 2026, at 6:00 p.m. at the Ayersworth Glen Clubhouse 11102 Ayersworth Glen Blvd. Wimauma, FL 33598.**

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. STAFF REPORTS

A. Aquatic Inspection Report.....	Page 4
B. Field Inspection Report.....	Page 17
C. Landscape Report	
i. Consideration of Inside Pool Area River Rock Installment.....	Page 26
ii. Consideration of Boulevard Plant Fill-Ins Proposal.....	Page 29
iii. Consideration of Winter Annual Rotation Proposal.....	Page 32
D. Irrigation Reports.....	Page 46
E. District Counsel	
F. District Engineer	
G. District Manager	
H. Onsite Manager Report.....	Page 58
i. Discussion regarding Trunk or Treat Event	

4. BUSINESS ITEMS

A. Ratification of Insurance Binder.....	Page 60
B. Consideration of Irrigation Contract	Page 75
C. Consideration of Marc Security Services Inc. – Contract Addendum for Company Conversion	Page 81
D. Consideration of Florida Playground Proposal.....	Page 89

E. Consideration of Resolution 2027-01; Budget Amendment.....Page 125

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held on September 16, 2026.....Page 133

B. Consideration of September 2026 Check Register.....Page 137

C. Discussion of the September 2026 Snapshot.....Page 138

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. AUDIENCE COMMENTS – *Three (3) Minute Time Limit*

8. ADJOURNMENT



Highlands Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
9/24/2026

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



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Site Assessments

Pond 1

Comments:

Site Looks Good

Pond 1 looks good overall. Only a trace amount of algae was observed. This new growth will be targeted for treatment during the upcoming visits. No issues were observed with submersed weeds or shoreline weeds.



Pond 3B

Comments:

Normal Growth Observed

Slender Spike Rush and algae growth was observed during this visit. Treatments will continue to target this growth to help reduce growth. No issues were observed with shoreline weeds.



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Site Assessments

Pond 3C

Comments:

Normal Growth Observed

Slender Spike Rush growth and minor amounts of algae growth were observed in some of the perimeter areas of this pond. No issues were observed with shoreline weeds. Treatments will continue to target these.



Pond 3C-1

Comments:

Normal Growth Observed

Minimal amounts of algae growth were observed on this pond. No issues were observed with submersed weeds or shoreline weeds. Treatments will target the new algae growth during the upcoming visits.



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Site Assessments

Pond 6

Comments:

Site Looks Good

Pond 6 was previously treated for algae growth. This treatment has shown positive results and a reduction with only minimal amounts remaining. The remaining algae will continue to be targeted for treatment. No issues were observed on this pond with submersed weeds or shoreline weeds.



Pond 7

Comments:

Site Looks Good

Treatments along the large area of exposed sediment are currently being suspended while the bank restoration repair is occurring. No issues were observed on this pond.



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Site Assessments

Pond 8

Comments:

Site Looks Good

Minor algae growth was previously treated and positive results have been seen. This pond remains at a low level. No issues were observed with algae, submersed weeds, and only minimal new shoreline growth was observed. The new growth will be treated on the upcoming visits.



Pond 12

Comments:

Normal Growth Observed

The outflow weir was unclogged and is properly flowing. Pond 12 looks good overall with only trace amounts of algae present. Treatments will continue to target algae growth for a further reduction. No issues were observed with submersed weeds or shoreline weeds.



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Site Assessments

Pond 13

Comments:

Site Looks Good

Minor new algae growth in littoral shelf was observed. This new growth will be targeted for treatment. No other issues were observed on the remainder of the pond. The native Gulf Spike Rush in the littoral shelf continues to thrive.



Pond 14

Comments:

Site Looks Good

Very minimal amount of new Torpedograss growth was observed. This new growth will be targeted for treatment during the upcoming visits. No other issues were observed. Pond 14 looks good overall. The water level is at a normal 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 increased to a normal level.



Pond 15B

Comments:

Site Looks Good

Pond 15B looks good overall. Minimal invasive growth was observed. Invasive growth on this site will continue to be targeted for treatment as needed.



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Site Assessments

Pond 16

Comments:

Site Looks Good

Pond 16 looks good overall, with minimal amounts of new algae growth present. This new algae growth will be targeted for treatment during the upcoming visits. No other issues were observed on this pond, and the pond's water level has increased to a normal level.



Pond 17

Comments:

Site Looks Good

Pond 17 looks good. The water level has increased to a normal level and the littoral shelf areas is fully under water again. No issues were observed with algae, submersed weeds, or shoreline weeds.



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Site Assessments

Pond 20 North

Comments:

Site Looks Good

Previous treatments for Slender Spike Rush growth on this pond have kept new growth to a minimum. The new growth will be targeted for treatment during the upcoming visits. No issues were observed with algae, or shoreline weeds. The water level has remained slightly below a normal level. No other issues were observed.



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.



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Site Assessments

Pond CM

Comments:

Site Looks Good

Minor algae and slender spike rush growth was previously treated. Positive results were seen from previous treatments. The water level has increased on this pond and the littoral shelf area of the pond is no longer dry. No issues were observed with algae, submersed weeds, or shoreline weeds.



Pond PH2-3A East

Comments:

Site Looks Good

Algae treatments have shown positive results on this pond. Reduction of algae growth was observed and only a trace amount of algae was present. No issues were observed with submersed weeds or shoreline weeds.



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Site Assessments

PH2-3A West

Comments:

Normal Growth Observed

Minor amounts of Slender Spike Rush were observed on this pond, mainly in the corner pictured. Treatments will continue to target this growth to keep new growth to a minimum. No issues were observed with algae or shoreline weeds.



PH5

Comments:

Site Looks Good

A reduction of Slender Spike Rush and algae were observed. Previously, minimal amount of these were observed and treated. Follow up treatments will continue if new growth is observed. No issues were observed with shoreline weeds.



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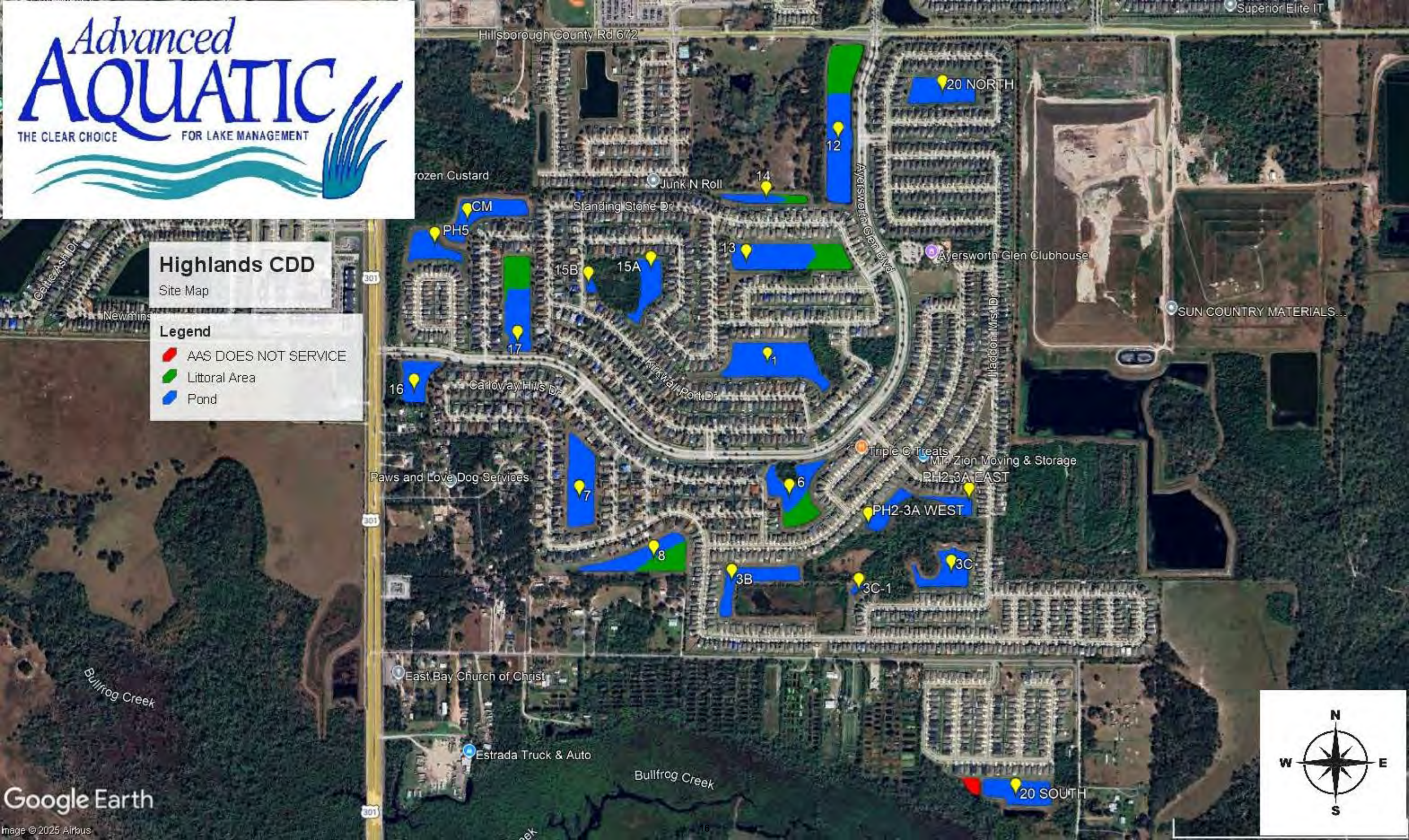


Highlands CDD

Site Map

Legend

-  AAS DOES NOT SERVICE
-  Littoral Area
-  Pond





Highlands CDD

Field Inspection Report - October 2026

Friday, 9 October 2026

Prepared For Board Of Supervisors

14 Issues Identified

14 Issues Incomplete

Noting this inspection was completed after 5 days of continuous rains. There was nothing to report on the ponds except the washouts on previous reports.

Assigned To: Board Information

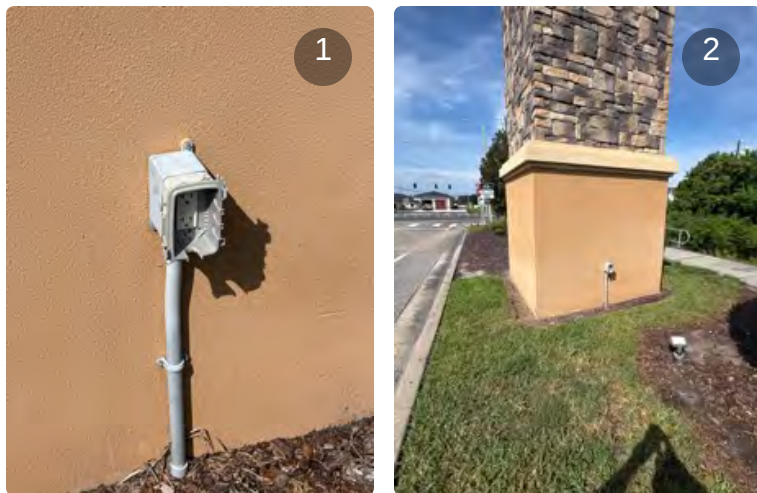
Noting the side of the sidewalk has been roped off on Ayersworth Glen Boulevard at US 301 intersection. Will continue to monitor until the completion of the project.



Issue 2

Assigned To: Maintenance

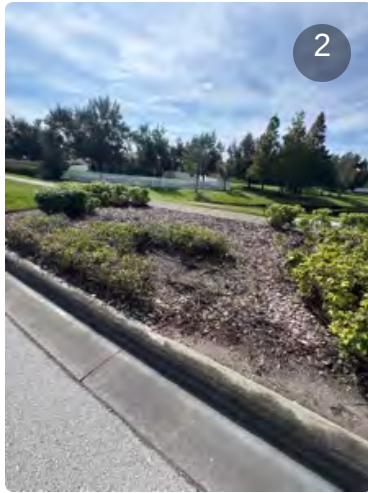
Noting the plastic casing on the GFI outlet attached to the monument on the exit side is missing on Ayersworth Glen Boulevard at 3:01 intersection.



Issue 3

Assigned To: Pine Lake

Board may want to consider to enhance or sod a bed that has had declining plants removed and has bare areas near Pond 16 on Ayersworth Glen Blvd. right of way.



Issue 4

Assigned To: Pine Lake

Noting a few ant mounds are starting to show throughout the district, which is typical for this time of year. Scout and treat each service and then once the mound is no longer active smooth to surrounding grade.



Issue 5

Assigned To: Pine Lake

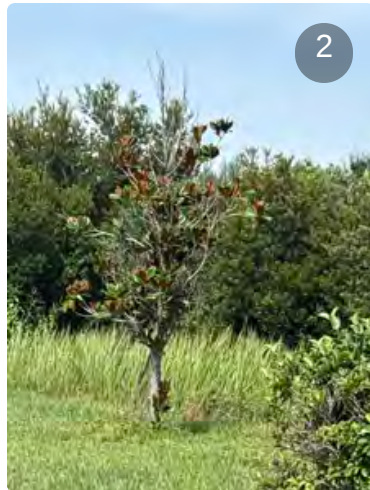
Noting a vine should be removed on the perimeter wall of Ayersworth Glen Blvd. just west of Loch Ness Way.



Issue 6

Assigned To: Pine Lake

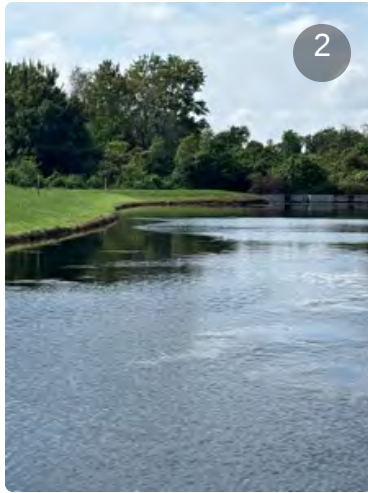
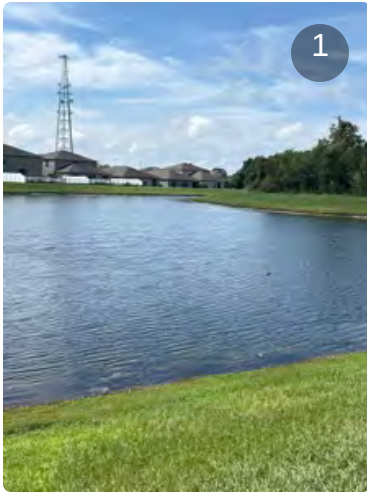
There is a rut area at the mailbox kiosk that is holding water on Carloway Dr. There's also a declining Magnolia tree that should be diagnosed and treated as well as weeding around the base.



Issue 7

Assigned To: Advanced Aquatics

Noting overall the ponds look good after a week of rain every day.



Issue 8

Assigned To: Pine Lake

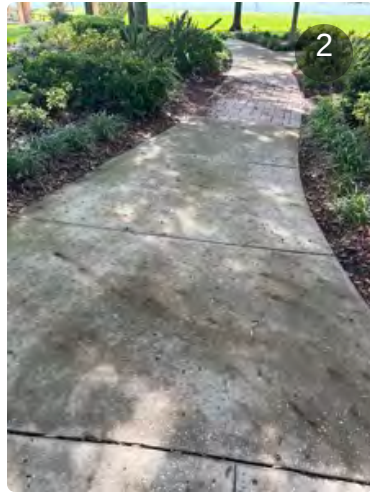
Treat the Oleander next to the gazebo outside the community pool on the south end for caterpillars that are present.



Issue 9

Assigned To: Maintenance

Board may want to consider pressure washing the sidewalks around the amenity area after the rainy season has completed. Mulch and Oak stains are present.



Issue 10

Assigned To: Pine Lake

Provide a proposal to repair an area of turf that has declined on the north end of the amenity center. Will it heal itself in a timely manner?



Issue 11

Assigned To: Pine Lake

Ensure debris is being picked up each service in the beds around the community pool.



Issue 12

Assigned To: Pine Lake

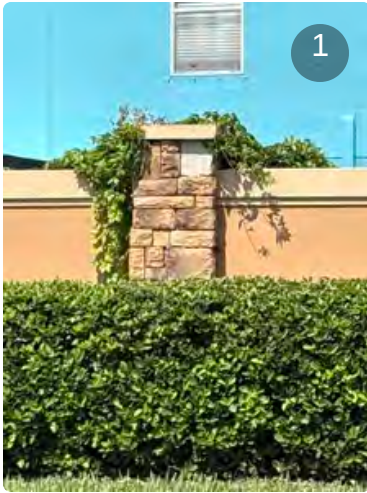
Noting broadleaf turf weeds in the St. Augustine turf throughout the district. Will this treatment be included with fertilizer now the Nitrogen ban has been lifted?



Issue 13

Assigned To: Pine Lake

Need to remove vines on Ayersworth Glen Boulevard on the north right of way near Haddon Mist Drive.



Issue 14

Assigned To: Board Information

Noting an odd ring of declining turf around pond 12. It appears to be a chemical burn. This should fill in, but I'm not sure what may have been treated here.





Proposal #10234

Highlands- Inside pool area river rock installment - 10-26

Date 10/12/2026

Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747

Property Highlands CDD | 11102 Ayersworth Glen Blvd | Wimauma, FL 33598

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Attached are images of areas that will get rocks to help with drainage issues.





Install Brown river rock in pool area for proper drainage

River rock install

Items	Quantity	Unit
Brown river rock 3/4- 4yds	1.00	EA
Freight	1.00	EA
River rock install :		\$2,833.28

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$47.31
PROJECT TOTAL:		\$2,880.59

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By 
Raul Sanchez Gonzalez
Date 10/12/2026
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



Proposal #10200

Highland - Blvd plant fill ins -10-26

Date 10/13/2026

Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747

Property Highlands CDD | 11102 Ayersworth Glen Blvd | Wimauma, FL 33598



Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

around Crepe myrtles the liriopse will be placed as a boarder.

Viburnum we will planted in gaps along blvd.

Plants are to fill in areas where huge gaps are along blvd

Plant Material Install

Items	Quantity	Unit
liriopse 3g	41.00	EA
Viburnum Suspensum 3g	32.00	EA
Plant Material Install:		\$1,402.86

Fuel Surcharge

Fuel Surcharge

Items	Quantity	Unit
Fuel Surcharge	1.00	EA
Fuel Surcharge:		\$23.41
PROJECT TOTAL:		\$1,426.27

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By 
Raul Sanchez Gonzalez

Date 10/13/2026
Pine Lake Services, LLC

By _____
Kristee Cole

Date _____
Inframark



Proposal #10115

Highlands CDD - Winter Annual Rotation - 12/2026

Date 10/2/2026
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 Winter Annuals

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Potting Soil	1.00	cuyd
winter annuals	200.00	EA
Plant Material Install:		\$1,050.00
PROJECT TOTAL:		\$1,050.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job. Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

landscape

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

Backflow Connection

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

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

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

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

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

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

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

Material Tolerances

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

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

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

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

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

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

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

– void all warranties provided by the Contractor

By 
Raul Sanchez Gonzalez
Date 10/2/2026
Pine Lake Services, LLC

By _____
Kristee Cole
Date _____
Inframark



Highlands CDD Irrigation Services Report

September 2026

Customer: Highlands CDD

Executive Summary

During September 2026, multiple irrigation maintenance, repair, inspection, and support activities were performed for Highlands CDD. Work included routine maintenance, irrigation system inspections, troubleshooting, repairs, controller adjustments, landscape irrigation support, and coordination efforts related to community improvements. Several completed service calls addressed irrigation system functionality, while additional monthly inspections and maintenance activities were scheduled for later in the month.

Completed Work

Stone Park Maintenance

Routine maintenance was completed at Stone Park on September 14, 2026. The work was performed as part of ongoing irrigation maintenance efforts to ensure proper system operation and landscape coverage.

Scottburgh Glen Maintenance

Maintenance activities were completed at Scottburgh Glen on September 14, 2026. The irrigation system was inspected and serviced as part of regular preventative maintenance procedures.

Ayersworth Glen Monthly Maintenance

Monthly irrigation maintenance was completed on September 14, 2026, at 11102 Ayersworth Glen Boulevard, Wimauma, Florida. Routine inspections and system checks were conducted to maintain operational efficiency and identify any required adjustments.

Mainline Leak Investigation

An investigation of a suspected mainline leak was conducted on September 16, 2026, at 11102 Ayersworth Glen Boulevard, Wimauma, Florida. The irrigation system was evaluated to locate and assess potential issues affecting system performance.

Annuals Irrigation Adjustment

On September 25, 2026, irrigation programming was adjusted at the Balm entrance to add an additional morning watering schedule for annual landscape plantings. This adjustment was made to support plant health and improve irrigation coverage.

Pool Deck Renovation Support

On September 29, 2026, irrigation lines were located at the Highlands Clubhouse, 313 Campus Street, Celebration, Florida, to support a planned pool deck renovation project. The irrigation infrastructure was identified and marked to help prevent damage during construction activities.

Repair and Service Activities

The following repair and service calls were completed and prepared for billing during the reporting period:

- Replaced a broken irrigation box lid.
- Performed maintenance at Scottburgh Glen.
- Performed maintenance on Hadden Mist.
- Performed maintenance at Stone Park.
- Performed maintenance on Callen Glen.
- Installed a new PVB, cycle stop valve, and tank at 14902 Tropical Violet Way, Wimauma, Florida.
- Replaced a pressure switch at Ayersworth & Balm, Wimauma, Florida.
- Replaced two broken sprinkler heads.

Scheduled Services

The following services were scheduled as part of ongoing irrigation system management:

- Controller B Monthly Inspection.
- Clubhouse Monthly Irrigation Inspection.
- Highlands CDD Monthly Maintenance Program.
- CDD Board Meeting attendance and coordination activities.

Conclusion

September activities focused on maintaining irrigation system reliability throughout Highlands CDD through preventative maintenance, repairs, inspections, leak investigations, controller adjustments, and support for ongoing community improvement projects. These efforts help ensure efficient water distribution, system performance, and protection of landscape assets throughout the community.







Irrigation Report

Sprinkler Solutions of Florida
401 N Parsons Ave Suite 106A
Brandon, FL 33510
18135031228

Client: Highlands CDD
Address: 11102 Ayersworth GLen Blvd
Wimauma, FL 33598

Site Name: Hadden Mist Pocket Park
Site Address: Hadden Mist
Apollo Beach, FL

Performed by: Daniel Tellstrom
License #: Scc131152616
Start: 09-04-2026 9:31 am

Checkup Notes: Daniel 2030 Tacoma
Start time 9:31am-10:12am
Completed hadden mist monthly maintenance

Irrigation System Overview:

Well Water: ☐ Cycle Stop: ☐ Rain Shut Off Device/Solar Sync: ☒
Potable Water: ☒ VFD - Variable Frequency Drive: ☐ Solar Sync Operational: ☐
Reclaim: ☐ Bladder Tank: ☐ Rain Shut Off Device Operational: ☒
System Notes:

Controller: #1 - Hadden Mist Pocket Park

Sensors:

Controller Mfg: Hunter
Model: XC-Hybrid

of Zones: 10
Master Valve?

Zone #	Description	Landscape Type(s)	Irrigation Type(s)
1	Sprays by mailboxes	Full-sun turf	Spray
2	Spays sidewalk by controller	Shade turf	Spray
3	Sprays along side walk	Full-sun turf	Spray
4	Feild rotors	Full-sun turf	Rotor
5	Sidewalk rotors	Full-sun turf	Rotor
6	Sidewalk rotors white fence back feild	Full-sun turf	Rotor
7	Rotors in line with white fence	Full-sun turf	Rotor
8	Middle back feild rotors	Full-sun turf	Rotor
9	Flate white fence middle feild rotors	Full-sun turf	Rotor
10	Tree drip & bubbler behind mail box around park perimeter	Full-sun turf	Other - see notes

Controller Issues: #1 - Hadden Mist Pocket Park

Time Correct on Controller?: ☐ Rain Sensor Installed: ☐
If no, was it corrected?: ☐ MV Operating Properly: ☐
Notes:



Irrigation Report

Sprinkler Solutions of Florida
401 N Parsons Ave Suite 106A
Brandon, FL 33510
18135031228

Client: Highlands CDD
Address: 11102 Ayersworth GLen Blvd
Wimauma, FL 33598

Site Name: Scottburgh Glen Dr,
Site Address: Scottburgh Glen Dr.
Apollo Beach, 33547

Performed by: Daniel Tellstrom
License #: Scc131152616
Start: 09-04-2026 9:14 am

Checkup Notes: Daniel 2020 Tacoma

Start time 9:12am-9:22am

Completed September monthly maintenance at Scottburgh glen

Irrigation System Overview:

Well Water: ☒

Cycle Stop: ☐

Rain Shut Off Device/Solar Sync: ☒

Potable Water: ☐

VFD - Variable Frequency Drive: ☐

Solar Sync Operational: ☐

Reclaim: ☐

Bladder Tank: ☐

Rain Shut Off Device Operational: ☒

System Notes:

Controller: #1 - Scottburgh Glen Dr

Sensors: Rain

Controller Mfg: Hunter

Model: XC Hybrid

of Zones: 3

Master Valve? Yes

Zone #	Description	Landscape Type(s)	Irrigation Type(s)
1	Sidewalk	Full-sun turf	Spray
2	Dog Bag Box	Full-sun turf	Spray
3	Trees	Trees	Tree bubbler

Controller Issues: #1 - Scottburgh Glen Dr

Time Correct on Controller?: ☐

Rain Sensor Installed: ☐

If no, was it corrected?: ☐

MV Operating Properly: ☐

Notes:



Irrigation Report

Sprinkler Solutions of Florida
401 N Parsons Ave Suite 106A
Brandon, FL 33510
18135031228

Client: Highlands CDD
Address: 11102 Ayersworth GLen Blvd
Wimauma, FL 33598

Site Name: Callen Glen Way Pocket Park
Site Address: Callen Way
Apollo Beach, FL

Performed by: Daniel Tellstrom
License #: Scc131152616
Start: 09-04-2026 10:18 am

Checkup Notes: Daniel 2020 Tacoma

Start time 10:18am-10:46am

Completed monthly maintenance at Callen glen

Irrigation System Overview:

Well Water: ☐

Cycle Stop: ☐

Rain Shut Off Device/Solar Sync: ☒

Potable Water: ☒

VFD - Variable Frequency Drive: ☐

Solar Sync Operational: ☐

Reclaim: ☐

Bladder Tank: ☐

Rain Shut Off Device Operational: ☒

System Notes:

Controller: #1 - Callen Glen Pocket Park

Sensors:

Controller Mfg: Hunter

Model: XC-Hybrid

of Zones: 6

Master Valve?

Zone #	Description	Landscape Type(s)	Irrigation Type(s)
1	Feild mail boxes	Full-sun turf	Rotor
2	Dog box	Full-sun turf	Spray
3	Mail box sidewalk	Full-sun turf	Spray
4	Sidewalk	Full-sun turf	Spray
5	Backfield white fence	Full-sun turf	Rotor
6	Sidewalk	Full-sun turf	Rotor

Controller Issues: #1 - Callen Glen Pocket Park

Time Correct on Controller?: ☐

Rain Sensor Installed: ☐

If no, was it corrected?: ☐

MV Operating Properly: ☐

Notes:



Irrigation Report

Sprinkler Solutions of Florida
401 N Parsons Ave Suite 106A
Brandon, FL 33510
18135031228

Client: Highlands CDD
Address: 11102 Ayersworth GLen Blvd
Wimauma, FL 33598

Site Name: Stone Park
Site Address: Stone Park
Wimauma, FL 33598

Performed by: Daniel Tellstrom
License #: Scc131152616
Start: 09-04-2026 10:57 am

Checkup Notes: Daniel 2020 Tacoma

Start time 10:57am-10:28am

Completed September monthly maintenance at stone park

Irrigation System Overview:

Well Water: ☒

Cycle Stop: ☒

Rain Shut Off Device/Solar Sync: ☒

Potable Water: ☐

VFD - Variable Frequency Drive: ☒

Solar Sync Operational: ☐

Reclaim: ☐

Bladder Tank: ☒

Rain Shut Off Device Operational: ☒

System Notes:

Controller: #1 - Stone Park

Sensors:

Controller Mfg: Hunter

Model:

of Zones: 10

Master Valve?

Zone #	Description	Landscape Type(s)	Irrigation Type(s)
1	Bubbles front entrance & around neighborhood	Full-sun turf	Tree bubbler,Spray
2	Sidewalk misty moss dr	Full-sun turf	Spray
3	Drive sidewalk	Full-sun turf	Rotor
4	Sidewalk stop sign/Flowerbeds	Shade turf	Spray
5	Stone park sign	Shade turf	Spray
6	Along white fence	Full-sun turf	Spray
7	Feild by mail boxes	Full-sun turf	Rotor
8	Bubblers/Spray entrance & misty moss DR	Shade turf	Other - see notes
9	Rotors	Full-sun turf	Rotor
10	Sprays	Shade turf	Spray

Controller Issues: #1 - Stone Park

Time Correct on Controller?: ☐

Rain Sensor Installed: ☐

If no, was it corrected?: ☐

MV Operating Properly: ☐

Notes:



Irrigation Report

Sprinkler Solutions of Florida
401 N Parsons Ave Suite 106A
Brandon, FL 33510
18135031228

Client: Highlands CDD
Address: 11102 Ayersworth GLen Blvd
Wimauma, FL 33598

Site Name: Controller A
Site Address: 301
Wimauma, FL 33598

Performed by: Daniel Tellstrom
License #: Scc131152616
Start: 09-14-2026 8:23 am

Checkup Notes: Daniel 2020 Tacoma

Start time 8:23am-10:42am

Completed A controller September maintenance inspection made repair

Irrigation System Overview:

Well Water: ☒ Cycle Stop: ☒ Rain Shut Off Device/Solar Sync: ☒
Potable Water: ☐ VFD - Variable Frequency Drive: ☒ Solar Sync Operational: ☐
Reclaim: ☐ Bladder Tank: ☒ Rain Shut Off Device Operational: ☒
System Notes:

Backflow: #1 - Right beside controller

Manufacturer: Wilkins-Zurn
Model: T012886

Type:
Size: 2"

Backflow Issues: #1 - Right beside controller

Backflow Leaking: ☐

Handles Broken: ☐

Notes:

Controller: #1 - near 301

Sensors:

Controller Mfg: Hunter
Model:

of Zones: 47
Master Valve?

Zone #	Description	Landscape Type(s)	Irrigation Type(s)
1	Drip island	High demand beds	Drip
2	Front island	High demand beds	Drip
3	Rotors by controller	Full-sun turf	Rotor
4	Drip little flower bed island	Shade turf	Drip
5	Trees near white fence at pond	Trees	Tree bubbler
6	Bubblers trees across pond from controller	Shade turf	Drip
7	Sprays sidewalk	Full-sun turf	Spray
8	Middle island	Full-sun turf	Spray
9	Sprays right of island	Full-sun turf	Spray
10	Sprays down sidewalk by Loch Ness way	Full-sun turf	Spray
11	Sprays highland chase sign Loch Ness way	Full-sun turf	Spray
12	Rotors	Full-sun turf	Rotor
13	Spays Loch Ness way sidewalks	Shade turf	Spray
14	Sidewalk sprays between green electric boxes	Shade turf	Spray
15	Green box to pond by white fence shut off	Full-sun turf	Rotor
16	Side walk sprays white fence	Shade turf	Spray
17	Sidewalk sprays & tree bubblers by pond	Shade turf	Spray
18	haddon mist rd	Full-sun turf	Rotor
19	Sprays	Full-sun turf	Spray
20	Sprays Haddon mist	Shade turf	Spray
21			
22			

23	Spray by tennis court and sidewalk	Shade turf	Spray
24	Rotors	Full-sun turf	Rotor
25	Rotors clubhouse to Clyde field	Full-sun turf	Rotor
26	Sidewalk sprays by B controller	Shade turf	Spray
27	Island sprays	Shade turf	Spray
28	Island spray	Full-sun turf	Spray
29	By controller B	Shade turf	Spray
30			
31			
32			
33			
34			
35			
36			
50	Tree drip center island	Full-sun turf	Drip
67	Sprays @ barley field st	Full-sun turf	Spray
70	English lavender st	Full-sun turf	Spray
71	Stone wall flower bed	Shade turf	Drip
72	Sidewalk down from lift station	Full-sun turf	Spray
73	Sprays	Shade turf	Spray
74	Sprays in front of lift station	Full-sun turf	Spray
75	Sprays in front of lift station	Full-sun turf	Spray
100	Decoder 100 sprays sidewalk	Full-sun turf	Spray
102	Sprays by green box down from club house	Full-sun turf	Spray
103	Decoder 15 tree bubblers behind lift station	Full-sun turf	Tree bubbler

Controller Issues: #1 - near 301

Time Correct on Controller?: ☐

Rain Sensor Installed: ☐

If no, was it corrected?: ☐

MV Operating Properly: ☐

Notes:

Zone Issues: Controller #1 - near 301 (47 zones)

All Call-outs (Part 1)

Zone #	Zone Not Working	Leak	No Problems Found	Pressure Issue	Adjust Nozzle	Replace Spray Nozzle	Replace Rotator (MP) Nozzle	Adjust Rotor	Replace 4" Rotor	Replace 6" Rotor	Replace 4" Popup	Replace 6" Popup	Replace 12" Popup	Replace Bubbler	Drip Tubing Fittings Used	Replace Maxi Jet	Main Line Leak	Lateral Pipe Leak
11						1												
Total	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0

Zone Notes: Controller #1 - near 301

Zone	Zone Description	Issue Note
11	Sprays highland chase sign Loch Ness way	Broken nozzle

Zone Photos: Controller #1 - near 301



Zone-11



Zone-11

Inframark Monthly Manager's Report

Highlands CDD
11102 Ayersworth Glen Blvd
Wimauma, FL 33598

Operations/Maintenance Updates: September 2026

Everyday Tasks

- Oversaw daily office operations: monitoring security cameras, enforcing Amenity Policies, ensuring cleanliness of boulevard and facilities, answering phone calls.
- Responded to emails and returned phone calls.
- Completed weekly drive through of the community.
- Verified Resident information while creating Key Fobs for access to the Amenities.
- Assisted 37 Residents with Key Fobs
- Added 5 Residents to the Newsletter
- Code invoices daily.

Projects

- Pool Deck Repair Complete.
- Sump Pump Repair in Progress.

Operations/Maintenance Updates

Operation Report

- This month, we engaged in various safety, maintenance, and facility improvement activities in coordination with Inframark and other service providers.

1. Facility Maintenance & Security:

- Maintenance preformed regular duties daily.

2. Pool Operations:

- Performed daily swimming pool cleaning and maintenance.

3. Landscaping:

- Landscaping maintained weekly.

Rentals Access Cards and Event Fees.

Rentals	5 Complete	\$200-300	\$1000
Access Cards	8	\$10-30	\$195
Special Meeting	0	0	0
Deposit	5	\$350	\$1750
Total			\$3945
Refunded	5	\$350	\$1750

Up Coming Events

Boo Party – Sign ups complete, assigned neighbors sent out.

Trunk or Treat- October 24, 2026 (4 Trunks, 58 children registered)



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Highlands Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Highlands Community Development District
c/o Inframark Management Services - Celebration 313 Campus Street
Celebration, FL 34747

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126736

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$3,534,099
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	\$20,000

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$21,736

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$1,250,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	\$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

**Highlands Community Development District
c/o Inframark Management Services - Celebration 313 Campus Street
Celebration, FL 34747**

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126736

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$21,736
Crime	\$525
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$4,216
Public Officials and Employment Practices Liability	\$3,833
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$30,310

IMPORTANT NOTE
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:
(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Highlands Community Development District

_____ (Name of Local Governmental Entity)	
By: _____ DocuSigned by: Signature	_____ Kangelia Baxter _____ Print Name
Witness By: _____ _____ Signature	_____ _____ Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
 Administrator



PROPERTY VALUATION AUTHORIZATION

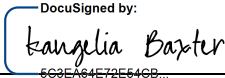
Highlands Community Development District
c/o Inframark Management Services - Celebration 313 Campus Street
Celebration, FL 34747

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☒	Building and Content TIV	\$3,534,099	As per schedule attached
☒	Inland Marine	\$20,000	As per schedule attached
☐	Auto Physical Damage	Not Included	

Signature:  Date: 9/24/2026

Name: Kangelia Baxter

Title: Chairwoman



Property Schedule

Highlands Community Development District

Policy No.: 100126736

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
1	Clubhouse, Fitness Equipment, Pool Furniture		2008	10/01/2026	\$668,198		\$737,435		
	11102 Ayersworth Glen Blvd Wimauma FL 33598		Joisted masonry	10/01/2027	\$69,237				
	Simple hip			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
2	Pool - In Ground, Pumps & Equipment, Pumps Enclosure		2008	10/01/2026	\$824,216		\$824,216		
	11102 Ayersworth Glen Blvd Wimauma FL 33598		Below ground liquid storage tank / pool	10/01/2027					
	Simple hip			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
3	Clubhouse - Metal Fencing		2008	10/01/2026	\$28,893		\$28,893		
	11102 Ayersworth Glen Blvd Wimauma FL 33598		Non combustible	10/01/2027					
	Simple hip			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
4	Playground Equipment		2008	10/01/2026	\$57,784		\$57,784		
	11102 Ayersworth Glen Blvd Wimauma FL 33598		Non combustible	10/01/2027					
	Simple hip			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
5	Basketball Court		2008	10/01/2026	\$34,671		\$34,671		
	11102 Ayersworth Glen Blvd Wimauma FL 33598		Non combustible	10/01/2027					
	Simple hip			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
6	US 301 Entry Sign Wall		2008	10/01/2026	\$63,563		\$63,563		
	Ayersworth Glen Blvd & U.S. 301 Wimauma FL 33598		Masonry non combustible	10/01/2027					
	Simple hip			Asphalt shingles					
Unit #	Description		Year Built	Eff. Date		Building Value		Total Insured Value	
	Address			Term Date		Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt			
7	Balm Road Entry Sign Wall		2008	10/01/2026	\$63,563		\$63,563		
	Ayersworth Glen Blvd & Balm Rd. Wimauma FL 33598		Masonry non combustible	10/01/2027					
	Simple hip			Asphalt shingles					

DocuSigned by:

Kangelia Baxter

Sign: _____

Print Name: _____

Kangelia Baxter

Date: 9/24/2026



Property Schedule

Highlands Community Development District

Policy No.: 100126736

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
8	Loch Ness Way Sign Wall		2008	10/01/2026	\$23,114		
	Ayersworth Blvd & Loch Ness Way Wimauma FL 33598		Masonry non combustible	10/01/2027		\$23,114	
	Simple hip			Asphalt shingles			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
9	Loch Lauren Way Sign Wall		2008	10/01/2026	\$23,114		
	Ayersworth Blvd & Loch Lauren Way Wimauma FL 33598		Masonry non combustible	10/01/2027		\$23,114	
	Simple hip			Asphalt shingles			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
10	8000 LF Interior Buffer Walls		2008	10/01/2026	\$924,550		
	Ayersworth Glen Blvd Wimauma FL 33598		Masonry non combustible	10/01/2027		\$924,550	
	Simple hip			Asphalt shingles			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
11	Club House Sign Wall		2008	10/01/2026	\$17,336		
	11102 Ayersworth Glen Blvd Wimauma FL 33598		Masonry non combustible	10/01/2027		\$17,336	
	Simple hip			Asphalt shingles			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
12	Bathroom Cabana		2008	10/01/2026	\$134,900		
	11102 Ayersworth Glen Blvd. Wimauma FL 33598		Joisted masonry	10/01/2027		\$134,900	
	Pyramid hip			Asphalt shingles			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
13	Pavilion w/ 1 Bench - Playground Area		2008	10/01/2026	\$23,114		
	11102 Ayersworth Glen Blvd. Wimauma FL 33598		Joisted masonry	10/01/2027		\$23,114	
	Pyramid hip			Asphalt shingles			
Unit #	Description Address		Year Built Const Type	Eff. Date	Building Value	Total Insured Value	
				Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering		Covering Replaced	Roof Yr Blt
14	Pavilion w/ 2 Benches - Pool Pumps Area		2008	10/01/2026	\$34,671		
	11102 Ayersworth Glen Blvd. Wimauma FL 33598		Joisted masonry	10/01/2027		\$34,671	
	Pyramid hip			Asphalt shingles			

DocuSigned by:

Sign:

Kangelia Baxter

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Print Name:

Kangelia Baxter

Date:

9/24/2026



Property Schedule

Highlands Community Development District

Policy No.: 100126736

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
15	Pavilion w/ 2 Benches - Basketball Court Area		2008	10/01/2026	\$34,671		\$34,671	
	11102 Ayersworth Glen Blvd. Wimauma FL 33598		Joisted masonry	10/01/2027				
	Simple hip			Asphalt shingles				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
16	Stoneridge Entry Sign Wall		2008	10/01/2026	\$23,114		\$23,114	
	Ayersworth Glen Blvd. & Haddon Mist Dr. Wimauma FL 33598		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
17	Stonegate Entry Sign Wall		2008	10/01/2026	\$23,114		\$23,114	
	Ayerswoth Glen Blvd. & Mystic Topaz Way Wimauma FL 33598		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
18	Highland Meadows Entry Sign Wall		2008	10/01/2026	\$23,114		\$23,114	
	Ayersworth Glen Blvd. & Clyne Field Court Wimauma FL 33598		Non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
19	Well Pumps (3)		2008	10/01/2026	\$138,683		\$138,683	
	Various Wimauma FL 33598		Pump / lift station	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
20	Decorative Entryway Columns (3)		2008	10/01/2026	\$69,341		\$69,341	
	Ayersworth Glen Blvd. & U.S. 301 Wimauma FL 33598		Masonry non combustible	10/01/2027				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
21	Vinyl Dumpster Enclosure		2008	10/01/2026	\$11,557		\$11,557	
	11102 Ayersworth Glen Blvd. Wimauma FL 33598		Non combustible	10/01/2027				

DocuSigned by:

Sign:

Kangelia Baxter

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Print Name:

Kangelia Baxter

Date:

9/24/2026



Property Schedule

Highlands Community Development District

Policy No.: 100126736

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address			Term Date	Contents Value				
	Roof Shape	Roof Pitch	Const Type	Roof Covering	Covering Replaced	Roof Yr Blt			
22	Vinyl Perimeter Fencing		2008	10/01/2026	\$69,341				
	Various Wimauma FL 33598		Non combustible	10/01/2027			\$69,341		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address			Term Date	Contents Value				
	Roof Shape	Roof Pitch	Const Type	Roof Covering	Covering Replaced	Roof Yr Blt			
23	Stone Park Entry Sign		2020	10/01/2026	\$23,114				
	Summer Rd and Misty Moss Dr. Wimauma FL 33598		Non combustible	10/01/2027			\$23,114		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address			Term Date	Contents Value				
	Roof Shape	Roof Pitch	Const Type	Roof Covering	Covering Replaced	Roof Yr Blt			
24	Dog Park Fencing		Non combustible	10/01/2026	\$12,713				
	11102 Ayersworth Glen Blvd Wimauma FL 33598			10/01/2027			\$12,713		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address			Term Date	Contents Value				
	Roof Shape	Roof Pitch	Const Type	Roof Covering	Covering Replaced	Roof Yr Blt			
25	Dog Park Apparatuses (dog toys)		Non combustible	10/01/2026	\$20,802				
	11102 Ayersworth Glen Blvd Suite 260 Wimauma FL 33598			10/01/2027			\$20,802		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address			Term Date	Contents Value				
	Roof Shape	Roof Pitch	Const Type	Roof Covering	Covering Replaced	Roof Yr Blt			
26	Playground Shades		Non combustible	10/01/2026	\$86,677				
	11102 Ayersworth Glen Blvd Suite 260 Wimauma FL 33598			10/01/2027			\$86,677		
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value		
	Address			Term Date	Contents Value				
	Roof Shape	Roof Pitch	Const Type	Roof Covering	Covering Replaced	Roof Yr Blt			
27	Golf Cart Shed		2022	10/01/2026	\$6,934				
	11102 Ayersworth Glen Blvd Suite 260 Wimauma FL 33598		Non combustible	10/01/2027			\$6,934		
			Total:	Building Value \$3,464,862		Contents Value \$69,237		Insured Value \$3,534,099	

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Sign:

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Print Name:

Kangelia Baxter

Date:

9/24/2026



Inland Marine Schedule
Highlands Community Development District

Schedule Items Effective As of: 10/01/2026

Policy No.: 100126736
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Item #	Department	Serial Number	Classification Code	Eff. date	Value	Deductible
	Description			Term Date		
1		YLSDTZ03-2411-667	Other inland marine	10/01/2026	\$8,000	\$1,000
	Pool Chair Lift			10/01/2027		
2			Mobile equipment	10/01/2026	\$12,000	\$1,000
	Golf Cart			10/01/2027		
Total					\$20,000	

Sign:

DocuSigned by:

Kangelia Baxter

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Print Name: Kangelia Baxter

Date: 9/24/2026



Highlands CDD - Irrigation Inspections

Date 10/2/2026
Customer Kristee Cole | Inframark | 313 Campus Street | Celebration, FL 34747
Property Highlands CDD | 11102 Ayersworth Glen Blvd | Wimauma, FL 33598

Dear Kristee,

We realize our industry is highly competitive and you have a number of choices when it comes to landscape services. We are very pleased you have chosen Pine Lake Services and given us the opportunity to present you with a copy of our contract agreement for landscape management and services at your property.

We are confident that this agreement contains all the necessary services and conditions to exceed your expectations. Please take some time to review it. If by chance we missed something, please let us know as soon as possible in order to make the appropriate adjustments. If you have any questions or concerns regarding the agreement, please do not hesitate to contact your Business Development Professional or your Account Manager.

Pine Lake Services is aware you have many options when it comes to a landscape service provider which is why we continually strive to improve the look and feel of your property. In addition to the value of services we provide you, we also intend to deliver unsurpassed customer service and communication. We believe this is what sets us apart from our competitors.

We look forward to working with you and are confident that we will successfully exceed your expectations. We appreciate the opportunity to build a long-term relationship and want to assure you we will strive to maintain the trust you have placed in Pine Lake.

Please don't hesitate to call any of us personally if we can assist you in any way.

Respectfully,

Pine Lake Services Management Team
(813) 948-4736

Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
Contract Services			
Irrigation Inspection	12	\$1,864.50	\$22,374.00
Annual Maintenance Price			\$22,374.00

Payment Schedule

Schedule	Price	Sales Tax	Total Price
November	\$1,864.50	\$0.00	\$1,864.50
December	\$1,864.50	\$0.00	\$1,864.50
January	\$1,864.50	\$0.00	\$1,864.50
February	\$1,864.50	\$0.00	\$1,864.50
March	\$1,864.50	\$0.00	\$1,864.50
April	\$1,864.50	\$0.00	\$1,864.50
May	\$1,864.50	\$0.00	\$1,864.50
June	\$1,864.50	\$0.00	\$1,864.50
July	\$1,864.50	\$0.00	\$1,864.50
August	\$1,864.50	\$0.00	\$1,864.50
September	\$1,864.50	\$0.00	\$1,864.50
October	\$1,864.50	\$0.00	\$1,864.50
	\$22,374.00	\$0.00	\$22,374.00

Customer Initials _____

Terms & Conditions

General Contract Terms

A. The term of this contract:

From start date 11-1-26 To end date: 10-31-27

B. Client agrees to pay Contractor the total price of all seasonal services as compensation for the complete performance of the terms and conditions of this contract.

C. Client shall be invoiced on the first (1st) of each month of service and the payment shall be due the last day of that month.

D. Payments made via credit card will include an additional 3% credit card fee.

E. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charged.

F. Both parties reserve the right to cancel this agreement at any time with thirty (30) days written notice.

G. 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.

H. Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.

Section A: Scope of Services

The following represents Pine Lake Services standard scope of services provided.

Irrigation Management:

- Contractor will repair or replace properly installed and functioning sprinkler heads and ancillary devices damaged during the grounds maintenance operations.
- Sprinkler system repairs not resulting from maintenance operations will be performed on a time and materials basis. Such operations may include: Time clock repair, replacing or rebuilding valves, locating and splicing cut wires, and etc... all work requires prior written approval. A pre-approval authorization form will be sent.
- Contract includes repairs to Irrigation system of less than 2" to include sprinkler heads, main and delivery lines and any associated fittings including labor. No valves, electrical parts or wiring are

Customer Initials _____

included.

- Time clocks and valves will be checked for proper operation and or malfunctions. Time clocks and various zones will be properly coordinated to provide adequate water to maintain all areas in a thriving condition with each season of the year. The clocks will be timed so that water generates throughout the root zone frequently as necessary to allow an adequate supply of oxygen to the root system to encourage proper growth.
- All irrigation clocks will be set to operate according to local watering restrictions.
- The system will be run monthly to check for coverage and even distribution rates, during non-business hours in an effort to prevent water deposits on vehicles in the parking areas. A written report will be submitted monthly on all findings.

SECTION C: GENERAL TERMS AND CONDITIONS

Part 1: Contractor's Responsibility

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the contract is signed.

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

C. Licenses and Permits: The Contractor will maintain all licenses, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

D. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

E. Insurances: The Contractor agrees to maintain General Liability Insurance Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

F. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage to or caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to improper operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms due to improper application of pesticides.

G. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

Customer Initials _____

H. Invoicing: The Contractor will submit monthly service invoices for the amount set forth under the prices and terms included in this contract. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

Part 2: Client's Responsibility

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

C. Payment: For the convenience of the Client only, the monthly charge under this contract may be an average of the total charge for all work to be performed under the contract divided by the number of calendar months included in the payment period of the contract. The Client shall review invoices submitted by the Contractor and payment shall be due within thirty (30) days following the date of the invoice and considered delinquent if not paid by that date. For work outside of the normal monthly contracted work, The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If payment has not been received within forty-five (45) days, the Contractor reserves the right to suspend services by giving written notice for nonpayment. Should services be suspended, monthly fees will not be prorated and services will resume once past-due payments are received. Additional clean-up fees may apply.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

Part 3: Other Terms

The Client and the Contractor, respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Part 4: Renewal and Termination

This contract shall automatically renew for the same term as that set forth in Section A of the General Contract Terms above unless notice is given by Client to Contractor in writing of Client's intent to terminate this contract at least thirty (30) days prior to the termination of the current term. Additionally, this contract may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges agreed to by the Client and performed through the date of termination. Upon expiration of the stated contract period, and notwithstanding the automatic renewal of this contract, Contractor reserves the right to charge current market value for any additional services or product(s) provided following the expiration

Customer Initials _____

of the current term of this contract.

Part 5: Legal

A. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising here under will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

B. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Pine Lake Services.

C. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By



Terry McLane

Date

10/2/2026

Pine Lake Services, LLC

By

Kristee Cole

Date

Inframark

MARC SECURITY SERVICES INC

5118 N 56th Street, Suite 107 • Tampa, FL 33610
877-262-6372 • info@marcss.com

October 8, 2026

Highlands Community Development District
Attention: Board of Supervisors and District Manager
c/o Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Notice of Company Conversion

Dear Board of Supervisors and District Manager:

We are writing to notify you that Marc Security Services LLC has converted to Marc Security Services Inc., a Florida corporation. The Florida Division of Corporations recorded the conversion on October 2, 2026, under document number P26000047392.

Please update the District's contract, vendor, accounts payable, purchase order, and insurance records to reflect the following information:

Legal company name: MARC SECURITY SERVICES INC
New federal EIN: 43-2229430
Business address: 5118 N 56th Street, Suite 107, Tampa, FL 33610
Telephone: 877-262-6372
Email: info@marcss.com

We will continue providing security services for the Ayersworth Glen community, Wimauma, Florida under the existing agreement. This conversion notice does not change the agreed rates, service schedule, scope of work, payment terms, or contract term. Existing contract rights, obligations, and liabilities continue with the converted corporation.

The accompanying addendum documents the updated contractor name and vendor information. Please arrange execution by the District's authorized representative and return a signed copy for our records. An updated Form W-9 and supporting conversion documentation will be provided for your vendor file; updated insurance documentation will be supplied as available.

Thank you for your continued business and the opportunity to serve your community.

Sincerely,

Jean Marc Joseph
Operations Manager
Marc Security Services Inc.

Attachment: Contract Addendum for Company Conversion

MARC SECURITY SERVICES INC

5118 N 56th Street, Suite 107 • Tampa, FL 33610
877-262-6372 • info@marcss.com

Contract Addendum for Company Conversion

Highlands Community Development District

This Addendum is entered into by Highlands Community Development District (the “District”) and Marc Security Services Inc., formerly Marc Security Services LLC (the “Contractor”), and amends their existing security services agreement, including its renewals and prior amendments (the “Agreement”), for the Ayersworth Glen community, Wimauma, Florida.

1 Company conversion

The Contractor’s conversion from Marc Security Services LLC to Marc Security Services Inc. was recorded by the Florida Division of Corporations on October 2, 2026, under document number P26000047392. All references to Marc Security Services LLC in the Agreement shall refer to Marc Security Services Inc. following the conversion.

2 Continuing contract obligations

The Contractor confirms that all rights, duties, debts, obligations, and liabilities under the Agreement continue with Marc Security Services Inc. The conversion does not release either party from accrued obligations or claims. This Addendum acknowledges the conversion and does not replace the Agreement or create a new service term.

3 Vendor and payment records

The District shall update its vendor records to MARC SECURITY SERVICES INC, EIN 43-2229430, at 5118 N 56th Street, Suite 107, Tampa, FL 33610. Future invoices and payments shall identify the converted corporation. Existing balances remain subject to the Agreement. Banking changes, if any, shall be communicated separately and verified through the District’s usual procedures.

4 Existing service and compliance requirements

All existing rates, schedules, services, payment terms, fees, insurance requirements, licensing requirements, and termination provisions remain in effect. This Addendum creates no rate increase, new fee, or renewal. The Contractor remains responsible for maintaining the licensing and insurance required by the Agreement and applicable law.

5 Effective date and controlling terms

This Addendum becomes effective on the date of the last signature below. It controls only as to the company name and vendor information addressed here; all other provisions of the Agreement remain in force. The parties acknowledge the continuity of the converted entity under section 607.11935, Florida Statutes.

MARC SECURITY SERVICES INC

Signature: _____ Date: _____
Name: Jean Marc Joseph Title: Operations Manager

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Signature: _____ Date: _____
Printed name: _____ Title: _____

Request for Taxpayer Identification Number and Certification

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

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

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

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.) MARC SECURITY SERVICES INC	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor ☒ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate ☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐	
	5 Address (number, street, and apt. or suite no.). See instructions. 5118 NORTH 56TH STREET STE 107	Requester's name and address (optional)
6 City, state, and ZIP code TAMPA FLORIDA 33610		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

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

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

Social security number									
			-				-		
or									
Employer identification number									
4	3	-	2	2	2	9	4	3	0

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person 	Date 10/07/2026
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General Instructions

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

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

What's New

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

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

Purpose of Form

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

must obtain your correct taxpayer identification number (TIN), which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid).
- Form 1099-DIV (dividends, including those from stocks or mutual funds).
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds).
- Form 1099-NEC (nonemployee compensation).
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers).
- Form 1099-S (proceeds from real estate transactions).
- Form 1099-K (merchant card and third-party network transactions).
- Form 1098 (home mortgage interest), 1098-E (student loan interest), and 1098-T (tuition).
- Form 1099-C (canceled debt).
- Form 1099-A (acquisition or abandonment of secured property).

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

Caution: If you don't return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued);
2. Certify that you are not subject to backup withholding; or
3. Claim exemption from backup withholding if you are a U.S. exempt payee; and
4. Certify to your non-foreign status for purposes of withholding under chapter 3 or 4 of the Code (if applicable); and
5. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See *What Is FATCA Reporting*, later, for further information.

Note: If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding. Payments made to foreign persons, including certain distributions, allocations of income, or transfers of sales proceeds, may be subject to withholding under chapter 3 or chapter 4 of the Code (sections 1441–1474). Under those rules, if a Form W-9 or other certification of non-foreign status has not been received, a withholding agent, transferee, or partnership (payor) generally applies presumption rules that may require the payor to withhold applicable tax from the recipient, owner, transferor, or partner (payee). See Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*.

The following persons must provide Form W-9 to the payor for purposes of establishing its non-foreign status.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the disregarded entity.
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the grantor trust.
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust and not the beneficiaries of the trust.

See Pub. 515 for more information on providing a Form W-9 or a certification of non-foreign status to avoid withholding.

Foreign person. If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person (under Regulations section 1.1441-1(b)(2)(iv) or other applicable section for chapter 3 or 4 purposes), do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515). If you are a qualified foreign pension fund under Regulations section 1.897(l)-1(d), or a partnership that is wholly owned by qualified foreign pension funds, that is treated as a non-foreign person for purposes of section 1445 withholding, do not use Form W-9. Instead, use Form W-8EXP (or other certification of non-foreign status).

Nonresident alien who becomes a resident alien. Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a saving clause. Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

Example. Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if their stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first Protocol) and is relying on this exception to claim an exemption from tax on their scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

Backup Withholding

What is backup withholding? Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called “backup withholding.” Payments that may be subject to backup withholding include, but are not limited to, interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third-party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

Payments you receive will be subject to backup withholding if:

1. You do not furnish your TIN to the requester;
2. You do not certify your TIN when required (see the instructions for Part II for details);
3. The IRS tells the requester that you furnished an incorrect TIN;
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only); or
5. You do not certify to the requester that you are not subject to backup withholding, as described in item 4 under “*By signing the filled-out form*” above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier.

What Is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all U.S. account holders that are specified U.S. persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you are no longer tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account, for example, if the grantor of a grantor trust dies.

Penalties

Failure to furnish TIN. If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

Civil penalty for false information with respect to withholding. If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.

Criminal penalty for falsifying information. Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

Misuse of TINs. If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

Specific Instructions

Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

• **Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

Note for ITIN applicant: Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040 you filed with your application.

• **Sole proprietor.** Enter your individual name as shown on your Form 1040 on line 1. Enter your business, trade, or "doing business as" (DBA) name on line 2.

• **Partnership, C corporation, S corporation, or LLC, other than a disregarded entity.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

• **Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. Enter any business, trade, or DBA name on line 2.

• **Disregarded entity.** In general, a business entity that has a single owner, including an LLC, and is not a corporation, is disregarded as an entity separate from its owner (a disregarded entity). See Regulations section 301.7701-2(c)(2). A disregarded entity should check the appropriate box for the tax classification of its owner. Enter the owner's name on line 1. The name of the owner entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For

example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2. If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, enter it on line 2.

Line 3a

Check the appropriate box on line 3a for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3a.

IF the entity/individual on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation.
• Individual or • Sole proprietorship	Individual/sole proprietor.
• LLC classified as a partnership for U.S. federal tax purposes or • LLC that has filed Form 8832 or 2553 electing to be taxed as a corporation	Limited liability company and enter the appropriate tax classification: P = Partnership, C = C corporation, or S = S corporation.
• Partnership	Partnership.
• Trust/estate	Trust/estate.

Line 3b

Check this box if you are a partnership (including an LLC classified as a partnership for U.S. federal tax purposes), trust, or estate that has any foreign partners, owners, or beneficiaries, and you are providing this form to a partnership, trust, or estate, in which you have an ownership interest. You must check the box on line 3b if you receive a Form W-8 (or documentary evidence) from any partner, owner, or beneficiary establishing foreign status or if you receive a Form W-9 from any partner, owner, or beneficiary that has checked the box on line 3b.

Note: A partnership that provides a Form W-9 and checks box 3b may be required to complete Schedules K-2 and K-3 (Form 1065). For more information, see the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

If you are required to complete line 3b but fail to do so, you may not receive the information necessary to file a correct information return with the IRS or furnish a correct payee statement to your partners or beneficiaries. See, for example, sections 6698, 6722, and 6724 for penalties that may apply.

Line 4 Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third-party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space on line 4.

1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2).

- 2—The United States or any of its agencies or instrumentalities.
- 3—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities.
- 5—A corporation.
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or territory.
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission.
- 8—A real estate investment trust.
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940.
- 10—A common trust fund operated by a bank under section 584(a).
- 11—A financial institution as defined under section 581.
- 12—A middleman known in the investment community as a nominee or custodian.
- 13—A trust exempt from tax under section 664 or described in section 4947.

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
• Interest and dividend payments	All exempt payees except for 7.
• Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
• Barter exchange transactions and patronage dividends	Exempt payees 1 through 4.
• Payments over \$600 required to be reported and direct sales over \$5,000 ¹	Generally, exempt payees 1 through 5. ²
• Payments made in settlement of payment card or third-party network transactions	Exempt payees 1 through 4.

¹ See Form 1099-MISC, Miscellaneous Information, and its instructions.

² However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

Exemption from FATCA reporting code. The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) entered on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37).

B—The United States or any of its agencies or instrumentalities.

C—A state, the District of Columbia, a U.S. commonwealth or territory, or any of their political subdivisions or instrumentalities.

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i).

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i).

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state.

G—A real estate investment trust.

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940.

I—A common trust fund as defined in section 584(a).

J—A bank as defined in section 581.

K—A broker.

L—A trust exempt from tax under section 664 or described in section 4947(a)(1).

M—A tax-exempt trust under a section 403(b) plan or section 457(g) plan.

Note: You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, enter "NEW" at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

Line 6

Enter your city, state, and ZIP code.

Part I. Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. If you are a resident alien and you do not have, and are not eligible to get, an SSN, your TIN is your IRS ITIN. Enter it in the entry space for the Social security number. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). If the LLC is classified as a corporation or partnership, enter the entity's EIN.

Note: See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

How to get a TIN. If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at www.SSA.gov. You may also get this form by calling 800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at www.irs.gov/EIN. Go to www.irs.gov/Forms to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to www.irs.gov/OrderForms to place an order and have Form W-7 and/or Form SS-4 mailed to you within 15 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and enter "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, you will generally have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

Note: Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon. See also *Establishing U.S. status for purposes of chapter 3 and chapter 4 withholding*, earlier, for when you may instead be subject to withholding under chapter 3 or 4 of the Code.

Caution: A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

Signature requirements. Complete the certification as indicated in items 1 through 5 below.

1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983. You must give your correct TIN, but you do not have to sign the certification.

2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983. You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

3. Real estate transactions. You must sign the certification. You may cross out item 2 of the certification.

4. Other payments. You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third-party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions. You must give your correct TIN, but you do not have to sign the certification.

What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account ¹
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor ²
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee ¹
b. So-called trust account that is not a legal or valid trust under state law	The actual owner ¹
6. Sole proprietorship or disregarded entity owned by an individual	The owner ³
7. Grantor trust filing under Optional Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))**	The grantor*

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity ⁴
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing Form 1041 or under the Optional Filing Method 2, requiring Form 1099 (see Regulations section 1.671-4(b)(2)(i)(B))**	The trust

¹ List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

² Circle the minor's name and furnish the minor's SSN.

³ You must show your individual name on line 1, and enter your business or DBA name, if any, on line 2. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

⁴ List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.)

* **Note:** The grantor must also provide a Form W-9 to the trustee of the trust.

** For more information on optional filing methods for grantor trusts, see the Instructions for Form 1041.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information, such as your name, SSN, or other identifying information, without your permission to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax return preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity, or a questionable credit report, contact the IRS Identity Theft Hotline at 800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 877-777-4778 or TTY/TDD 800-829-4059.

Protect yourself from suspicious emails or phishing schemes.

Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to phishing@irs.gov. You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 800-366-4484. You can forward suspicious emails to the Federal Trade Commission at spam@uce.gov or report them at www.ftc.gov/complaint. You can contact the FTC at www.ftc.gov/idtheft or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see www.IdentityTheft.gov and Pub. 5027.

Go to www.irs.gov/IdentityTheft to learn more about identity theft and how to reduce your risk.

Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and territories for use in administering their laws. The information may also be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payors must generally withhold a percentage of taxable interest, dividends, and certain other payments to a payee who does not give a TIN to the payor. Certain penalties may also apply for providing false or fraudulent information.



AYERSWORTH CDD WIMAUMA, FL

PLAYGROUND PROPOSAL

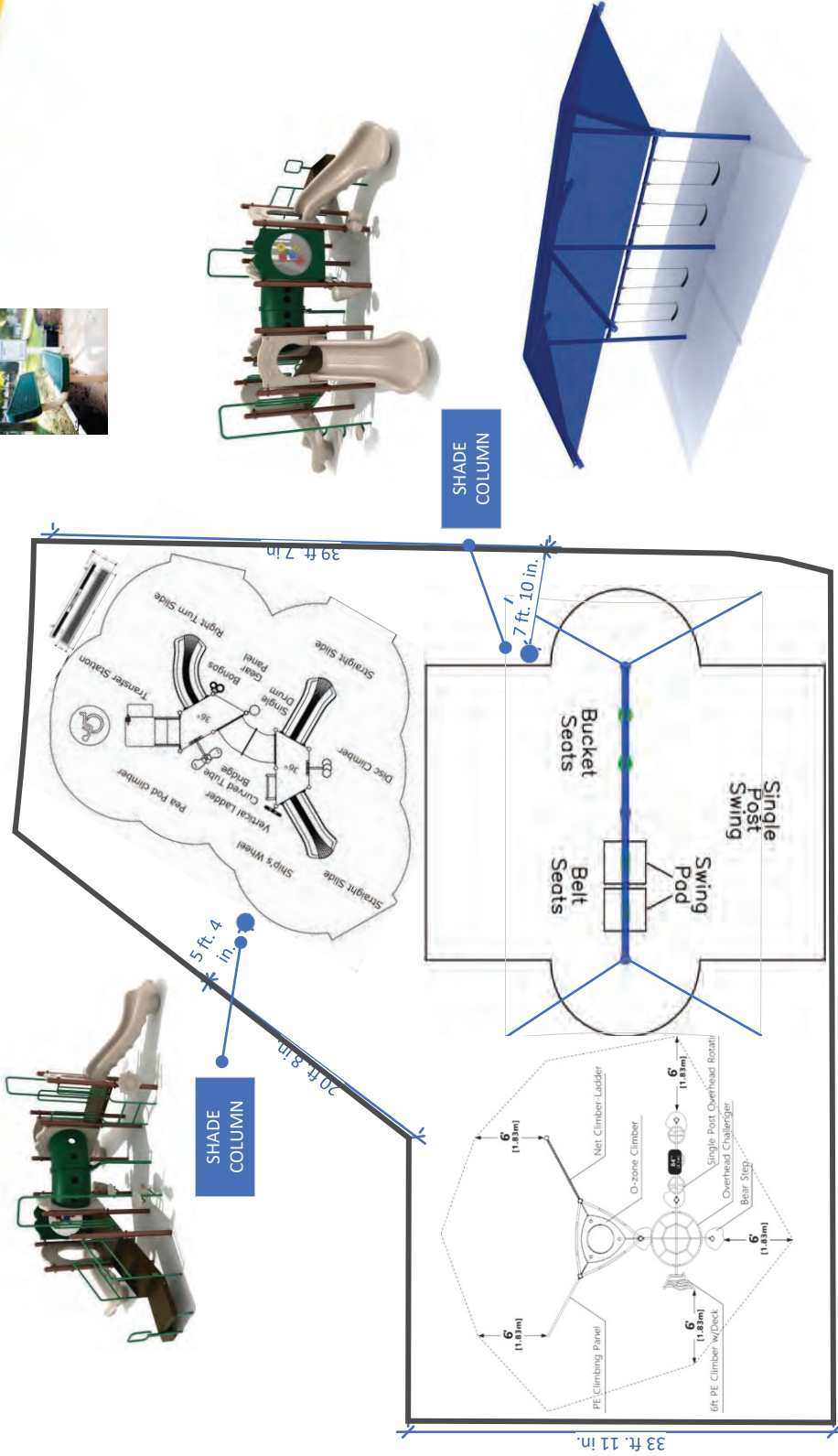


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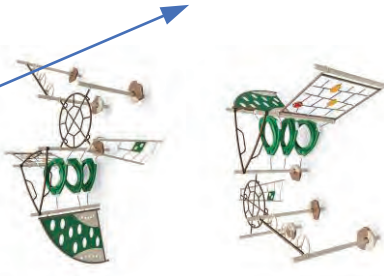


Call Today:  (941) 628-7529 (PLAY)

AYERSWORTH HOA WIMAUMA, FL



REPRESENTS EDGE OF
SHADE WITH EXISTING
PLAYGROUND



NOTES:
MINIMUM REQUIRED SPACE:
UNIT:
SURFACING: XXXX sf
COMPACTED DEPTH: X"
PERIMETER: XX LF= XX
TIMBERS
EQUIPMENT TO EQUIPMENT: 9'
EQUIPMENT TO FENCE/WALL: 6'

Manny Espallat
Project Manager
manny@floridaplaygrounds.net
t. (561) 354-4899
2071 SW 70 Ave. G-7
Davie, FL 33317
www.floridaplaygrounds.net



**AYERSWORTH GLENN HOA
WIMAUMA, FL**

PHASE 1: PLAYGROUND



**WEB: FLORIDAPLAYGROUNDS.NET PH: 561-354-4899
EM: SALES@FLORIDAPLAYGROUNDS.NET**

Ann Arbor

\$16,601.00

Product Specifications

Model number: PKP112N

Age Range: 2-5 years

Safety Zone: 25' 0" x 32' 11"

Child Capacity: 32-37

Fall Height: 36"

Post Diameter: 3.5-inch

Product Type: Quick Ship

ADA Accessibility

Elevated: 8 components

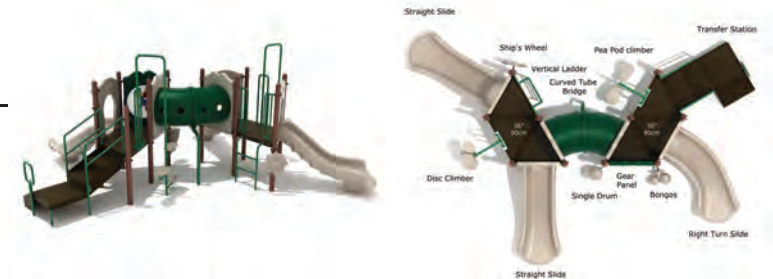
Ground Level: 3 components



ADA COMPLIANT

Product Options

Select your color: Neutral



MEETS NATIONAL STANDARDS FOR: **ASTM F1487-21** **CPSC GUIDELINES #325**

Similar Products

Triple Station Torso Twist

Goleta

Lock Haven

Rose Creek

Octagon Rung Horizontal Ladder | Traditional...

Spark Series 4-foot Rock Hole Climber

RD101212IN | 12 feet Entrance Height Rec...

Lionheart Lair | PCT029 | PlaygroundEquip...

Hardscrabble | PMF065 | PlaygroundEquip...

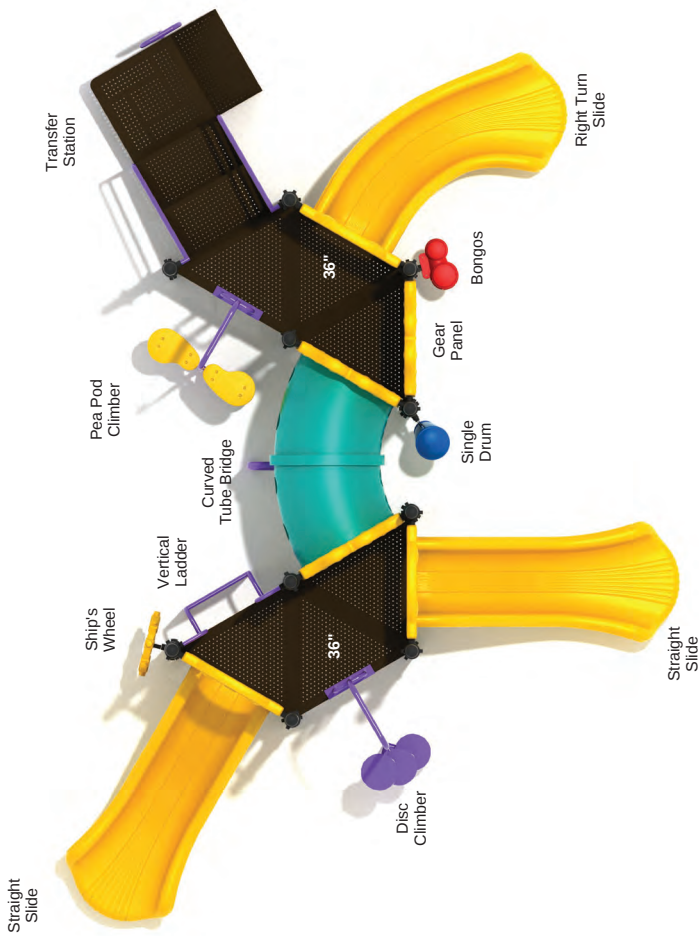
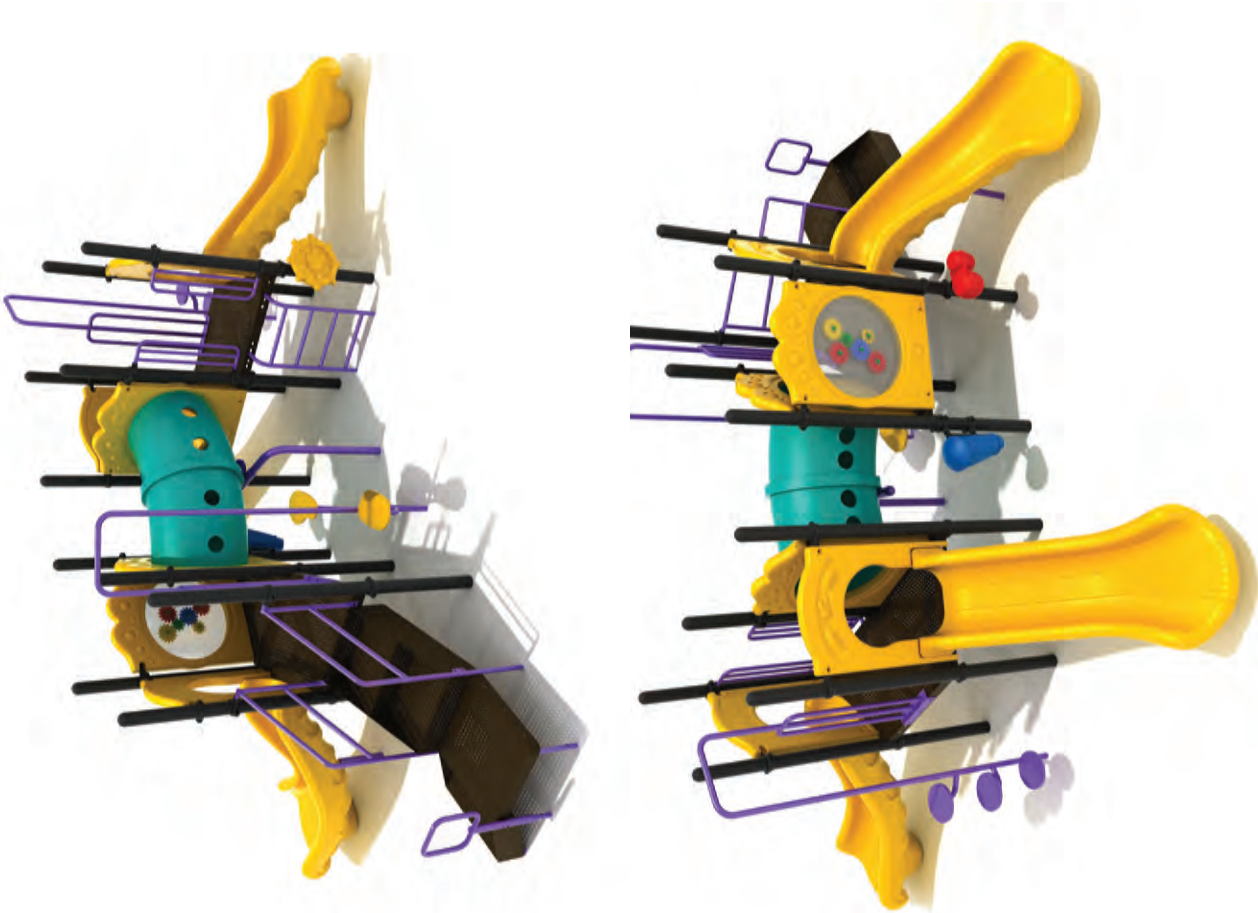
Beach Plum | PGP040 | PlaygroundEquip...

Source: <https://www.playgroundequipment.com/ann-arbor/>



PlaygroundEquipment.com
3876 North 700 West
Greenfield, IN 46140
Toll Free 1-800-667-0097 International 1-317-747-0203

Ann Arbor



SKU: PKP112
Safety Zone: 25'-1" x 32'-1"
Age Range: 2-5 years

Post Size: 3.5 inch
Child Capacity: 32-37
Fall Height: 36"

4' Border Estimate:
26

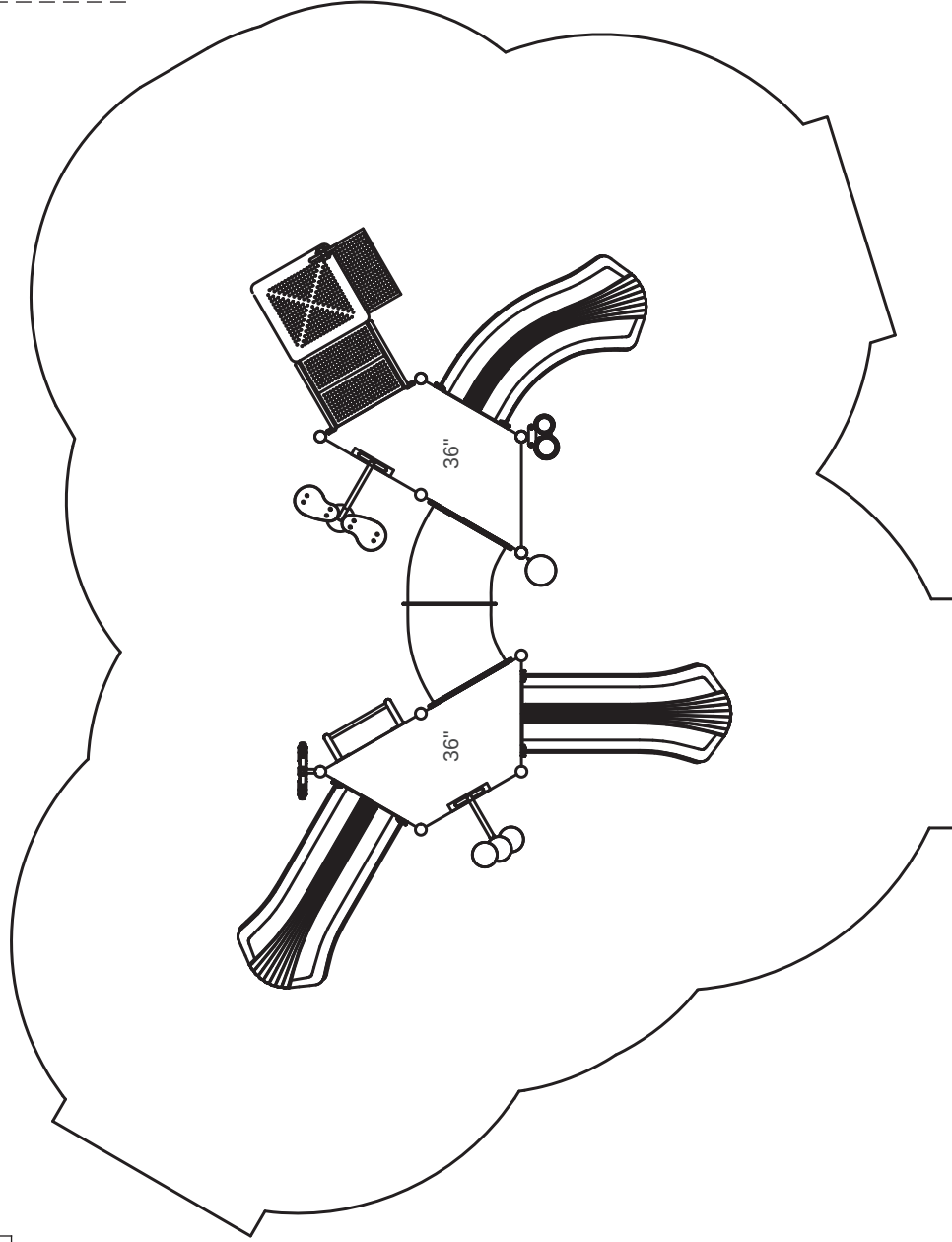
Meets ADA Guidelines
Elevated: 8
Ground Level: 3

The information provided on this sheet is subject to change without notice.

Ann Arbor

32'-7"

25'-0"



Footprint: 13' x 20'-7"
Use Zone: 25' x 32'-7"

SKU: PKP112

Created On: October 11, 2017

The information provided on this sheet is subject to change without notice.



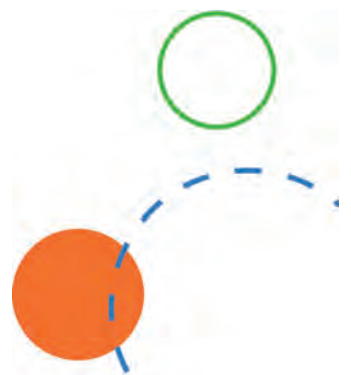
Product Description —

With two Straight Slides to race down and a Right Turn Slide for added enjoyment, the Ann Arbor outdoor play set offers children a chance to develop skills in an exciting and engaging way. Kids can make their way to the top platforms using the Pea Pod Climber with alternating steps, by choosing the Disk Climber for an added level of difficulty, or by using the Vertical Ladder for easy access. The structure also has a Transfer Station to allow less abled children to benefit from all the fun the Ann Arbor offers such as the colorful Gear Panel. Younger children will love to climb through the Curved Tube Bridge to get from one side to the other and there's a range of activities on ground level. From banging the Single Drum and Bongos to make deep resonating sounds to piloting their very own galleon with the Ship's Wheel, there's no end to the activities that can be enjoyed when this play structure is added to a playground.

Source: <https://www.playgroundequipment.com/ann-arbor/>



PlaygroundEquipment.com
3876 North 700 West
Greenfield, IN 46140
Toll Free 1-800-667-0097 International 1-317-747-0203





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

Prepared For
Highlands CDD
11102 Ayersworth Glen Boulevard
Wimauma FL 33598

Estimate Date
10/09/2025

Estimate Number
180081564

Reference
Playground Addition

Description	Rate	Qty	Line Total
Playground Addition- Ann Arbor Model Number PKP112N Age Range 2-5 years Safety Zone 25' 0" x 32' 11" Child Capacity 32-37 Fall Height 36" Post Diameter 3.5-inch Product Type Quick Ship	\$16,601.00	1	\$16,601.00
Sit N Spin Independent Spinner for kids 2-12 years old Model Number:PFS019TNRD Age Range:2-12 years Child Capacity:1 Fall Height:21" Product Type:Spinners Safety Zone:14' 1" x 14' 1"	\$876.00	1	\$876.00
Installation Installation of playground equipment in compliance with ASTM International standards (American Society for Testing and Materials) and CPSC (Consumer Product Safety Commission) guidelines for public playgrounds, as well as 2023 Florida Building Code (FBC) requirements, ensuring adherence to rigorous safety, structural, and accessibility standards.	\$7,340.00	1	\$7,340.00
Demolition of existing playground	\$2,400.00	1	\$2,400.00
Freight Charges	\$1,841.00	1	\$1,841.00
Sales Tax Tax Exempt with Certificate	\$0.00	1	\$0.00

Subtotal	29,058.00
Tax	0.00

Estimate Total (USD)	\$29,058.00
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Notes

ORDER PLACEMENT:

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

DEPOSIT:

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

THEN:

- ☒ Send deposit & copy of signed estimate to:

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

DELIVERY:

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

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

ESTIMATED LEAD TIMES:

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

Terms

This estimate is valid for 30 days.

50% Upon acceptance, 50% upon completion

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

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

AUTHORIZED SIGNATURE

PRINT NAME

DATE

Thank you for being a valued customer!



**AYERSWORTH GLENN HOA
WIMAUMA, FL**

PHASE 2: SWING FRAME



**WEB: FLORIDAPLAYGROUNDS.NET PH: 561-354-4899
EM: SALES@FLORIDAPLAYGROUNDS.NET**

FLORIDA
PLAYGROUNDS



Model: TFR08980XX

Specifications

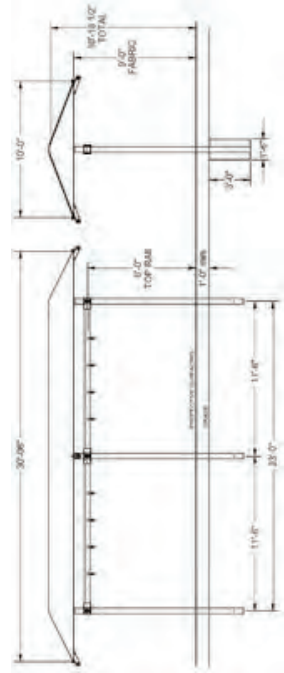
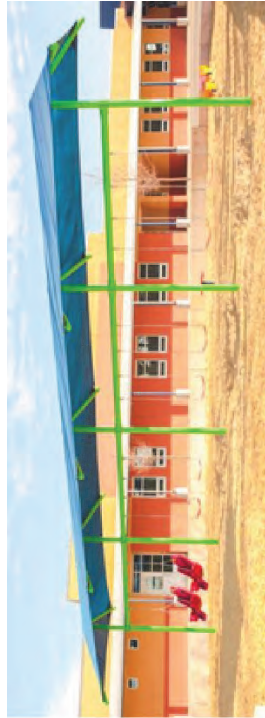
Capacity: 4

Series: Independent Play

OPTIONS

Fabric Colors

Powder Coat Colors



SWING SEATS



B



C

Full Bucket Seat

B. Belt Seats

Our molded 6" x 24" Belt Seats feature galvanized triangle hardware and high carbon steel spring inserts to resist vandalism. Available in red, yellow, green, blue, black, and tan.

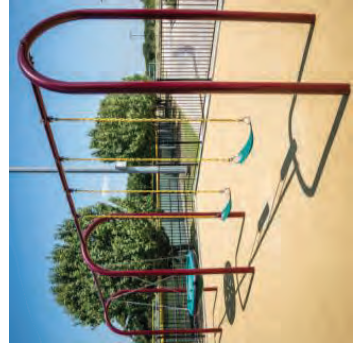
Description	Item Number	MSRP
Seat w/ 8' Galvanized Chain	90015108XX	\$150
Seat w/ 10' Galvanized Chain	90015110XX	\$163
Seat w/ 8' Plastisol Chain	90015208XX	\$272
Seat w/ 10' Plastisol Chain	90015210XX	\$324

C. Bucket Seats

Our unique high back Bucket Seats feature full stainless steel inserts. Available as Full Bucket Seats (6 months-2 years) with 54" chain or Half Bucket Seats (2-5 years) with 58" chain in red, yellow, green, blue, or black. Half Bucket Seat chain also available.

Description	Item Number	MSRP
Full		
8' Plastisol Chain Set	90015230XX	\$379
8' Galvanized Chain Set	90015130XX	\$276
Half		
8' Plastisol Chain Set	90015220XX	\$315
8' Galvanized Chain Set	90015120XX	\$203
Half Bucket Seat Chain	S-11	\$4.41

Frames sold separately: Select Your Swing Frame



Manny Espallat

President & CEO
Florida Playgrounds
1000 W. 20th Ave.
Fort Lauderdale, FL 33317
www.floridaplaygrounds.net





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

Prepared For
Highlands CDD
11102 Ayersworth Glen Boulevard
Wimauma FL 33598

Estimate Date
10/09/2025

Estimate Number
180081563

Reference
Swing Shade Addition

Description	Rate	Qty	Line Total
1 each Single Post Swing Frame 2-Bay with Standard Shade 1 each Single Post Swing Frame 2-Bay with Standard Shade RSW3516G	\$14,668.00	1	\$14,668.00
Full Bucket Seat - Galvanized Chain 90015130XX	\$577.00	1	\$577.00
Belt Seat w/ 8' Galvanized Chain 90015108XX	\$294.00	1	\$294.00
Installation Playground equipment to be installed to ASTM & CPSC guidelines for public playgrounds	\$9,837.00	1	\$9,837.00
Demolition & Disposal To Be Determined	\$800.00	1	\$800.00
* Freight Charges	\$1,481.00	1	\$1,481.00
Sales Tax Tax exempt with certificate	\$0.00	1	\$0.00
Subtotal			27,657.00
Tax			0.00
Estimate Total (USD)			\$27,657.00

Notes

ORDER PLACEMENT:

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

DEPOSIT:

☐ A 100% deposit is required to be placed with your order if installation is not included.

☒ A 50% deposit is required to place your order if installation is included.

☐ Tax Exemption: If your organization falls under "tax exempt" make sure you have provided a current and valid state sales tax exemption certification before placing an order.

THEN:

☒ Send deposit & copy of signed estimate to:

FLORIDA PLAYGROUNDS

8021 PETERS RD, UNIT 506

PLANTATION, FL 33324

Tel: 954-873-1127

DELIVERY:

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

☐ NO INSTALLATION: Equipment will be required to be offloaded upon receipt. You should have a minimum three persons to inventory & offload.

☒ INSTALLATION: No offloading equipment is required. Your installation team will meet and offload the truck.

☐ Equipment will be received in container and dropped at site.

☐ All site preparation must be completed prior to installation. Scheduled installation will be determined once delivery date is confirmed.

☐ Your representative will schedule an appointment the week of delivery. Please verify that your point-of-contact information is clear on the order. Send additional contacts/instructions along with your order.

ESTIMATED LEAD TIMES:

☒ PLAYGROUND – 8-10 weeks

☐ SURFACING– 4-6 weeks

☐ SHADE – 6-8 standard 8-10 weeks

☐ SHELTER - standard X weeks

☐ SITE AMENITIES - X weeks

☐ PERMITTING: CONCURRENT WITH FABRICATION, TAKES 4-5 WEEKS

+

☐ INSTALL LEAD TIME: 2-3 WEEKS

☒ INSTALL PROCESS: (3) DAYS/ () WEEKS

Terms

This estimate is valid for 30 days.

50% Upon acceptance, 50% Upon Completion

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

Purchaser promises to pay FLORIDA PLAYGROUNDS according to the payment terms of this proposal and agrees to pay, in addition to the final balance due or any other unpaid amount, all costs and expenses, including reasonable attorney fees associated with collection.

AUTHORIZED SIGNATURE

PRINT NAME

DATE

Thank you for being a valued customer!



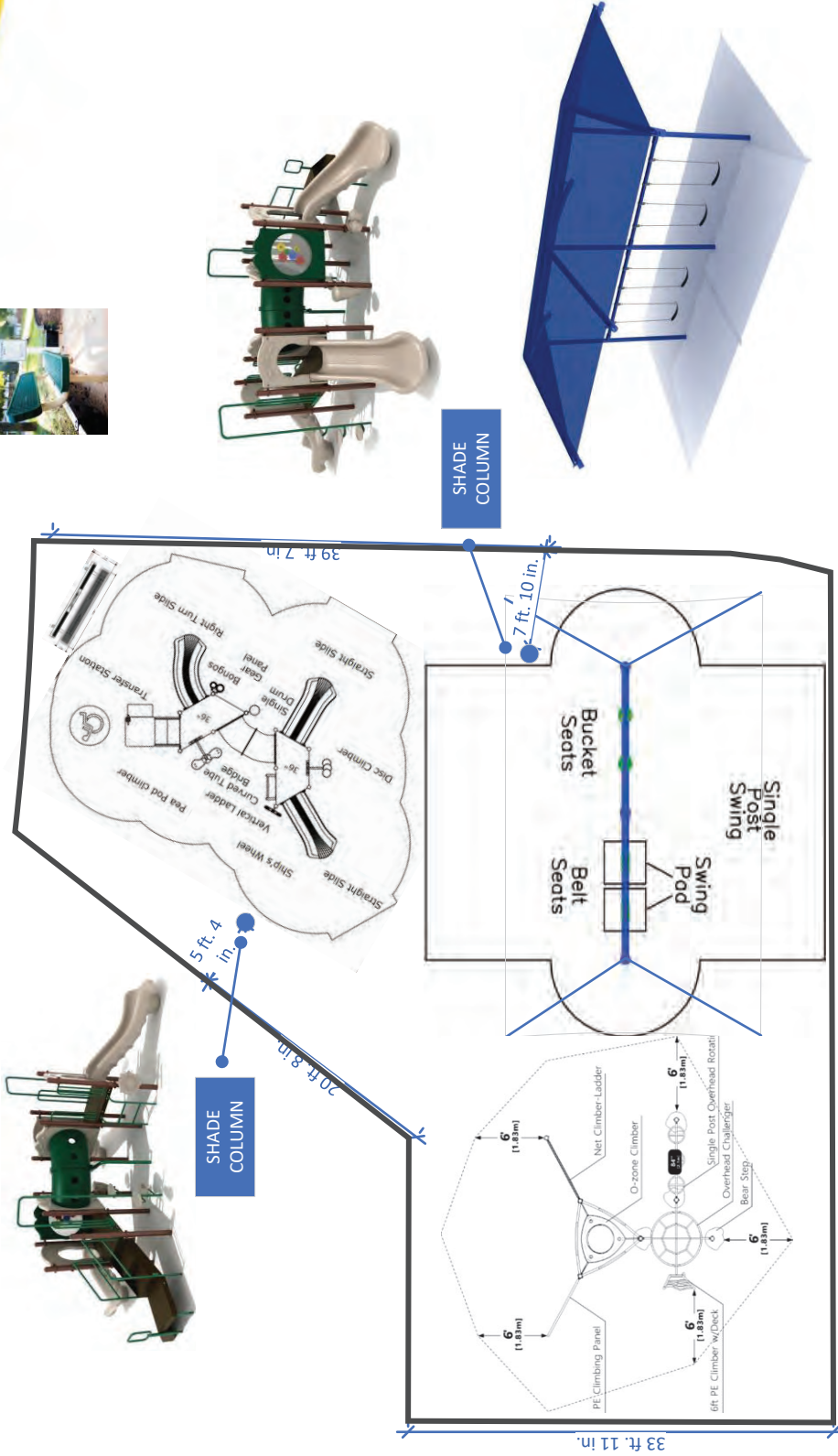
**AYERSWORTH GLENN HOA
WIMAUMA, FL**

PHASE 3: SPIDER CLIMBER

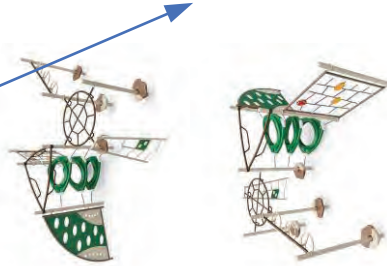


**WEB: FLORIDAPLAYGROUNDS.NET PH: 561-354-4899
EM: SALES@FLORIDAPLAYGROUNDS.NET**

AYERSWORTH HOA WIMAUMA, FL



REPRESENTS EDGE OF
SHADE WITH EXISTING
PLAYGROUND



NOTES:
MINIMUM REQUIRED SPACE:
UNIT:
SURFACING: XXXX sf
COMPACTED DEPTH: X"
PERIMETER: XX LF= XX
TIMBERS
EQUIPMENT TO EQUIPMENT: 9'
EQUIPMENT TO FENCE/WALL: 6'

Manny Espallat
Project Manager
manny@floridaplaygrounds.net
t. (561) 354-4899
2071 SW 70 Ave. G-7
Davie, FL 33317
www.floridaplaygrounds.net

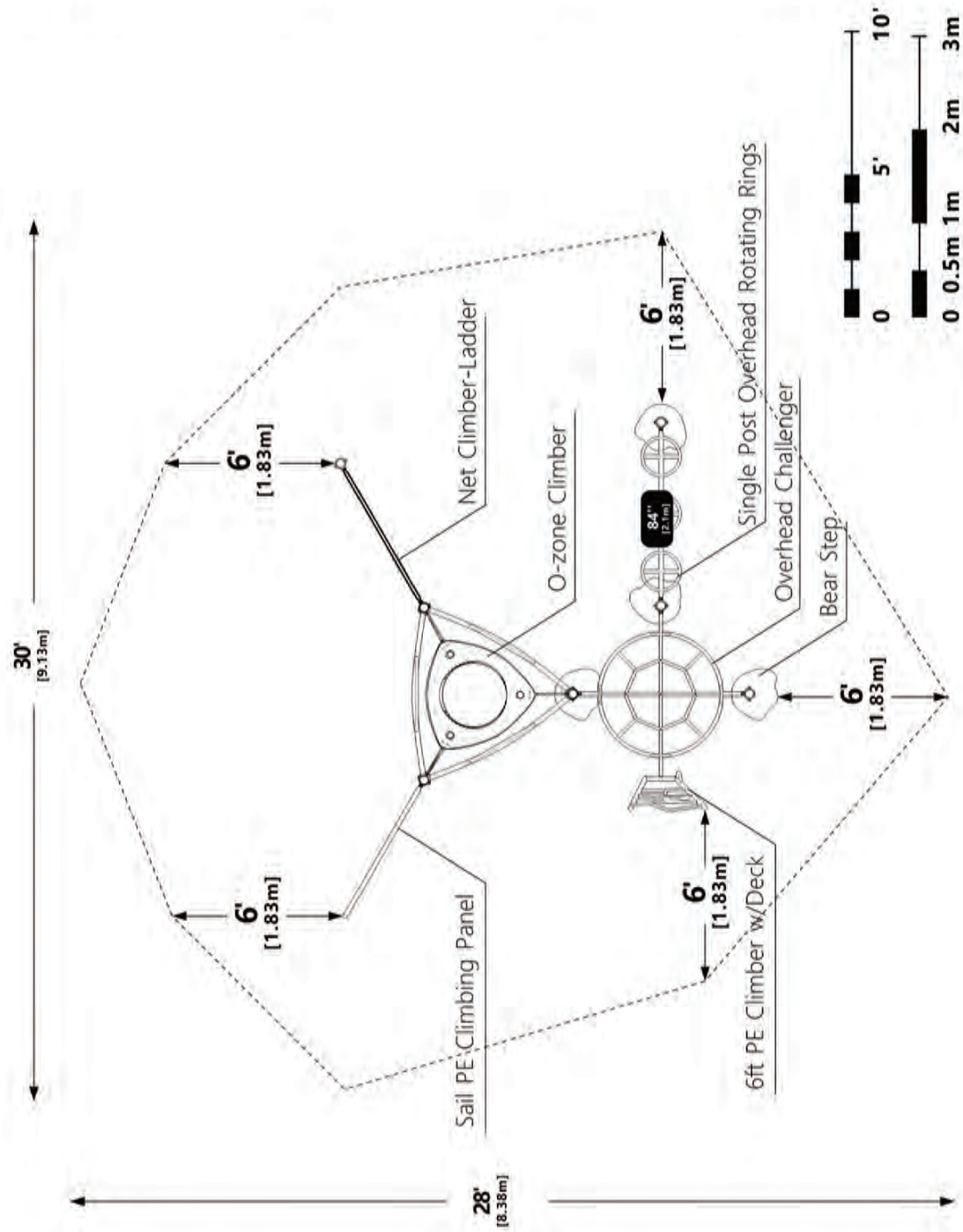








TOP VIEW



WWW.WISDOMPLAYGROUNDS.COM

PROJECT NAME

DESIGN NO:
FS-CL0015N

DATE:

EQUIPMENT SIZE:
18'x15'-6"x8'-1"
[5.47m x 4.72m x 2.45m]

USE ZONE:
30' x 28'
[9.13m x 8.38m]

PERIMETER:
104 Ft.
[30.53m]

SURFACE AREA:
681 SqFt
[63.24m²]

FALL HEIGHT:
84"
[2.1m]

AGE GROUP:
5-12

USER CAPACITY:
21-25

Compliance:
This play structure has been designed to meet the safety requirements established in:

- 2010 ADA Standard
- ASTM F1487-21
- CPSC Pub #325

when the play structure is installed over a properly maintained surfacing material which is in compliance with:

- ASTM F232
- ASTM F1951

and is appropriate for the highest designated play surface of the structure.



FLORIDA PLAYGROUNDS
 (561) 354 - 4899
 8021 Peters Rd., Unit 504
 Plantation, FL 33324
 United States

Prepared For
 Highlands CDD
 11102 Ayersworth Glen Boulevard
 Wimauma FL 33598

Estimate Date
 10/09/2025

Estimate Number
 180081474

Reference
 Option 1: Swing
 Relocation

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

Notes

ORDER PLACEMENT:

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

DEPOSIT:

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

THEN:

- ☒ Send deposit & copy of signed estimate to:

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

DELIVERY:

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

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

ESTIMATED LEAD TIMES:

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

Terms

This estimate is valid for 30 days.

50% Upon acceptance, 50% upon completion

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

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

AUTHORIZED SIGNATURE

PRINT NAME

DATE

Thank you for being a valued customer!

Limited Warranty

Wisdom Playgrounds Inc. warrants its products against structural failure due to defects in materials and workmanship for the warranty periods and material categories prescribed below.

LIMITED WARRANTY FOR AS LONG AS YOU OWN THE PRODUCT: Steel deck support posts, stainless steel hardware, clamps, deck hangers, post caps, and cast aluminum parts, except as otherwise specified below.

Basic Clause:

Lifetime Limited Warranty on all aluminum posts, stainless steel fasteners, clamps, beams and caps against structural failure due to corrosion/natural deterioration or manufacturing defects, and on steel posts against structural failure due to material or manufacturing defects.

15-Year Limited Warranty

On all steel arches, all plastic components (including edging), all aluminum and steel components not covered above, climbers, outdoor musical instruments, decks and coatings (except Wiggle Ladders, Chain Ladders and Swing Chain) against structural failure due to material or manufacturing defects.

10-Year Limited Warranty

On concrete products against structural failure due to natural deterioration or manufacturing defects. Does not cover minor chips, hairline cracks or efflorescence.

8-Year Limited Warranty

On climbers and climbing cables against defects in materials or manufacturing defects.

5-Year Limited Warranty

Cable Connections, cables and mallets against defects in materials or manufacturing defects, on polycarbonate panels against defects in materials or manufacturing defects, and on bamboo panels against delamination due to defects in materials or manufacturing defects. Does not cover damage that may be associated with the natural characteristics of bamboo aging, including but not limited to; discoloration, splitting, cracking, warping or twisting,

nor the formation of algae, mold and other forms of fungal-type bodies on bamboo.

Our 5-year warranty on shades encompasses protection against any manufacturer defect or malfunctions that may arise during the specified period including shade structure moving parts, cables and materials not specifically listed elsewhere.

3-Year Limited Warranty

On all other parts moving parts i.e.: all swing seats and hangers, Mobius climber handholds, Wiggle Ladders, Chain Ladders and Swing Chain, trolleys and bumpers, Coil Spring, including gliders, belting material, resistance mechanisms, Seesaws, etc., against failure due to corrosion/natural deterioration or manufacturing defects.

Special Clause:

The environment near a saltwater coast can be extremely corrosive. Some corrosion and/or deterioration is considered "normal wear" in this environment. Product installed within 500 yards (457 meters) of a saltwater shoreline will only be covered for half the period of the standard product warranty, up to a maximum of five years, for defects caused by corrosion. Products installed in direct contact with saltwater or that are subjected to salt spray are not covered by the standard warranty for any defects caused by corrosion.

This warranty does not include any cosmetic issues or wear and tear from normal use of the product, or misuse or abuse of the product. It is valid only if the play structures and/or equipment are erected to conform with the Wisdom Playgrounds installation instruction and maintained according to the maintenance procedures furnished by Wisdom Playgrounds Inc.

BUYER REMEDY:

If any products prove defective or non-conforming under normal use and within the above-prescribed warranty



3883 US HWY 421, Unit 101 & 102, Wilmington, NC 28401
www.wisdomplaygrounds.com
910-769-3576



periods and material categories, Buyer must promptly notify Wisdom Playgrounds Inc. in writing at 2140 S Dupont Highway, Camden City, Kent, Delaware 19934. Wisdom Playgrounds Inc. may elect to inspect the alleged defect at the Buyer site or at the Wisdom Playgrounds facility. Buyer shall not return products to Wisdom Playgrounds Inc. unless authorized by Wisdom Playgrounds Inc. to do so. Authorized returns must be properly packaged and shipped prepaid and insured, at Buyer expense. Upon verification of warranty coverage, Wisdom Playgrounds Inc. may elect, in its sole discretion, to repair defective or non-conforming products, or replace them by delivering products or parts free of charge to the site. Wisdom Playgrounds Inc.'s limited warranties do not cover the cost of labor to remove defective or nonconforming parts or to install repaired or replacement parts. By use of these limited warranties, Buyer accepts their terms and limitations, and waives any rights it would otherwise have to claim or assert that such warranties fail of their essential purpose. Buyer agrees that venue for any court action to enforce these limited warranties shall be in the State of Delaware.

LIMITATIONS:

All warranty periods begin on the date of Wisdom Playgrounds Inc.'s invoice. Repaired and/or replacement parts are warranted only for the balance of the original limited warranty period. Warranties extend only to the original Buyer/end user for products purchased from Wisdom Playgrounds Inc. or an Wisdom Playgrounds Inc. authorized reseller, and are not transferable.

Warranties apply only to Wisdom Playgrounds Inc. products that are erected and installed in conformance with Wisdom Playgrounds Inc. installation instructions, and that are maintained and inspected in conformance with Wisdom Playgrounds Inc. maintenance and operational instructions.

Warranties specifically do not cover Wisdom Playgrounds Inc. products:

- for cosmetic damage or flaws occurring under normal use, such as surface scratches, minor chips, hairline cracks, dents, marring, efflorescence, color fade, discoloration, corrosion/rust, fraying, or warping of recycled plastic lumber;
- that have been modified, altered, or repaired by unauthorized third parties;

- that have not been used as designed or intended, or misused;
- to which non- Wisdom Playgrounds Inc. parts have been added or substituted;
- that have been removed from their original location and re-installed elsewhere;
- for changes in appearance of natural materials over time or cosmetic defects such as checks or splits in timber components;
- or that have been damaged due to excessive wear and tear, vandalism, abnormal use, abuse, negligence, environmental factors (such as wind-blown sand, salt spray, or airborne emissions from industrial sources), extreme weather (such as hail, flooding, lightning, tornados, sandstorms, earthquakes, or wind storms), and acts of God.

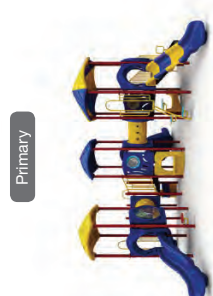
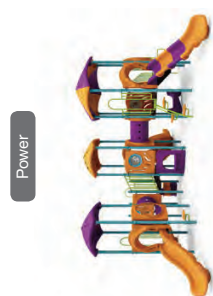
Wisdom Playgrounds Inc. does not warrant that any particular color will be available for any specific period of time, and reserves the right, in its sole discretion, to discontinue any color for any reason.

THE FOREGOING LIMITED WARRANTY IS THE SOLE AND EXCLUSIVE WARRANTY FOR SELLER'S PRODUCTS, AND IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, IN LAW OR IN FACT. SELLER SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR USE OR PURPOSE, AND ANY IMPLIED WARRANTIES ARISING OUT OF COURSE OF DEALING OR PERFORMANCE OR TRADE USAGE. SELLER SHALL NOT BE LIABLE FOR ANY INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES, OR ANY LOSS OF REVENUE, PROFIT, OR USE ARISING OUT OF A BREACH OF THIS WARRANTY OR IN CONNECTION WITH THE SALE, INSTALLATION, MAINTENANCE, USE, OPERATION, OR REPAIR OF ANY PRODUCT. IN NO EVENT WILL SELLER BE LIABLE FOR ANY AMOUNT GREATER THAN THE PURCHASE PRICE OF A DEFECTIVE PR



3883 US HWY 421, Unit 101 & 102, Wilmington, NC 28401
www.wisdomplaygrounds.com
910-769-3576

COLOR SCHEMES





PROPOSAL INSERTS

COMPANY INSERTS





PLAYGROUND EQUIPMENT



PLAYGROUND SURFACING



SHADE STRUCTURES



DOG PARK EQUIPMENT



EARLY CHILDHOOD



SHADE SAILS



OUTDOOR FITNESS



PARK FURNITURE



PICNIC SHELTERS

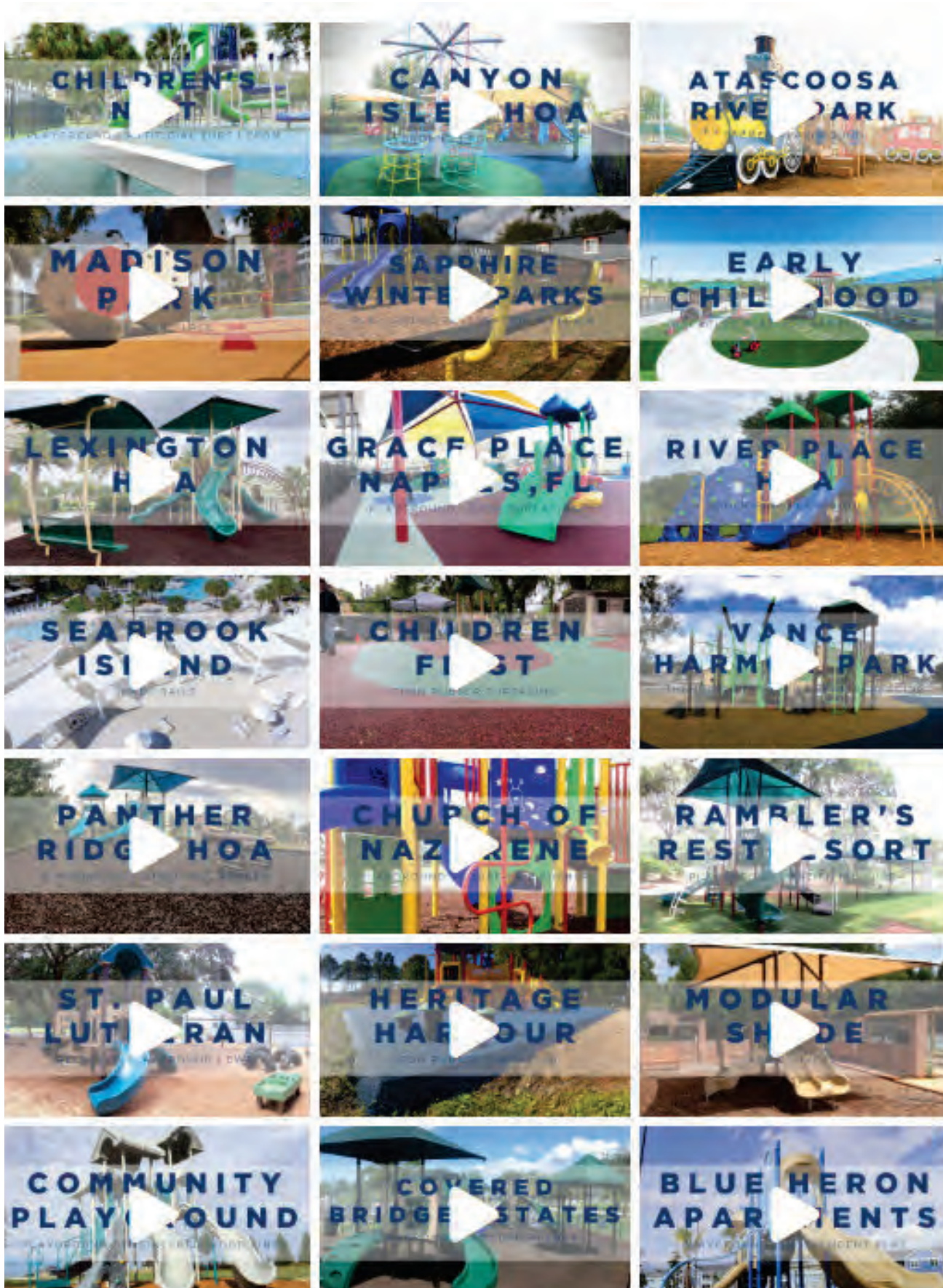


Products Offered...





Reference Projects...





REFERENCES

CITY OF PEMBROKE PINES

Contact: Glenn Reid / Assistant Director of Parks and Rec
Tel. 305.409.2594

HERITAGE OAKS HOA

Contact: Cory Silver / Board Project manager
Tel. 954.551.2955

READY ACADEMY LEARNING CENTER

Contact: Sergio Garcia / Owner
Tel. 305.219.8902

KIDS IN DISTRESS

Contact: Maggie / Operations Director
Tel. 954.591.0903

LANDMARK PROPERTIES

Contact: Terry Allen / Property Manager
Tel. 954.214.3232.

PEMBROKE PINES EARLY CHILD DEVELOPMENT

Contact: / Susan Cohen Director
Cell 954.665.4523 Office 954.322.3350

MEMORIAL HOSPITAL CHILD CARE

Contact: Mary Pedy / Director
Tel. 954 276.1414

MIAMI MANAGEMENT

Contact: Bruce Borro / Property Manager POA

Tel. 954.649.4663

CALVARY CHAPEL BOCA RATON

Contact: Pastor / Brian / Church Pastor

Tel. 954.561.613.8112

READY ACADEMY LEARNING CENTER

Contact: Sergio Garcia / Owner

Tel. 305.219.8902

OTS MANUFACTURING

Contact: Terry Hilson / National Sales Manger

Tel. 803.957.3543



ORDER INSTRUCTIONS

ORDER PLACEMENT:

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

DEPOSIT:

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

THEN:

- ☐ Send deposit & copy of signed estimate to:
Florida Playgrounds, Inc
15241 SW 15th Place
Davie, FL 33326

DELIVERY:

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

ESTIMATED LEAD TIMES:

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

FLORIDA

PLAYGROUNDS + SHADE

www.playgroundsandshade.com

Thank You...

We hope that you find your experience with us far exceeds your expectations. Your recreation project requires multiple disciplines including:

- Design: Space, size, developmental needs,
- Installation: Permitting, Engineering, Construction
- Maintenance: Continued after market support if there are issues with your equipment.

We look forward to the opportunity to work with you.



Contact Information

Phone: 941-628-7529

Email: josh@playgroundsandshade.com

Website: playgroundsandshade.com



RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025/2026 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (hereinafter the “Board”) adopted a General Fund Budget for Fiscal Year 2025-2026 (“FY25-26 Budget”); and

WHEREAS, the Board desires to amend the FY25-26 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025-2026; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the FY25-26 Budget within sixty (60) days following the end of the Fiscal Year 2025-2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the FY25-26 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “Adopted Annual Budget”) may be further revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025-2026.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Annual Budget for the Highlands Community Development District for the Fiscal Year Ending September 30, 2026, as amended and adopted by the Board of Supervisors effective October 19, 2026.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND, SERIES _____	\$ _____
DEBT SERVICE FUND, SERIES _____	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect as of October 21, 2026.

PASSED AND ADOPTED this 21st day of October 2026.

ATTEST:

**HIGHLANDS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended General Fund Budget FY 2025/2026

EXHIBIT A
AMENDED FISCAL YEAR 2025-2026 GENERAL FUND BUDGET

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 27,141	\$ 27,141
Interest - Tax Collector	-	-	-	4,847	4,847
Special Assmnts- Tax Collector	1,473,684	-	1,473,684	1,490,511	16,827
Other Miscellaneous Revenues	-	-	-	11,308	11,308
TOTAL REVENUES	1,473,684	-	1,473,684	1,533,807	60,123
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	-	12,000	11,600	400
FICA Taxes	309	-	309	184	125
ProfServ-Arbitrage Rebate	15,000	-	15,000	2,500	12,500
ProfServ-Trustee Fees	48,000	-	48,000	29,248	18,752
Disclosure Report	-	5,500	5,500	5,500	-
District Counsel	25,575	-	25,575	19,103	6,472
District Engineer	12,360	-	12,360	11,365	995
District Manager	69,586	-	69,586	69,586	-
Auditing Services	5,600	-	5,600	5,700	(100)
Website Hosting/Email services	6,400	-	6,400	2,137	4,263
Public Officials Insurance	3,785	-	3,785	3,566	219
Legal Advertising	3,500	-	3,500	704	2,796
Bank Fees	800	-	800	-	800
Dues, Licenses, Subscriptions	175	-	175	175	-
Total Administration	203,090	5,500	208,590	161,368	47,222
<u>Electric Utility Services</u>					
Street Lights	175,000	-	175,000	155,752	19,248
Utility Services	16,500	-	16,500	12,304	4,196
Utility - Recreation Facilities	500	-	500	472	28
Utility-Pool	4,700	-	4,700	2,450	2,250
Total Electric Utility Services	196,700	-	196,700	170,978	25,722
<u>Garbage/Solid Waste Services</u>					
Garbage - Recreation Facility	3,500	-	3,500	3,405	95
Total Garbage/Solid Waste Services	3,500	-	3,500	3,405	95
<u>Water-Sewer Comb Services</u>					
Utility Services	10,000	-	10,000	6,009	3,991
Total Water-Sewer Comb Services	10,000	-	10,000	6,009	3,991
<u>Stormwater Control</u>					
R&M-Wetland Monitoring	22,950	-	22,950	12,946	10,004

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M Lake & Pond Bank	10,000	37,528	47,528	47,528	-
Aquatic Maintenance	28,000	2,810	30,810	30,810	-
Aquatic Plant Replacement	7,500	-	7,500	-	7,500
Total Stormwater Control	68,450	40,338	108,788	91,284	17,504
<u>Other Physical Environment</u>					
Field Services	7,560	-	7,560	7,560	-
Contracts-Annuals	5,400	-	5,400	5,915	(515)
Insurance - General Liability	4,163	-	4,163	3,922	241
Insurance - Crime	500	-	500	500	-
Property Insurance	26,300	-	26,300	24,956	1,344
R&M-Irrigation	57,000	37,307	94,307	94,307	-
Landscape - Mulch	49,350	-	49,350	33,719	15,631
Landscape Maintenance	240,327	-	240,327	240,325	2
Landscape Replacement	75,000	-	75,000	42,927	32,073
Landscape - Artificial Turf	20,000	-	20,000	10,596	9,404
Entry & Walls Maintenance	30,000	-	30,000	22,631	7,369
Landscape Revitalization	30,000	37,850	67,850	67,850	-
Holiday Decoration	18,000	-	18,000	17,075	925
Miscellaneous Expenses	5,000	-	5,000	7,276	(2,276)
Total Other Physical Environment	568,600	75,157	643,757	579,559	64,198
<u>Security Operations</u>					
Security Patrol Services	45,000	15,056	60,056	60,056	-
Total Security Operations	45,000	15,056	60,056	60,056	-
<u>Parks and Recreation</u>					
Management Contract	211,764	-	211,764	211,764	-
Pest Control	950	-	950	430	520
Telephone/Fax/Internet Services	2,100	-	2,100	4,525	(2,425)
R&M-Clubhouse	12,000	-	12,000	11,038	962
R&M-Pools	48,000	22,913	70,913	70,913	-
R&M-Fitness Equipment	5,800	-	5,800	5,546	254
R&M Basketball Courts	10,000	-	10,000	1,698	8,302
Furniture Repair/Replacement	2,000	-	2,000	1,450	550
Playground Equipment and Maintenance	10,585	-	10,585	-	10,585
Access Control Maintenance & Repair	8,970	-	8,970	11,654	(2,684)
Computer Support	1,500	-	1,500	320	1,180
Office Supplies	1,500	-	1,500	2,179	(679)
Dog Waste Station Supplies	5,900	-	5,900	4,457	1,443
Pool Permits	275	-	275	400	(125)
Total Parks and Recreation	321,344	22,913	344,257	326,374	17,883

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>Special Events</u>					
Special Events	15,000	-	15,000	13,338	1,662
Total Special Events	15,000	-	15,000	13,338	1,662
<u>Reserves</u>					
Misc-Contingency	42,000	-	42,000	35,377	6,623
Total Reserves	42,000	-	42,000	35,377	6,623
TOTAL EXPENDITURES & RESERVES	1,473,684	158,964	1,632,648	1,447,748	184,900
Excess (deficiency) of revenues					
Over (under) expenditures	-	(158,964)	(158,964)	86,059	245,023
Net change in fund balance	-	(158,964)	(158,964)	86,059	245,023
FUND BALANCE, BEGINNING (OCT 1, 2025)	295,917	-	295,917	295,917	-
FUND BALANCE, ENDING	\$ 295,917	\$ (158,964)	\$ 136,953	\$ 381,976	\$ 245,023

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 1,100	\$ 1,100
Special Assmnts- Tax Collector	232,550	-	232,550	219,018	(13,532)
TOTAL REVENUES	232,550	-	232,550	220,118	(12,432)
<u>EXPENDITURES</u>					
<u>Reserves</u>					
Capital Reserve	200,000	23,642	223,642	223,642	-
Total Reserves	200,000	23,642	223,642	223,642	-
TOTAL EXPENDITURES & RESERVES	200,000	23,642	223,642	223,642	-
Excess (deficiency) of revenues Over (under) expenditures	32,550	(23,642)	8,908	(3,524)	(12,432)
Net change in fund balance	32,550	(23,642)	8,908	(3,524)	(12,432)
FUND BALANCE, BEGINNING (OCT 1, 2025)	449,530	-	449,530	449,530	-
FUND BALANCE, ENDING	\$ 482,080	\$ (23,642)	\$ 458,438	\$ 446,006	\$ (12,432)

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 22,342	\$ 22,342
Special Assmnts- Tax Collector	410,113	-	410,113	410,903	790
TOTAL REVENUES	410,113	-	410,113	433,245	23,132
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
Principal Debt Retirement	110,000	-	110,000	110,000	-
Interest Expense	287,737	1	287,738	287,738	-
Total Debt Service	397,737	1	397,738	397,738	-
TOTAL EXPENDITURES	397,737	1	397,738	397,738	-
Excess (deficiency) of revenues					
Over (under) expenditures	12,376	(1)	12,375	35,507	23,132
<u>OTHER FINANCING SOURCES (USES)</u>					
Operating Transfers-Out	-	-	-	(2,036)	(2,036)
TOTAL FINANCING SOURCES (USES)	-	-	-	(2,036)	(2,036)
Net change in fund balance	12,376	(1)	12,375	33,471	21,096
FUND BALANCE, BEGINNING (OCT 1, 2025)	620,307	-	620,307	620,307	-
FUND BALANCE, ENDING	\$ 632,683	\$ (1)	\$ 632,682	\$ 653,778	\$ 21,096

**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 16, 2026, and called to order at 6:02 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
Rob Roy	Board Supervisor, Asst. Secretary

Also present were:

Kristee Cole	District Manager, Inframark
Dan Lewis	District Counsel, Persson, Cohen, Mooney, Fernandez & Jackson, P.A.
Brittany West	Onsite Manager, Inframark
John Fowler	Field Service Manager, Inframark
Jason Jaszczak	Representative, Advanced Aquatic
Liz Moore	Representative, Sprinkler Solutions of Florida
Epi Carvajal	Representative, Pine Lake
Raul	Representative, Pine Lake
Jason	Representative, Pine Lake
Audience Members	

FIRST ORDER OF BUSINESS Call to Order and Roll Call

The meeting was called to order at 6:02 p.m., and a quorum was established.

SECEND ORDER OF BUSINESS Public Comments

A resident requested about obtaining meeting minutes. It was noted that the meeting minutes are publicly available on the District's website.

A resident inquired about access to the easement by Districts staff and vendors.

THIRD ORDER OF BUSINESS Staff Reports

A. Aquatics Inspection Report

The Board reviewed the Aquatic Inspection Report. It was noted that the ponds are filling up, minor algae and weeds are being treated, and the monthly trash pickup has been completed.

B. Field Inspection Report

The Board reviewed the Field Inspection Report. Staff reported that they are monitoring the County sidewalk at the corner of US301 and Ayersworth Glen Boulevard, monitoring the pond bank restoration project, and reported a dead shrub at the clubhouse, likely caused by vehicle exhaust fumes.

C. Landscape Report

i. Consideration of Playground Mulch Proposal

The Board reviewed the Landscape Report. It was noted that many of the issues identified in the Field Inspection Report have been resolved. The sod was treated for chinch bugs and will continue to be monitored. Overhanging willow branches were trimmed. The Board also considered the playground mulch proposal.

On MOTION by Ms. Baxter, seconded by Mr. Roy, with all in favor, the Board approved the Playground Mulch Proposal. 5-0

D. Irrigation Report

i. Ratification of Replace Solar Sync Proposal

ii. Ratification of Valve Box Lid Replacement Proposal

iii. Ratification of Pump Station Repairs at Balm Entrance Proposal

The Board reviewed the Irrigation Report. The replacement of the Stonepark well pump and the pressure switch at Balm Road were reported as complete. The Board also discussed ratification of all irrigation proposals.

On MOTION by Mr. Bouthot, seconded by Ms. Baxter, with all in favor, the Board ratified the Irrigation Proposals. 5-0

E. District Counsel

District Counsel reported on the easement at Barley Field. The fence encroachment has been resolved. A letter was received from a resident attempting to disallow the District from using the easement to maintain the ponds. A response letter will be sent with documentation outlining the District's right to use the easement.

F. District Engineer

i. Consideration of CDD Labor Rates

The Board approved the District Engineer's increased labor rates. The depression in Highland Meadows related to the sewer line was reported to Hillsborough County, and the matter has been escalated.

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the Board approved the CDD Labor Rates. 5-0

G. District Manager

Ms. Cole noted that the next meeting will be held on October 21, 2026, at 6:00 p.m.

H. Onsite Manager

i. Consideration of Rosty Gator Trailer Menu/Permit

ii. Ratification of the Installation of the Zap Cap from TECO

Ms. West provided her report to the Board.

On MOTION by Ms. Baxter, seconded by Mr. Roy, with all in favor, the Board approved the Frosty Gator Trailer Menu/Permit. 5-0

On MOTION by Mr. Bouthot, seconded by Mr. Roy, with all in favor, the Board ratified the Installation of the Zap Cap from TECO. 5-0

FOURTH ORDER OF BUSINESS Business Items

A. Ratification of BDI Engineering Stormwater Pipe Blockage

On MOTION by Mr. Bouthot, seconded by Ms. Chu, with all in favor, the Board ratified the BDI Engineering Stormwater Pipe Blockage. 5-0

B. Consideration of Pool Paver Deck Water Pooling

On MOTION by Mr. Bouthot, seconded by Mr. Roy, with all in favor, the Board approved the Pool Paver Deck Water Pooling in the amount of \$12,000. 5-0

C. Consideration of ONYX Electric Proposals

D. Discussion of Wiring for the Landfill Pump

On MOTION by Mr. Bouthot, seconded by Mr. Roy, with all in favor, the Board approved the ONYX Electric Proposal in the amount of \$12,457. 5-0

FIFTH ORDER OF BUSINESS Consent Agenda

A. Consideration of Minutes from the Meeting held on August 19, 2026

On MOTION by Ms. Baxter, seconded by Mr. Bouthot, with all in favor, the Board approved the minutes from August 19, 2026. 5-0

B. Consideration on August 2026 Check Register

On MOTION by Ms. Baxter, seconded by Ms. Chu, with all in favor, the August 2026 Check Register was approved, as presented. 5-0

C. Discussion of the June 2026 Snapshot
Discussion ensued.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Roy requested information regarding the upkeep of the Boulevard pavement. It was noted that the County has been notified of the condition of the Boulevard.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Bouthot, seconded by Mr. Roy, with all in favor, the meeting was adjourned at 6:49 p.m. 5-0
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Secretary / Assistant Secretary

Chair / Vice Chair

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100454							
001	09/01/26	INFRAMARK LLC	1169980	Dog Station Service August 1, 2026 through August 31, 2026	Dog Waste Station Supplies	552160-57201	\$491.00
Check Total							\$491.00
CHECK # 100455							
001	09/09/26	BDI ENGINEERING	2609	District Engineer August 1, 2026 through August 31, 2026	District Engineer	531147-51301	\$670.00
Check Total							\$670.00
CHECK # 100456							
001	09/09/26	INFRAMARK LLC	188632	Management Services September 1, 2026 through September 30, 2026	District Manager	531150-51301	\$5,798.83
001	09/09/26	INFRAMARK LLC	188632	Management Services September 1, 2026 through September 30, 2026	Field Services	531122-53900	\$630.00
001	09/09/26	INFRAMARK LLC	188632	Management Services September 1, 2026 through September 30, 2026	Management Contract	531136-57201	\$17,647.00
001	09/09/26	INFRAMARK LLC	1170084	Pond Rules Signs Installation	R&M-Clubhouse	546015-57201	\$675.00
Check Total							\$24,750.83
CHECK # 100457							
001	09/09/26	PERSSON, COHEN, MOONEY,	7339	District Counsel August 1, 2026 through August 31, 2026	District Counsel	531146-51401	\$2,463.47
Check Total							\$2,463.47
CHECK # 100458							
001	09/09/26	FLORIDA FOUNTAIN MAINTENANCE, INC	14593	Fountain Maintenance September 1, 2026 through September 30, 2026	Entry & Walls Maintenance	546992-53900	\$500.00
Check Total							\$500.00
CHECK # 100459							
001	09/09/26	INNERSYNC	INV-SN-1673	Website Hosting September 1, 2026 through September 30, 2026	Website Hosting/Email services	534369-51301	\$128.07
Check Total							\$128.07
CHECK # 100460							
001	09/09/26	SPRINKLER SOLUTIONS OF FLORIDA, INC.	Inv 69077	Solar Sync Replacement on Balm	R&M-Irrigation		\$667.72
001	09/09/26	SPRINKLER SOLUTIONS OF FLORIDA, INC.	Inv 69090	Irrigation Maintenance September 1, 2026 through September 30, 2026	R&M-Irrigation		\$2,066.00
001	09/09/26	SPRINKLER SOLUTIONS OF FLORIDA, INC.	Inv 68783	Drip Addition to Pool Deck Beds	R&M-Irrigation		\$1,854.40
001	09/09/26	SPRINKLER SOLUTIONS OF FLORIDA, INC.	Inv 69105	Balm Pump Station Repair	R&M-Irrigation		\$500.26
Check Total							\$5,088.38
CHECK # 100461							
001	09/09/26	XECUTIVE POOLS LLC	XP1756-10	Pool Service September 1, 2026 through September 30, 2026	R&M-Pools	546074-57201	\$6,050.20
Check Total							\$6,050.20
CHECK # 100462							
001	09/09/26	COMPLETE IT CORP	21257	Security Camera Monitoring September 1, 2026 through September 30, 2026	Security Patrol Services	531116-53935	\$991.50
001	09/09/26	COMPLETE IT CORP	0TUZZWT2-0010	Phone Service August 1, 2026 through August 31, 2026	Telephone/Fax/Internet Services	541009-57201	\$75.00
Check Total							\$1,066.50
CHECK # 300128							
001	09/01/26	ELAN FINANCIAL SERVICES ACH	080426-6748	CREDIT CARD PURCHASES July 4, 2026 through August 4, 2026	R&M-Clubhouse	546015-57201	\$56.90
001	09/01/26	ELAN FINANCIAL SERVICES ACH	080426-6748	CREDIT CARD PURCHASES July 4, 2026 through August 4, 2026	R&M-Clubhouse	546015-57201	\$50.98
001	09/01/26	ELAN FINANCIAL SERVICES ACH	080426-6748	CREDIT CARD PURCHASES July 4, 2026 through August 4, 2026	R&M-Fitness Equipment	546115-57201	\$23.57
001	09/01/26	ELAN FINANCIAL SERVICES ACH	080426-6748	CREDIT CARD PURCHASES July 4, 2026 through August 4, 2026	R&M-Clubhouse	546015-57201	\$61.00
001	09/01/26	ELAN FINANCIAL SERVICES ACH	080426-6748	CREDIT CARD PURCHASES July 4, 2026 through August 4, 2026	Special Events	549052-57401	\$13.98
Check Total							\$206.43
Fund Total							\$39,060.22
Total Checks Paid							\$39,060.22

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot September 30, 2026

- **Current Cash Balances:**

- Bank United Operating: \$266,928.77.
- BankUnited MM: \$152,985.74 (minimum to keep account open is \$2,500)
- Valley Bank Reserve: \$460,048.58

- **Assessment collections:**

- Highlands is 100% collected on the tax roll.

- **Expenses:**

- Current expenses make up 99.86% of the annual budget through the end of September 30, 2026.
Total expenses for the first 12 months are approximately \$1,671,390, 99.86 % of the budget. Highlands will need a budget amendment just in case if extra cost that have not risen yet due to fiscal year end.