

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

MEETING AGENDA

Tuesday, November 14, 2023 at 6:00 PM

Meeting to be held at:

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



2654 Cypress Ridge Blvd. Suite101
Wesley Chapel, FL 33544
(813) 652-2454

Highlands Community Development District

Board of Supervisors

Kangelia Baxter, Chairman
Mark Bouthot, Vice Chairman
Joanna Izdebaska-Pharo, Assistant Secretary
Orlando Echevarria, Assistant Secretary
Trang Chu, Assistant Secretary

Staff:

Jennifer Goldyn, District Manager
David Jackson, District Counsel
Stephen Brletic, District Engineer
Leo Lluberres, Field Inspection
Will Williams, Clubhouse Manager

Revised Meeting Agenda Tuesday, November 14, 2023 – 6:00 p.m.

- 1. Call to Order and Roll Call**
- 2. Staff Reports**
 - A. Aquatics Inspection Report..... Page 3
 - B. Field Inspection Report..... Page 17
 - C. Irrigation Inspection Report..... Page 26
 - D. Landscape Report
 1. Consideration of Mini Pine Bark Mulch Proposal..... Page 27
 - E. District Counsel
 - F. District Engineer
 1. Consideration of Roadway Turnover..... Page 28
 - G. District Manager
 - H. Clubhouse Manager Page 41
- 3. Business Items**
 - A. Consideration of Replacement of Pool Lights.....Page 43
 - B. Consideration of Shower Line Repair.....Page 49
 - C. Consideration of Pool Maintenance Proposals.....Page 53
 - D. Consideration of the Arbitrage Engagement Letters.....Page 65
 - E. Consideration of the Gym Mirror Proposals.....Page 81
 - F. Consideration of Resolution 2024-02, Amending FY 22-23 Budget.....Page 84
 - G. Discussion regarding Clubhouse Sales Tax
 - H. Discussion regarding Records Retention
 - I. Discussion regarding Neighborhood Mini-Grant Program.....Page 89
 - J. Review of Policies and Procedures.....Page 91
 - K. Review of FY 2022 Audit.....Page 118
- 4. Business Administration**
 - A. Consideration of Meeting Minutes from October 10, 2023.....Page 157
 - B. Consideration of September Financial Statements and Check Register.....Page 162
- 5. Supervisor Requests**
- 6. Audience Comments – Three- (3) Minute Time Limit**
- 7. Adjournment**

The next meeting is scheduled for Tuesday, December 12, 2023



Highlands Community Development District Waterway Inspection Report

Reason for Inspection:
Quality Assurance

Inspection Date:
10/30/2023

Prepared for:
Highlands
Community Development District

Prepared by:
Tom Donaghy, Service Manager
Savannah Berger, Aquatic Consultant & 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



TABLE OF CONTENTS

Site Assessments

Ponds 1-2	2
Ponds 3-4	3
Ponds 5-6	4
Ponds 7-8	5
Ponds 9-10	6
Ponds 11-12	7
Ponds 13-14	8
Ponds 15-16	9
Ponds 17-18	10
Pond 19-20	11
Pond 21	12

Site Map	13
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Site Assessments

Pond 1

Comments:

Normal Growth Observed

Torpedograss observed and treated.



Pond 2

Comments:

Normal Growth Observed

Algae observed and treated. Pond level is lower than normal.



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Site Assessments

Pond 3

Comments:

Site Looks Good

Torpedograss observed and treated.



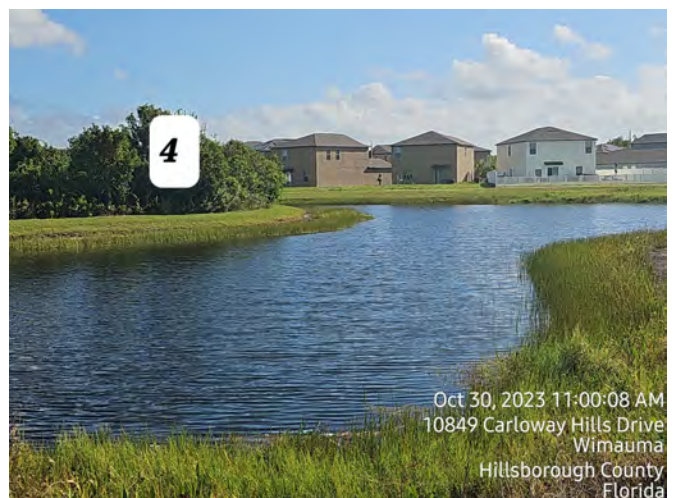
Pond 4

Comments:

Normal Growth Observed

Torpedograss and Algae observed and treated.

The native aquatic plant, Jointed Spikerush, is growing along significant portions of the pond shoreline.



Site Assessments

Pond 5

Comments:

Normal Growth Observed

Torpedograss observed and treated.

The native aquatic plant, Jointed Spikerush, is growing along limited portions of the pond shoreline.



Pond 6

Comments:

Site Looks Good

Trace amount of Torpedograss observed and treated.

The native aquatic plant, Jointed Spikerush, is growing along limited portions of the pond shoreline.





Site Assessments

Pond 7

Comments:

Normal Growth Observed

Torpedograss and Primrose observed and treated.

The native aquatic plant, Jointed Spikerush, is growing along significant portions of the pond shoreline.



Pond 8

Comments:

Site Looks Good

Algae observed and treated.



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Site Assessments

Pond 9

Comments:

Normal Growth Observed

Torpedograss observed and treated. Pond is completely dry.



Pond 10

Comments:

Normal Growth Observed

Torpedograss and Algae observed and treated.



Site Assessments

Pond 11

Comments:

Normal Growth Observed

Torpedo grass observed and treated.

The native aquatic plant, Jointed Spikerush, is growing within significant portions of the pond.



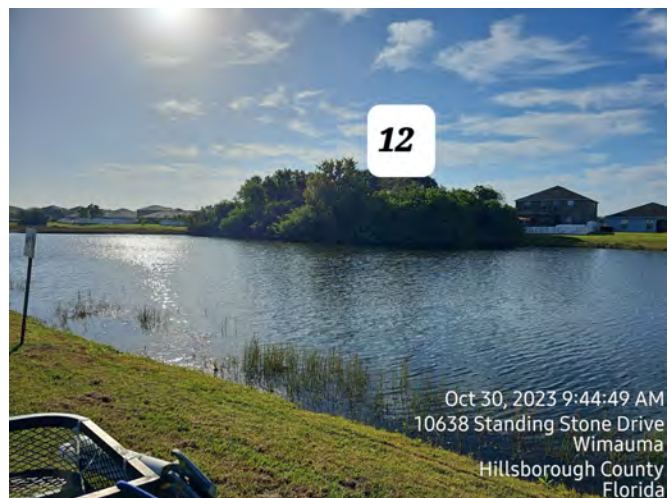
Pond 12

Comments:

Normal Growth Observed

Torpedograss observed and treated.

The native aquatic plant, Jointed Spikerush, is growing along very limited portions of the pond shoreline.



Site Assessments

Pond 13

Comments:

Site Looks Good

Algae observed and treated.

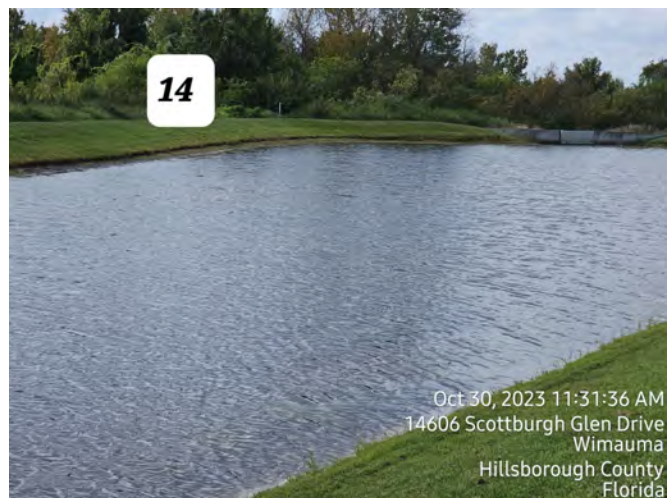


Pond 14

Comments:

Site Looks Good

Torpedograss and Algae observed and treated.



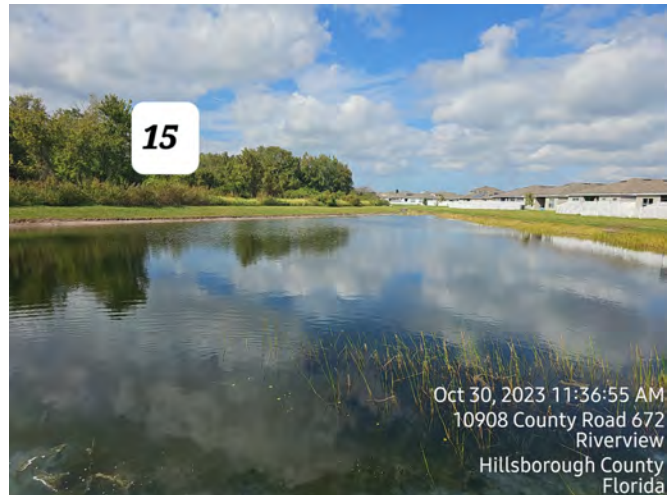
Site Assessments

Pond 15

Comments:

Normal Growth Observed

Torpedograss observed and treated.



Pond 16

Comments:

Normal Growth Observed

Algae and Slender Spike Rush observed and treated.



Site Assessments

Pond 17

Comments:

Normal Growth Observed

Algae and Slender Spike Rush observed and treated.

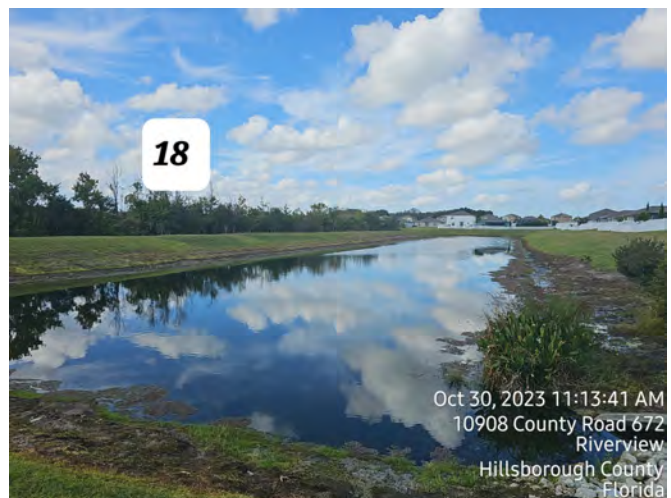


Pond 18

Comments:

Normal Growth Observed

Algae and Slender Spike Rush observed and treated.

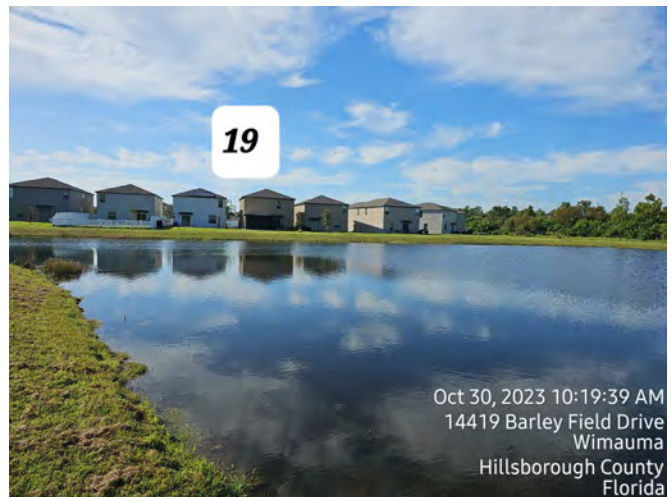


Site Assessments

Pond 19

Comments:

Normal Growth Observed
Algae observed and treated.



Pond 20

Comments:

Normal Growth Observed
Torpedograss and Duckweed observed and treated.



Site Assessments

Pond 21

Comments:

Requires Attention

Still on hold...not treating at this time.



Map



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NOVEMBER 2023 FIELD INSPECTION REPORT.

HIGHLANDS CDD

Friday, 03 November 2023

Prepared For Board of Supervisors

18 Issues Identified

Leo Lluberés

Inframark Management Services





Issue 1.

Assigned To Yellow Stone
The Viburnum throughout the BLVD needs attention.



Issue 2.

Assigned To On-site
Need to install no fishing signs along the pond.



Issue 3.

Assigned To INFRAMARK PORTER STAFF

An additional dog station was located in phase 4.



Issue 4.

Assigned To DM Or On-site Manager

Please identify the property line adjacent to phase 4. If the vegetation alongside the road is managed by the county, please contact them to have it treated.



Issue 5.

Assigned To DM Or On-site Manager

Please identify the property line adjacent to face 4. If the vegetation alongside the road is managed by the county, please contact them to have it treated.



Issue 6.

Assigned To DM Or On-site

Please identify the property line adjacent to face 4. If the vegetation alongside the road is managed by the county, please contact them to have it treated.



Issue 7.

Assigned To Yellowstone

Please left tree to standard high along the walkway.



Issue 8.

Assigned To Yellowstone

Please cut back vegetation from the walkway..



Issue 9.

Assigned To Yellowstone

Please provide a cost-effective solution to fill the bare areas around the trees in the flower bed along the boulevard.



Issue 10

Assigned To Yellowstone

Please provide a cost-effective solution to fill the bare areas around the trees in the flower bed along the boulevard.



Issue 11.

Assigned To Yellowstone

Bushes are in need of attention, please prune.



Issue 12.

Assigned To Yellowstone

Please, weed whack and trim up to the fence line..



Issue 13.

Assigned To Yellowstone

Please weed whack and trim up to the fence line..



Issue 14.

Assigned To Yellowstone

Please lift tree up to standard height..



Issue 15.

Assigned To Yellowstone

Please provide a cost-effective solution to fill the bare areas around the trees in the flower bed along the boulevard.



Issue 16.

Assigned To Highlands Board Members.

Please advise what direction you would like to take; installing a new oak tree or adding sod to this area.



Issue 17.

Assigned To Yellowstone

Please provide a cost-effective solution to fill the bare areas around the trees in the flower bed along the boulevard.



Issue 18.

Assigned To On-site

Please replace broken blind in the management office.



October 31, 2023

PROJECT: Highlands CDD

RE: October Irrigation System Maintenance

Routine maintenance was conducted throughout the month and any alarms were addressed as quickly as possible.

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

- Replaced starter box on pump in Stone Gate so pump operates more efficiently, and components will last longer.
- Updated FirmWare on decoder B52.
- Replaced A17 decoder.

The ET sensor located on the Hunter ACC controller along Paseo Al Mar at Paradise recorded 3.42” of ET and 1.46” of rain between October 1st and October 30th. There was one significant rainfall event of 0.25” or more and that occurred on October 12th, when 1.05” was recorded. Unfortunately, two-thirds of the monthly rainfall occurred on one day, so other than that one day, there was very little rainfall. The site was shut down for three days to take advantage of what nature provided.

The drought in the Tampa Bay area continues and conditions are worsening throughout the Bay area. The southern half of Hillsborough County is currently experiencing extreme to severe drought and there is no relief in sight. As the area nears the end of the summer “rainy” season, the rainfall deficit is over 12”. Current predictions are for a wetter than normal winter thanks to the return of El Nino, but only time will tell if the area receives sufficient rain to relieve the drought before next spring.

If you have any questions or concerns, please feel free to contact us at your earliest convenience.

Sincerely,

Gail Huff

Gail Huff – C.L.I.A., Florida Water Star Certified





Proposal #360932

Date: 10/17/2023

From: Robin Rhodes

Proposal For

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

main:
mobile:
inframark@avidbill.com

Location

11102 Ayersworth Glen Blvd
Wimauma, FL 33598

Property Name: Highlands CDD

Mulch roadway, Clubhouse/pool

Terms: Net 30

DESCRIPTION	QUANTITY	AMOUNT
Mini Pine Bark Mulch	300.00	\$16,500.00

Client Notes

Add 300 yards of Mini Pine Bark mulch to top dress along road way, tree rings and clubhouse/ pool area.

SUBTOTAL \$16,500.00

Signature

SALES TAX \$0.00

x

TOTAL \$16,500.00

*Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.*

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Robin Rhodes
Office:
rrhodes@yellowstonelandscape.com

HIGHLAND ESTATES PHASE 2B

PLAT BOOK 121

PAGE 198

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 17, AYERSWORTH GLEN, AS RECORDED IN PLAT BOOK 111, PAGES 166 THROUGH 212, LYING IN SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF LOT 1, BLOCK 17, AYERSWORTH GLEN, AS RECORDED IN PLAT BOOK 111, PAGES 166 THROUGH 212 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 17; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 1, BLOCK 17, AND THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, SOUTH 00°36'25" WEST, FOR 1,289.51 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 20; THENCE CONTINUE ALONG SAID LINES, SOUTH 00°34'24" WEST, FOR 436.60 FEET; THENCE LEAVING SAID LINES, NORTH 89°23'35" WEST, FOR 169.90 FEET; THENCE NORTH 00°35'18" EAST, FOR 22.37 FEET; THENCE SOUTH 89°53'33" WEST FOR 355.37 FEET; THENCE SOUTH 89°54'11" WEST, FOR 602.99 FEET TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE; THENCE 397.52 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 800.00 FEET, CENTRAL ANGLE OF 28°28'14", CHORD BEARING AND DISTANCE OF NORTH 14°14'07" WEST, FOR 393.45 FEET; THENCE NORTH 00°00'00" EAST, FOR 793.83 FEET TO A POINT OF CURVATURE; THENCE 228.29 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 500.00 FEET, CENTRAL ANGLE OF 26°09'36", CHORD BEARING AND DISTANCE OF NORTH 13°04'48" EAST, FOR 226.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE 284.13 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, CONCAVE WEST, HAVING A RADIUS OF 620.00 FEET, CENTRAL ANGLE OF 26°15'25", AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 13°01'54" EAST, FOR 281.65 FEET; THENCE NORTH 00°03'34" WEST, FOR 7.28 FEET TO A POINT OF CURVATURE; THENCE 34.67 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 25.00 FEET, CENTRAL ANGLE OF 79°27'36", CHORD BEARING AND DISTANCE OF NORTH 39°40'14" EAST, FOR 31.96 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 672; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 89°55'00" EAST, FOR 1,107.68 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 47.26 ACRES, MORE OR LESS.

PLAT NOTES:

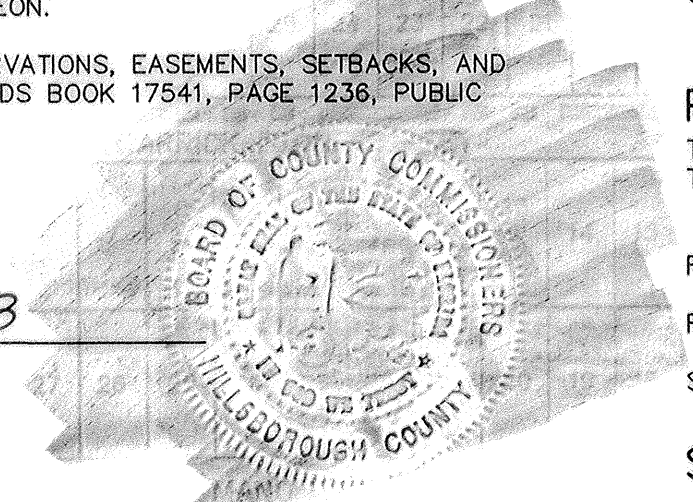
- BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF SOUTH 00°36'25" WEST FOR THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND ARE TIED TO THE FLORIDA COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED 1990. X-Y COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO SAID FLORIDA COORDINATE SYSTEM. COORDINATES HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY AND ARE SUPPLEMENTAL DATA ONLY. ORIGINATING COORDINATES: HILLSBOROUGH COUNTY CONTROL STATIONS BALM, GULLY AND RUSKIN A PER CERTIFIED CORNER RECORD NUMBERS 055590 AND 055593 AS PREPARED BY THE HILLSBOROUGH COUNTY SURVEY DEPARTMENT.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY.
- DRAINAGE EASEMENT DISCLOSURE STATEMENT: DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- THIS SUBDIVISION CONTAINS RIGHTS-OF-WAY, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
- SANITARY SEWER EASEMENT DISCLOSURE STATEMENT: SANITARY SEWER EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
- TEMPORARY CONSTRUCTION EASEMENTS IN OFFICIAL RECORDS BOOK 21599, PAGE 54, AND OFFICIAL RECORDS BOOK 15788, PAGE 1194, ARE BLANKET EASEMENTS OVER THE ENTIRE PARCEL AND ARE NOT GRAPHICALLY SHOWN HEREON.
- LANDS PLATTED HEREIN ARE BENEFITTED BY AND SUBJECT TO RESTRICTIVE COVENANTS, RESERVATIONS, EASEMENTS, SETBACKS, AND CONDITIONS AS RECORDED IN OFFICIAL RECORDS BOOK 13318, PAGE 404 AND OFFICIAL RECORDS BOOK 17541, PAGE 1236, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN Mark Spurge

DATE 11-19-13



CLERK OF CIRCUIT COURT:

COUNTY OF HILLSBOROUGH, STATE OF FLORIDA

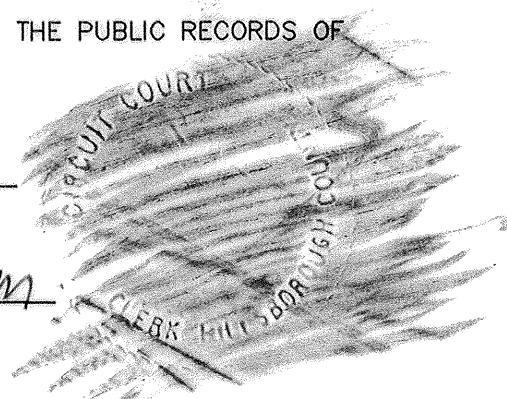
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM, OF CHAPTER 177, PART I, OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK 121 PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY PAT FRANK
CLERK OF CIRCUIT COURT

BY Malcolm Boy
DEPUTY CLERK

THIS 20th DAY OF November, 20 13, TIME 4:36pm

CLERK FILE NUMBER 2013439349



DEDICATION:

THE UNDERSIGNED, AS OWNER AND/OR MORTGAGE HOLDER OF THE LANDS PLATTED HEREIN, DOES HEREBY DEDICATE THIS PLAT OF "HIGHLAND ESTATES PHASE 2B" FOR RECORD. THE OWNER DOES HEREBY DEDICATE THE PUBLIC SANITARY SEWER EASEMENT SHOWN HEREON TO HILLSBOROUGH COUNTY FOR PUBLIC USE. FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC". THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID DRAINAGE EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

SUBJECT TO THE PRIVATE ROADS AND EASEMENTS GRANTED OR RESERVED BY THIS PLAT, FEE INTEREST IN TRACTS A, B AND C IS HEREBY RESERVED TO THE OWNER FOR CONVEYANCE TO THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT SUBSEQUENT TO THE RECORDING OF THIS PLAT. MAINTENANCE OF SAID TRACTS SHALL BE THE RESPONSIBILITY OF THE OWNER UNTIL SUCH TIME AS FEE INTEREST IN SAID TRACTS IS CONVEYED TO THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT. UPON CONVEYANCE, THE MAINTENANCE RESPONSIBILITY SHALL TRANSFER TO THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT.

THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS AND PRIVATE EASEMENTS RESERVED BY THE OWNER WILL BE THE RESPONSIBILITY OF THE OWNER, ITS ASSIGNS AND ITS SUCCESSORS IN TITLE.

THE PRIVATE ROADS OVER TRACT C, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF ALL THE LOT OWNERS WITHIN THE SUBDIVISION, FOR THE PURPOSES OF INGRESS AND EGRESS OF LOT OWNERS, THEIR GUESTS AND INVITEES. SAID BENEFITS OF THE PRIVATE ROADS SHALL EXTEND TO ALL LOT OWNERS WITHIN ALL PHASES AND UNITS, BOTH EXISTING AND FUTURE OF THIS DEVELOPMENT.

OWNER HEREBY GRANTS TO HILLSBOROUGH COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS WITHIN TRACT C AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.

OWNER HEREBY GRANTS TO PROVIDERS OF TELEPHONE, ELECTRIC, CABLE TELEVISION AND CABLE DATA, WATER AND SEWER, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS AND A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER THE PRIVATE ROADS WITHIN TRACT C AND THE AREAS DESIGNATED HEREON AS UTILITY EASEMENTS, FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS HEREIN.

HIGHWAY 301, LLC, A FLORIDA LIMITED LIABILITY COMPANY - OWNER

Albert B Cassidy ALBERT CASSIDY, MANAGER
Ron Henth WITNESS
Lauren Schenk WITNESS

ACKNOWLEDGEMENT:

COUNTY OF HILLSBOROUGH, STATE OF FLORIDA

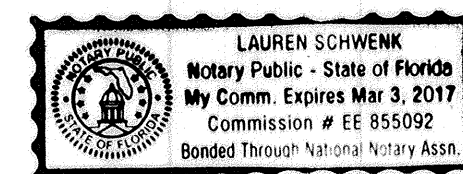
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF September, 2013, BY

ALBERT CASSIDY, MANAGER, HIGHWAY 301, LLC, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED PERSONAL IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC:

SIGN Lauren Schwenk
PRINT Lauren Schwenk
TITLE Notary Public
SERIAL NUMBER EE 855092
COMMISSION EXPIRES 3/3/17

SEAL



PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: J Fletcher Swanson
FLORIDA PROFESSIONAL SURVEYOR & MAPPER, LICENSE # 6038

SURVEYING AND MAPPING SECTION, HILLSBOROUGH COUNTY REAL ESTATE DEPARTMENT

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRMs) WERE SET ON THE 10TH DAY OF JANUARY, 2013, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPs) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

CERTIFIED BY Walter C Sherrill Jr
WALTER C. SHERRILL, JR., PSM#4803

W.C. SHERRILL AND COMPANY, LLC (LB #7863)
P.O. BOX 203, ODESSA, FLORIDA 33556

W.C. SHERRILL AND COMPANY LLC
SURVEYING • MAPPING • CONSULTING

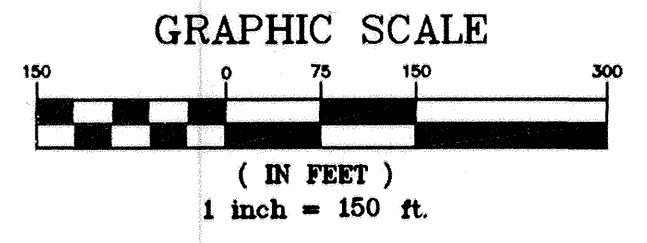
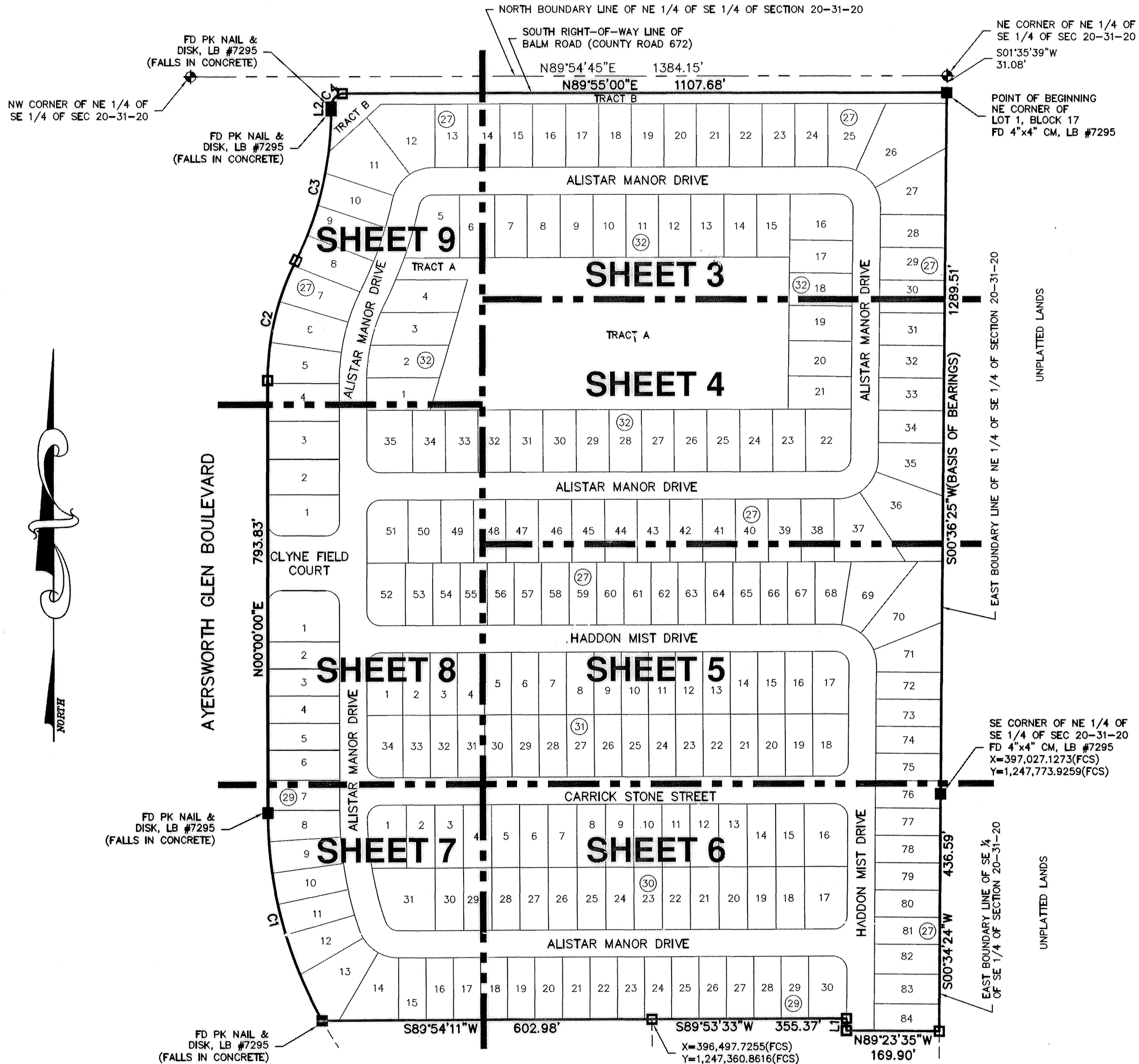
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Plot Date: 4-24-13

SHEET 1 OF 9

HIGHLAND ESTATES PHASE 2B

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 17, AYERSWORTH GLEN, AS RECORDED IN PLAT BOOK 111, PAGES 166 THROUGH 212, LYING IN SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

BALM ROAD



LINE TABLE		
LINE	LENGTH	BEARING
L1	22.37'	N00°35'18"E
L2	7.28'	N00°03'34"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	397.52'	800.00'	28°28'14"	202.96'	393.45'	N14°14'07"W
C2	228.29'	500.00'	26°09'36"	116.17'	226.31'	N13°04'48"E
C3	284.13'	620.00'	26°15'25"	144.60'	281.65'	N13°01'54"E
C4	34.67'	25.00'	79°27'36"	20.78'	31.96'	N39°40'14"E

LEGEND

- PERMANENT REFERENCE MONUMENT FOUND
- SET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, LB #7863
- FD FOUND
- CM CONCRETE MONUMENT
- PK PARKER KALON
- SEC SECTION
- LB LICENSED BUSINESS
- O.R. OFFICIAL RECORDS
- TYP TYPICAL
- FCS FLORIDA COORDINATE SYSTEM
- ESMT EASEMENT
- (R) RADIAL
- (NR) NON-RADIAL
- PER PLAT BOOK 111, PAGE 166
- PERMANENT CONTROL POINT SET, LB #7863
- LOT CORNER, SET CAPPED 1/2" IRON ROD, LB #7863
- ◆ SECTION CORNER
- ③ LOT NUMBER
- ① BLOCK NUMBER

KEY MAP

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SHEET 2 OF 9

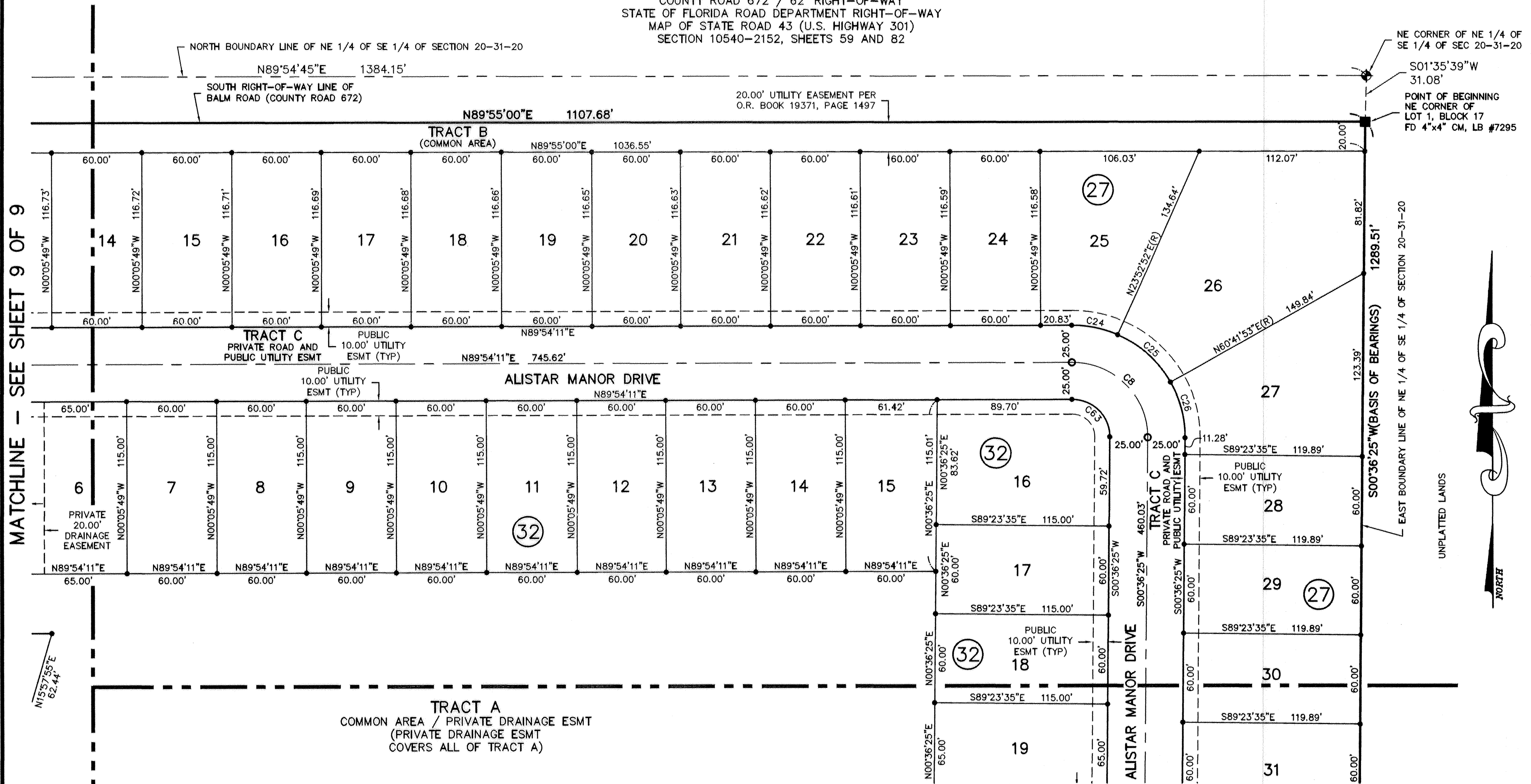
HIGHLAND ESTATES PHASE 2B

PLAT BOOK 121

PAGE 200

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 17, AYERSWORTH GLEN, AS RECORDED IN PLAT BOOK 111, PAGES 166 THROUGH 212, LYING IN SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

BALM ROAD
 COUNTY ROAD 672 / 62' RIGHT-OF-WAY
 STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY
 MAP OF STATE ROAD 43 (U.S. HIGHWAY 301)
 SECTION 10540-2152, SHEETS 59 AND 82



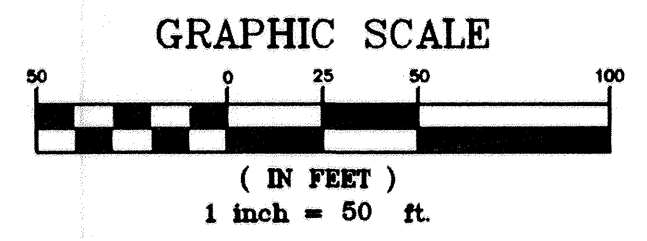
MATCHLINE - SEE SHEET 9 OF 9

MATCHLINE - SEE SHEET 4 OF 9

LEGEND

- | | | | |
|------|--|----------|--|
| ■ | PERMANENT REFERENCE MONUMENT FOUND | FC | FLORIDA COORDINATE SYSTEM |
| □ | SET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, LB #7863 | ESMT | EASEMENT |
| FD | FOUND | (R) | RADIAL |
| CM | CONCRETE MONUMENT | (NR) | NON-RADIAL |
| PK | PARKER KALON | PER PLAT | PER PLAT BOOK 111, PAGE 166 |
| SEC | SECTION | ○ | PERMANENT CONTROL POINT SET, LB #7863 |
| LB | LICENSED BUSINESS | • | LOT CORNER, SET CAPPED 1/2" IRON ROD, LB #7863 |
| O.R. | OFFICIAL RECORDS | ◆ | SECTION CORNER |
| TYP | TYPICAL | 30 | LOT NUMBER |
| | | ① | BLOCK NUMBER |

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C8	79.15'	50.00'	90°42'14"	50.62'	71.14'	S44°44'42"E
C24	31.39'	75.00'	23°58'41"	15.93'	31.16'	N78°06'29"W
C25	48.19'	75.00'	36°49'01"	24.96'	47.37'	N47°42'38"W
C26	39.15'	75.00'	29°54'32"	20.03'	38.71'	N14°20'51"W
C63	39.58'	25.00'	90°42'14"	25.31'	35.57'	N44°44'42"W



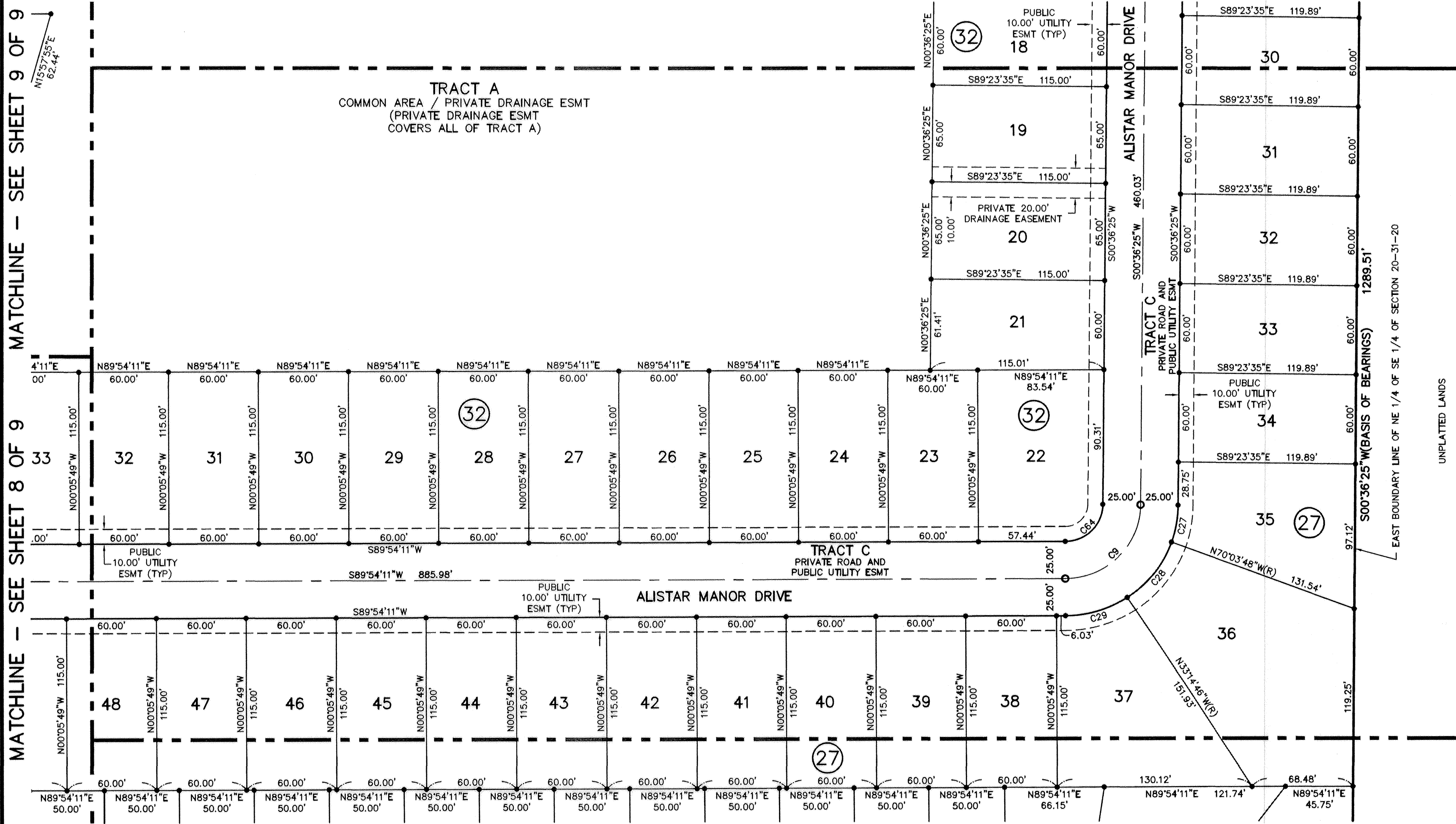
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 Plot Date: 4-24-13

HIGHLAND ESTATES PHASE 2B

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 17, AYERSWORTH GLEN, AS RECORDED IN PLAT BOOK 111, PAGES 166 THROUGH 212, LYING IN SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

MATCHLINE - SEE SHEET 3 OF 9



MATCHLINE - SEE SHEET 9 OF 9

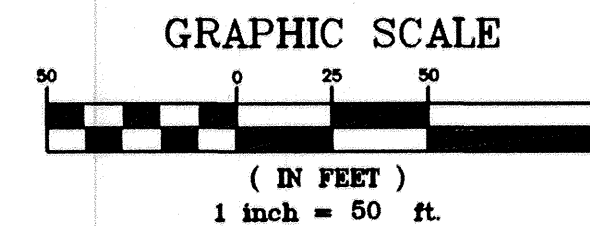
MATCHLINE - SEE SHEET 8 OF 9

MATCHLINE - SEE SHEET 5 OF 9

LEGEND

- | | | | |
|------|--|----------|-----------------------------|
| ■ | PERMANENT REFERENCE MONUMENT FOUND | FCS | FLORIDA COORDINATE SYSTEM |
| □ | SET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, LB #7863 | ESMT | EASEMENT |
| FD | FOUND | (R) | RADIAL |
| CM | CONCRETE MONUMENT | (NR) | NON-RADIAL |
| PK | PARKER KALON | PER PLAT | PER PLAT BOOK 111, PAGE 166 |
| SEC | SECTION | ○ | PERMANENT CONTROL |
| LB | LICENSED BUSINESS | • | LOT CORNER, SET CAPPED |
| O.R. | OFFICIAL RECORDS | ◆ | 1/2" IRON ROD, LB #7863 |
| TYP | TYPICAL | ③ | SECTION CORNER |
| | | ① | LOT NUMBER |
| | | | BLOCK NUMBER |

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C9	77.93'	50.00'	89°17'46"	49.39'	70.27'	S45°15'18"W
C27	25.30'	75.00'	19°19'47"	12.77'	25.18'	N10°16'19"E
C28	48.19'	75.00'	36°49'01"	24.96'	47.37'	N38°20'43"E
C29	43.39'	75.00'	33°08'58"	22.32'	42.79'	N73°19'42"E
C64	38.96'	25.00'	89°17'46"	24.69'	35.14'	N45°15'18"E



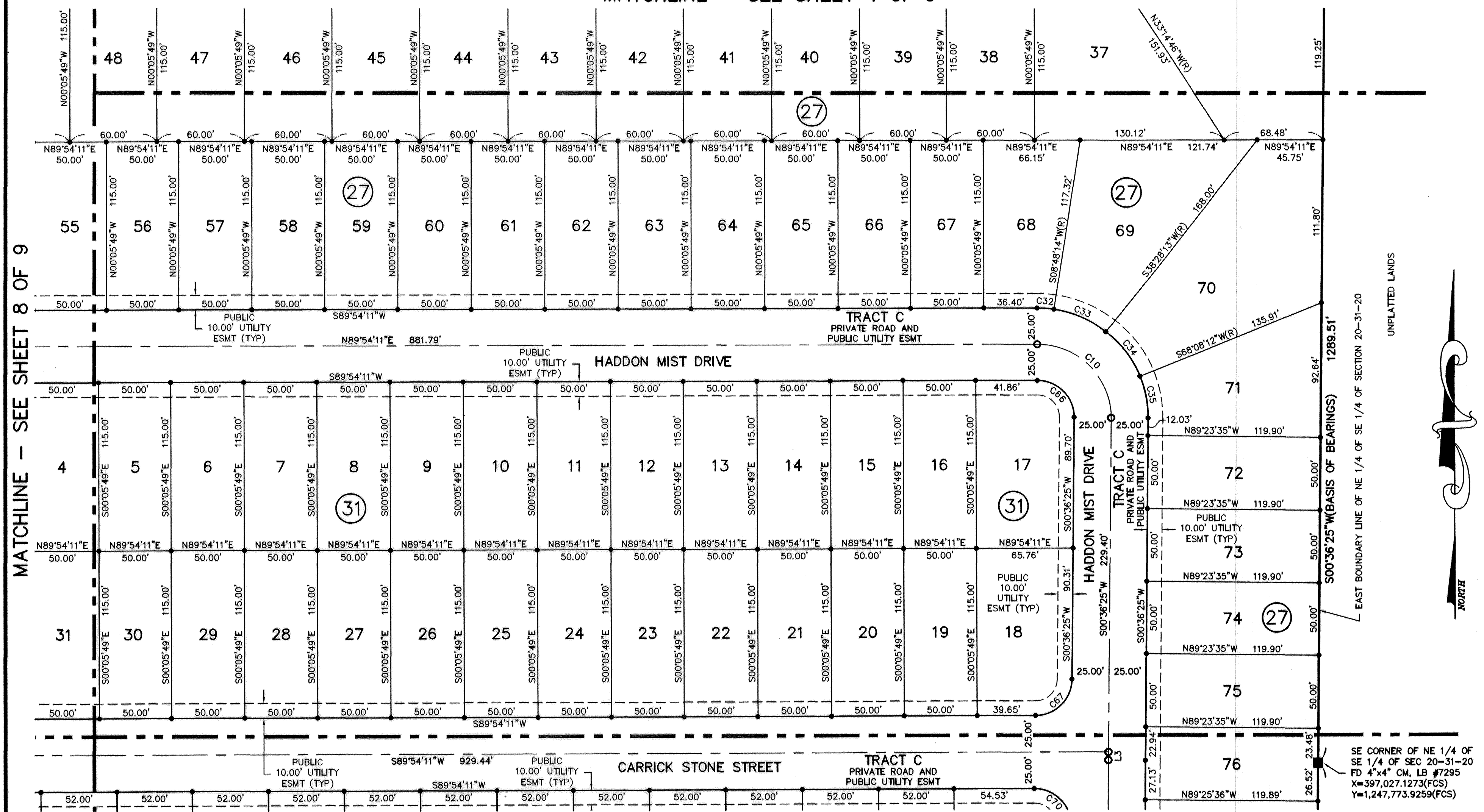
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HIGHLAND ESTATES PHASE 2B

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 17, AYERSWORTH GLEN, AS RECORDED IN PLAT BOOK 111, PAGES 166 THROUGH 212, LYING IN SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

MATCHLINE - SEE SHEET 4 OF 9



MATCHLINE - SEE SHEET 8 OF 9

MATCHLINE - SEE SHEET 6 OF 9

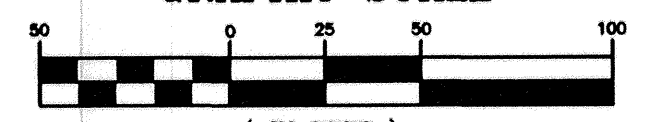
LEGEND

- PERMANENT REFERENCE MONUMENT FOUND
- SET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, LB #7863
- FD FOUND
- CM CONCRETE MONUMENT
- PK PARKER KALON SECTION
- LB LICENSED BUSINESS
- O.R. OFFICIAL RECORDS
- TYP TYPICAL
- FCS FLORIDA COORDINATE SYSTEM
- ESMT EASEMENT
- (R) RADIAL
- (NR) NON-RADIAL
- PER PLAT PER PLAT BOOK 111, PAGE 166
- PERMANENT CONTROL POINT SET, LB #7863
- LOT CORNER, SET CAPPED 1/2" IRON ROD, LB #7863
- ◆ SECTION CORNER
- ③0 LOT NUMBER
- ① BLOCK NUMBER

LINE TABLE		
LINE	LENGTH	BEARING
L3	5.58'	S00°36'25"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C10	79.15'	50.00'	90°42'14"	50.62'	71.14'	S44°44'42"E
C32	11.65'	75.00'	8°54'02"	5.84'	11.64'	N85°38'48"W
C33	38.83'	75.00'	29°39'59"	19.86'	38.40'	N66°21'47"W
C34	38.83'	75.00'	29°39'59"	19.86'	38.40'	N36°41'48"W
C35	29.41'	75.00'	22°28'14"	14.90'	29.23'	N10°37'42"W
C66	39.58'	25.00'	90°42'14"	25.31'	35.57'	N44°44'42"W
C67	38.96'	25.00'	89°17'46"	24.69'	35.14'	N45°15'18"E
C70	39.56'	25.00'	90°40'13"	25.29'	35.56'	N44°45'42"W

GRAPHIC SCALE



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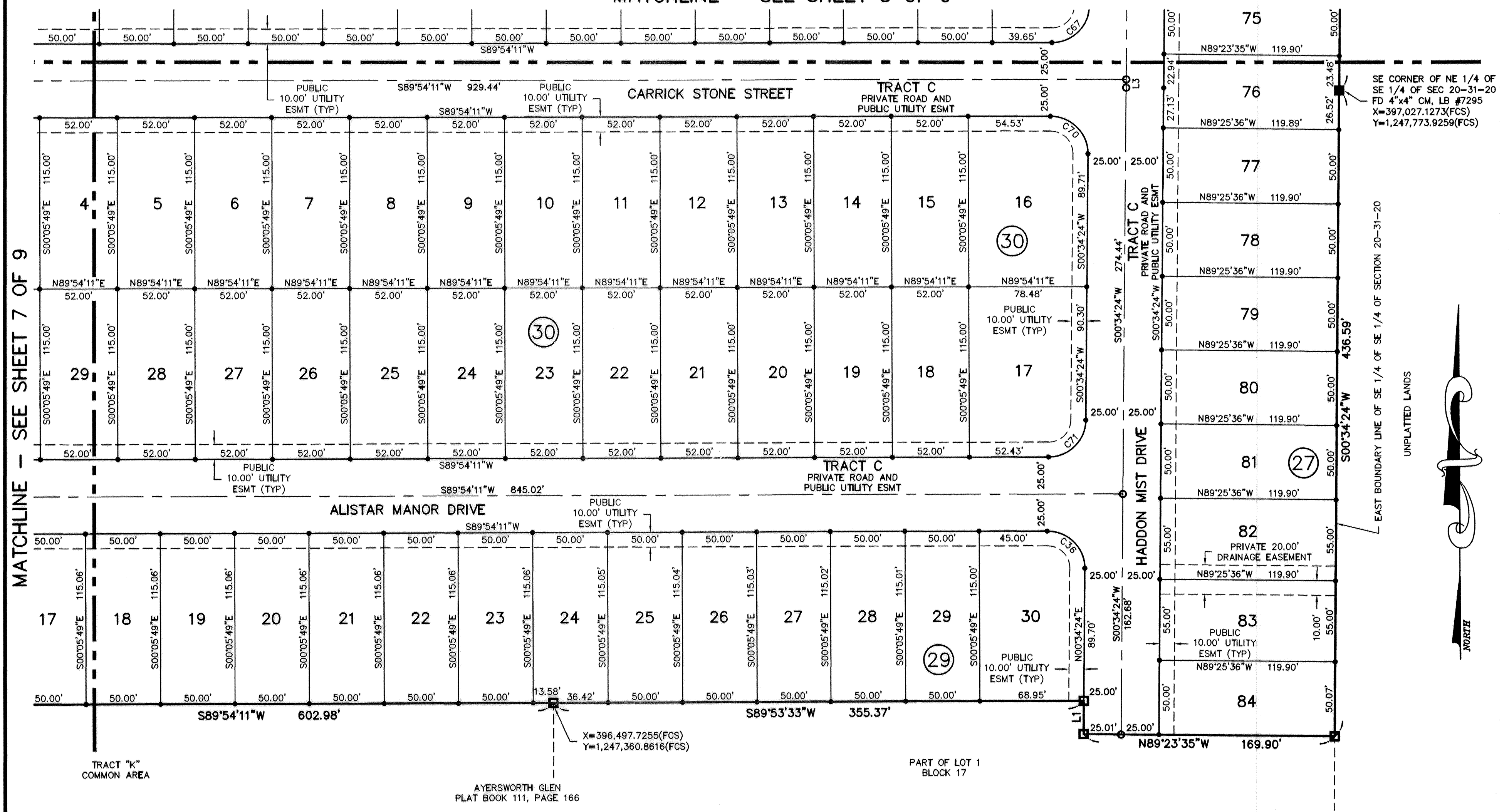


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 Plot Date: 4-24-13

HIGHLAND ESTATES PHASE 2B

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 17, AYERSWORTH GLEN, AS RECORDED IN PLAT BOOK 111, PAGES 166 THROUGH 212, LYING IN SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

MATCHLINE - SEE SHEET 5 OF 9



MATCHLINE - SEE SHEET 7 OF 9

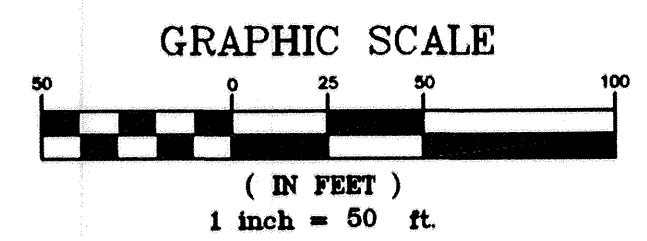
- PERMANENT REFERENCE MONUMENT FOUND
- SET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, LB #7863 FOUND
- FD CONCRETE MONUMENT PARKER KALON SECTION
- CM LICENSED BUSINESS OFFICIAL RECORDS TYPICAL

LEGEND

- FCS FLORIDA COORDINATE SYSTEM
- ESMT EASEMENT
- (R) RADIAL
- (NR) NON-RADIAL
- PER PLAT PER PLAT BOOK 111, PAGE 166
- PERMANENT CONTROL POINT SET, LB #7863
- LOT CORNER, SET CAPPED 1/2" IRON ROD, LB #7863
- ◆ SECTION CORNER
- ③ LOT NUMBER
- ① BLOCK NUMBER

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.37'	N00°35'18"E
L3	5.58'	S00°36'25"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C36	39.56'	25.00'	90°40'13"	25.29'	35.56'	N44°45'42"W
C67	38.96'	25.00'	89°17'46"	24.69'	35.14'	N45°15'18"E
C70	39.56'	25.00'	90°40'13"	25.29'	35.56'	N44°45'42"W
C71	38.98'	25.00'	89°19'47"	24.71'	35.15'	N45°14'18"E



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SHEET 6 OF 9

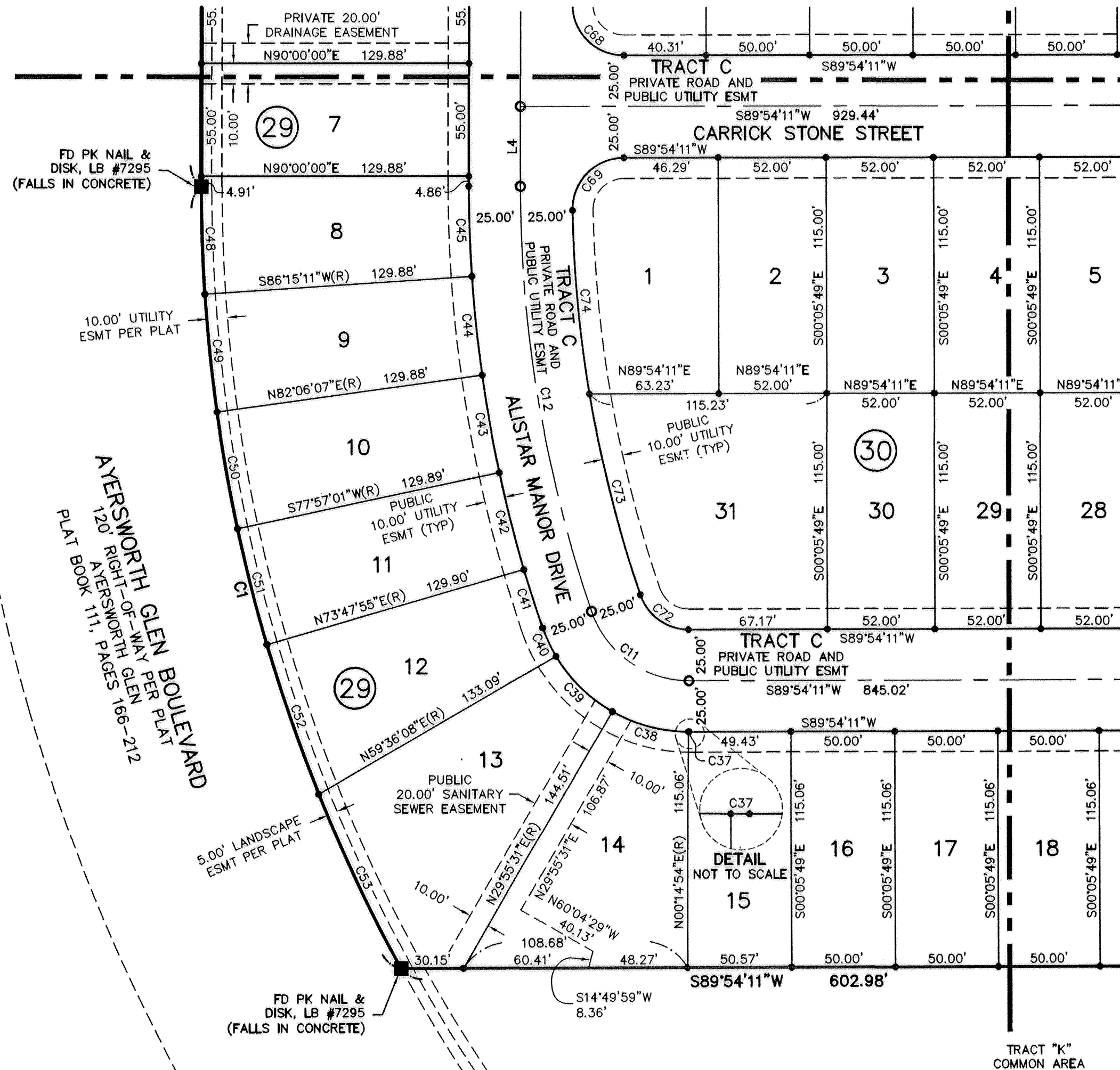
HIGHLAND ESTATES PHASE 2B

PLAT BOOK 121

PAGE 204

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 17, AYERSWORTH GLEN, AS RECORDED IN PLAT BOOK 111, PAGES 166 THROUGH 212, LYING IN SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

MATCHLINE - SEE SHEET 8 OF 9



LINE TABLE		
LINE	LENGTH	BEARING
L4	38.73'	N00°00'00"E

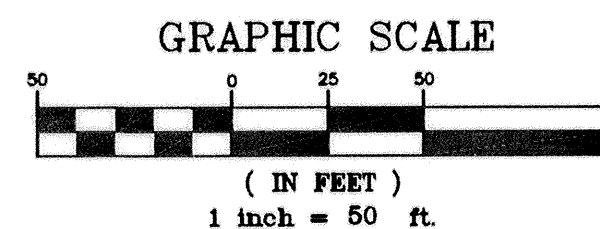
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	397.52'	800.00'	28°28'14"	202.96'	393.45'	N14°14'07"W
C11	62.27'	50.00'	71°21'36"	35.90'	58.33'	N54°25'01"W
C12	210.93'	645.00'	18°44'13"	106.41'	209.99'	N09°22'07"W
C37	0.45'	75.00'	0°20'43"	0.23'	0.45'	S89°55'28"E
C38	38.85'	75.00'	29°40'37"	19.87'	38.41'	S74°54'48"E
C39	38.85'	75.00'	29°40'37"	19.87'	38.41'	S45°14'10"E
C40	15.26'	75.00'	11°39'39"	7.66'	15.24'	S24°34'02"E
C41	29.65'	670.00'	2°32'08"	14.83'	29.65'	S17°28'09"E
C42	48.55'	670.00'	4°09'06"	24.28'	48.54'	S14°07'32"E
C43	48.55'	670.00'	4°09'06"	24.28'	48.54'	S09°58'26"E
C44	48.54'	670.00'	4°09'05"	24.28'	48.53'	S05°49'21"E
C45	43.81'	670.00'	3°44'49"	21.91'	43.81'	S01°52'24"E
C46	52.25'	800.00'	3°44'32"	26.14'	52.24'	S01°52'16"E
C49	57.95'	800.00'	4°09'02"	28.99'	57.94'	S05°49'04"E
C50	57.96'	800.00'	4°09'04"	28.99'	57.95'	S09°58'07"E
C51	57.96'	800.00'	4°09'04"	28.99'	57.95'	S14°07'10"E
C52	77.48'	800.00'	5°32'56"	38.77'	77.45'	S18°58'11"E
C53	93.92'	800.00'	6°43'35"	47.01'	93.87'	S25°06'26"E
C68	39.31'	25.00'	90°05'49"	25.04'	35.39'	S45°02'54"E
C69	39.70'	25.00'	90°58'47"	25.43'	35.66'	S44°24'47"W
C72	31.14'	25.00'	71°21'36"	17.95'	29.16'	S54°25'01"E
C73	101.09'	620.00'	9°20'31"	50.66'	100.98'	S14°03'58"E
C74	90.01'	620.00'	8°19'06"	45.09'	89.93'	S05°14'09"E

MATCHLINE - SEE SHEET 6 OF 9

AYERSWORTH GLEN BOULEVARD
 120' RIGHT-OF-WAY PER PLAT
 PLAT BOOK 111, PAGES 166-212

LEGEND

- PERMANENT REFERENCE MONUMENT FOUND
- SET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, LB #7863
- FD FOUND
- CM CONCRETE MONUMENT
- PK PARKER KALON
- SEC SECTION
- LB LICENSED BUSINESS
- O.R. OFFICIAL RECORDS
- TYP TYPICAL
- FCS FLORIDA COORDINATE SYSTEM
- ESMT EASEMENT
- (R) RADIAL
- (NR) NON-RADIAL
- PER PLAT PER PLAT BOOK 111, PAGE 166
- PERMANENT CONTROL POINT SET, LB #7863
- LOT CORNER, SET CAPPED
- 1/2" IRON ROD, LB #7863
- ◆ SECTION CORNER
- ③ LOT NUMBER
- ① BLOCK NUMBER



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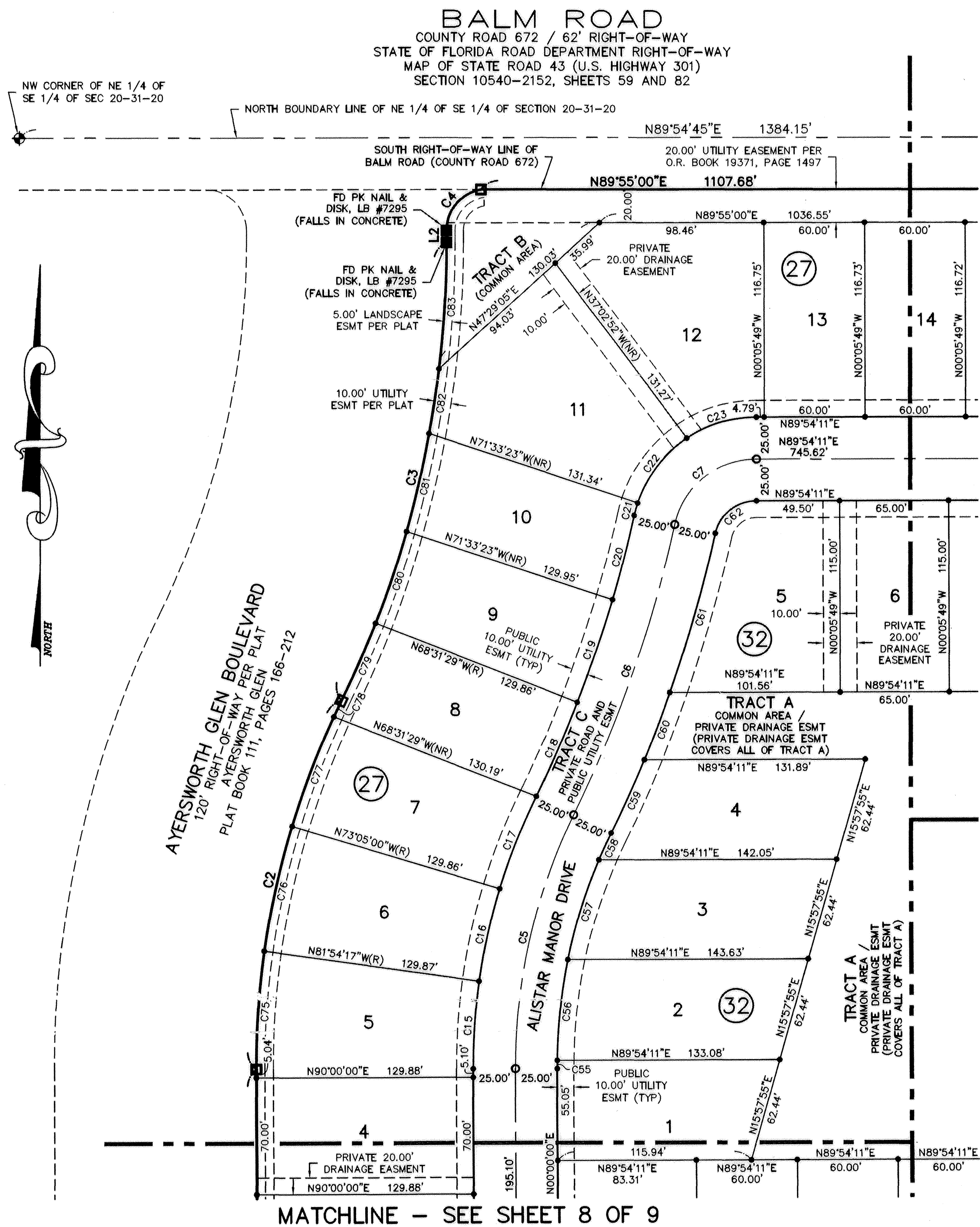
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 Plot Date: 4-24-13

HIGHLAND ESTATES PHASE 2B

PLAT BOOK 121

PAGE 206

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK 17, AYERSWORTH GLEN, AS RECORDED IN PLAT BOOK 111, PAGES 166 THROUGH 212, LYING IN SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



MATCHLINE - SEE SHEET 3 OF 9

MATCHLINE - SEE SHEET 4 OF 9

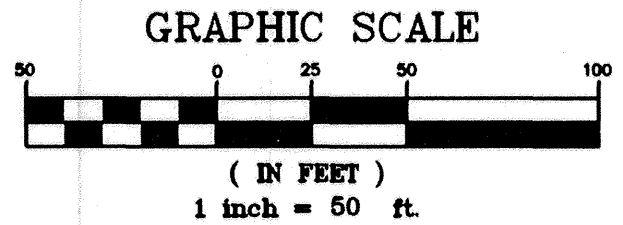
MATCHLINE - SEE SHEET 8 OF 9

LEGEND

- PERMANENT REFERENCE MONUMENT FOUND
- SET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, LB #7863
- FD FOUND
- CM CONCRETE MONUMENT
- PK PARKER KALON SECTION LICENSED BUSINESS OFFICIAL RECORDS TYPICAL
- FCS FLORIDA COORDINATE SYSTEM
- ESMT EASEMENT
- (R) RADIAL
- (NR) NON-RADIAL
- PER PLAT PER PLAT BOOK 111, PAGE 166
- PERMANENT CONTROL POINT SET, LB #7863
- LOT CORNER, SET CAPPED 1/2" IRON ROD, LB #7863
- ③ SECTION CORNER
- ① LOT NUMBER
- ① BLOCK NUMBER

LINE TABLE		
LINE	LENGTH	BEARING
L2	7.28'	N00°03'34"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C2	228.29'	500.00'	26°09'36"	116.17'	226.31'	N13°04'48"E
C3	284.13'	620.00'	26°15'25"	144.60'	281.65'	N13°01'54"E
C4	34.67'	25.00'	79°27'36"	20.78'	31.96'	N39°40'14"E
C5	157.52'	345.00'	26°09'36"	80.16'	156.16'	N13°04'48"E
C6	184.70'	775.00'	13°39'17"	92.79'	184.26'	N19°19'58"E
C7	67.54'	50.00'	77°23'52"	40.06'	62.52'	N51°12'15"E
C15	52.28'	370.00'	8°05'43"	26.18'	52.23'	S04°02'51"W
C16	56.97'	370.00'	8°49'17"	28.54'	56.91'	S12°30'21"W
C17	59.69'	370.00'	9°14'37"	29.91'	59.63'	S21°32'18"W
C18	61.32'	750.00'	4°41'04"	30.68'	61.30'	N23°49'04"E
C19	65.05'	750.00'	4°58'09"	32.54'	65.03'	N18°59'28"E
C20	52.37'	750.00'	4°00'04"	26.20'	52.36'	N14°30'21"E
C21	7.77'	75.00'	5°56'18"	3.89'	7.77'	S15°28'28"W
C22	49.77'	75.00'	38°01'15"	25.84'	48.86'	S37°27'15"W
C23	43.77'	75.00'	33°26'19"	22.53'	43.15'	S73°11'02"W
C55	4.95'	320.00'	0°53'08"	2.47'	4.95'	S00°26'34"W
C56	60.47'	320.00'	10°49'35"	30.32'	60.36'	S06°17'55"W
C57	63.00'	320.00'	11°16'46"	31.60'	62.89'	S17°21'05"W
C58	17.70'	320.00'	3°10'08"	8.85'	17.70'	S24°34'32"W
C59	48.28'	800.00'	3°27'29"	24.15'	48.28'	N24°25'52"E
C60	42.93'	800.00'	3°04'28"	21.47'	42.92'	N21°09'54"E
C61	99.45'	800.00'	7°07'21"	49.79'	99.38'	N16°03'59"E
C62	33.77'	25.00'	77°23'52"	20.03'	31.26'	S51°12'15"W
C75	70.68'	500.00'	8°05'58"	35.40'	70.62'	S04°02'59"W
C76	76.96'	500.00'	8°49'08"	38.56'	76.88'	S12°30'32"W
C77	70.01'	500.00'	8°01'21"	35.06'	69.95'	S20°55'47"W
C78	10.64'	500.00'	1°13'09"	5.32'	10.64'	S25°33'02"W
C79	50.69'	620.00'	4°41'05"	25.36'	50.68'	N23°49'04"E
C80	58.18'	620.00'	5°22'35"	29.11'	58.16'	N18°47'14"E
C81	60.26'	620.00'	5°34'09"	30.16'	60.24'	N13°18'52"E
C82	38.92'	620.00'	3°35'48"	19.47'	38.91'	N08°43'53"E
C83	76.07'	620.00'	7°01'48"	38.08'	76.02'	N03°25'05"E



W.C. SHERRILL AND COMPANY LLC
SURVEYING • MAPPING • CONSULTING

P.O. BOX 203 • ODESSA, FLORIDA 33556
P: 813-345-4270 • WEBSITE: WCSHERRILL.COM
State of Florida, Certificate of Authorization LB #7863
Path: S:\500-07\Dwg\Plat-Ph2B\50007Plat-Ph2B-Mstr.dwg
Plot Date: 4-24-13

SHEET 9 OF 9

For the County to consider accepting private roadways for maintenance, the roadways must have been constructed meeting the County's minimum standards for structural components. These components include stormwater system, subgrade, base and asphalt materials, thickness, and compaction requirements, as well as pavement width.

The procedure to evaluate the acceptance or not of a private road by the county involves two departments Public Works and Real State as follows:

Capital Programs Department:

1-A written request shall be submitted to the Construction Section of the Capital Programs Department . The letter shall be a notarized letter signed by the HOA or all the roadway owners. The letter can be addressed to me (Max Montel). This letter should clearly state the name of the roads as well as the limits of the portion of the roads.

2- The Construction Services Section of the Capital Programs Department, shall conduct an inspection of the roadway, and request the record drawings and applicable testing reports from the original construction be submitted for review. If the as-built information is not available, and the requesting party still wishes to pursue acceptance, the as-built information is to be provided at the requesting party's expense.

3- If the inspection and/or as-built information reveal that the roadway was not constructed to minimum County standards, the request shall be denied.

4- If the inspection reveals minor restoration, maintenance or asphalt overlay needs, and the as-built review reveals that the roadway was constructed to County standards, a "punch-list" shall be compiled and provided to the requesting party.

5- If the requesting party still wishes to pursue acceptance, the "punch-list" shall be completed at their expense, and a deed for right-of-way dedication shall be submitted to the Site Plan and Subdivision Review Section for review and forwarding to the Real Estate Department.

6- Upon completion of all required corrective actions (completion of "punch-list") by the requesting party and a successful final inspection by the Construction Services Section, the requesting party shall submit to the County an inventory of the infrastructure (including unit cost) that is passing to the County responsibility this inventory. Items to be listed in the inventory might include but are not limited to: Paving, Stormwater, System, Sanitary Sewer, Water Distribution System and Offsite Improvements. Please see attachment 1 for an inventory example.

7- After the above steps are completed the Real State Department will be informed that it can proceed with the process.

Real State Department (RSD)

All conveyance packages are required to be submitted in paper and digital formats and must include:

An original, executed instrument conveying fee title interest to “Hillsborough County, a political subdivision of the State of Florida”. The instrument must be executed by an authorized signatory of the entity conveying the interest, properly witnessed and notarized, and in an unrecorded condition.

An original legal description/description sketch (letter-size) signed and sealed by a Florida licensed Professional Surveyor and Mapper, including a closure report for each parcel.

An original, executed release instrument for any encumbrances affecting the property to be conveyed to the County.

A current Title Search Report including all instruments cited in the report. The report must be no more than 60 days old at the time of submittal and prepared by a title insurance company. The report should cover only the property to be conveyed in fee title; or, in the case of an easement interest, covering the complete parent tract. The Title Search Report must include the following minimum criteria:

- ~ 30+ year ownership search along with any and all encumbrances affecting the subject property
- ~ 20 year judgment search on all names in the chain of title
- ~ Any reservations, releases, and transfers affecting ownership even if such reservation is prior to 30 years such as Trustees of the Internal Improvement Trust Fund deed.
- ~ All oil, gas and mineral leases, deeds, or royalty transfers that include any surface rights
- ~ Tax payment information or delinquent tax information

SPECIAL NOTE: Non-platted right-of-way conveyed to the County must be monumented and tied-in to the State Plane Coordinates System in accordance with criteria established in the Hillsborough County Survey and Mapping Manual. A certified survey is required for this verification.



Date: 10/04/2023

To: Construction Section of the Capital Programs Department **ATTN:** Max Montel

From: Highlands Community Development District

Subject: Request to Convey Individual Roads

Good Day,

The Highlands Community Development District is looking to convey the following individual roads to Hillsborough County for maintenance.

Alistar Manor Drive: Section from 14459 Alistar Manor Dr. to 14201 Alistar Manor Dr.

Clyne Field Court: Section from Ayersworth Glen Blvd. intersection to Alistar Manor Dr. intersection.

Haddon Mist Drive: Section from 14301 Haddon Mist Dr. to 14406 Haddon Mist Dr.

Carrick Stone Street: Section from 11102 Carrick Stone St. to 11218 Carrick Stone St.



Monthly Manager's Report – Highlands CDD 10/1/2023



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

- Assisted 5 residents with access cards for Amenities
- Added 5 residents to email list
- Completed community drive through weekly
- Obtained proposals from Alvarez plumbing and Howie's plumbing to reroute the pool shower
- Sharper Image Pools is still in the process of resurfacing the pool
- ST6 completed the installation of the access system for the clubhouse but is still in the process of installing at the basketball court
- Sprayed bees near mailboxes at Edinburgh Moore and Standing Stone. Also called the county regarding this.
- Did a count for number pond signs needed once we plan to replace existing signs
- Contacted vendors for quotes to install wall mirror in the gym
- Reached back out to electrician to install a floodlight in the fitness center.
- Installed new blinds in clubhouse kitchen
- Maintenance pressure washed the concrete at all pavilions
- Community yard sale took place 10/7
- Community Trunk or Treat took place 10/14
- Opened up registration for The Community Holiday event to take place on 12-16-23
- Opened up registration for You've been elfed
- Marc Security performed regular security Duties
- Performed regular maintenance duties daily
- Reorganized pool furniture daily
- Cleaned around dumpster enclosure
- Cleaned pool deck
- Cleaned pool furniture

Vendors on site

- **Advanced Aquatics**
- **Yellowstone**
- **Aqua Sentry**
- **Ballinger**

Upcoming Events

- **Community Holiday Event 12/14/23**



ESTIMATE

407-419-1236
LDLightings.com
LDLightings@mail.com
Orlando / Clearwater

Date: 11/9/2023

Client Signature :
Client Print :

Project Location: 11102 Ayersworth Glen Blvd
IF NEEDED REPLACEMENT
POWER SUPPLY \$300 PER
Description: ESTIMATED COST. WAITING ON
VENDERS RESPONSE TO
EXACT LIGHT PRICE

Description	Quantity	Unit Price	Cost
Labor - CREW			\$ 950.00
Low Voltage 12V Pool Light Fixture LED White Commercial 250FT Cord Pentair	10	\$ 785.00	\$ 7,850.00
		Subtotal	\$ 8,800.00
		Total remain	\$ 8,800.00

Security Deposit Required \$2,500

Payment Options:

Check - *Make payable to LD DESIGN LLC* PayPal - Send to LDLightings@mail.com
Zelle - *Send to LDLightings@mail.com* (PayPal Subject to a 3% Fee)

Terms and Conditions:

Be advised, if pool light wire can not be easily removed due to conduit collapse, blockage, or wire swelling additional labor payment is required. Replacement is not guaranteed if the wire is stuck in conduit. Additional: If epoxy has been previously used to seal conduit, LDLighting is not liable for any leaks after replacement or attempted replacement.

Estimate price is valid for 30 days.

365 day parts and labor warranty period with an \$150 callout fee. (Call out fee subject to yearly inflation adjustment)

Payments: No work will be scheduled without a 50% down payment and agreement to the warranty / terms and conditions. Payments can be made by Check, Cash, Zelle, PayPal (subject to a 2.8% fee), Venmo, Cashapp, Apple Pay. The remaining balance will need to be paid upon project completion. Unless otherwise specified in writing, invoices not paid within 30 days of the invoice date will accrue interest at 12% per month. Plus 25% on the said account as attorney's fees and cost of collection in case suit. All change orders must be paid by the client and acknowledged by the client and installer including parts, labor and deposit. Security deposit non-refundable, all estimates subject to change if job parameters change - virtual estimates subject to change once site visit has taken place.

Technology: LDDesign LLC is not liable for Wi-Fi connectivity issues, the client's local network should broadcast a separate 2.4G band ONLY. LDDesign's lighting system is not compatible with SOME multiple mesh network routers that only broadcast combined 2.4G & 5G bands. Any additional Wi-Fi connectivity diagnosis and repair is subject to additional parts and labor costs.

Warranty: Parts and Labor is subject to a 365-day limited warranty period, after which an \$150 call out fee is charged. Warranty is nontransferable and does not cover the following: Vandalism, Settlement, Accidental Damage, Mowers, Weedwhackers, Misuse or Abuse, Structural Shrinkage, Lightning, Property Structure Distortion, Fire, Windstorm, Tornado, Earthquake, Hail, Hurricane, Windstorm, any other acts of God, Mold, Local Wi-Fi Connectivity Issues, Foreign Object Impact, Water and Ice Damage, Dissimilar Material Damage, Sun or UV Fading or Discoloring, Floods, Inadequate Gutter or Roof Drainage, Product Alteration Outside Intended use.




Florida Lic# CPC1458524
 2058 Bayshore Blvd, Suite 3
 Dunedin, FL 34698
 Main: 727-223-2166
 Fax: 727-223-2168

Service Quote #37934945

DATE	11/07/2023
PO #	
STATUS	Estimate Provided
SALES REP	Stan Norman

CLIENT
Ayersworth Glen Clubhouse 11102 Ayersworth Glen Boulevard Wimauma, FL, 33598 (813) 633-3322 Awgclubhouse@gmail.com

SERVICE LOCATION
Ayersworth Glen Clubhouse 11102 Ayersworth Glen Boulevard Wimauma, FL, 33598 (813) 633-3322

Estimate				
Description	Qty	Rate	Tax	Total
 <p>Pentair IntelliBrite White LED Pool Light 12v 100ft (installed) The IntelliBrite 5G white lights combine unmatched energy efficiency with superior light intensity and distribution. The exclusive design can be adjusted to create a standard, wider beam or a narrower pattern, depending on your pool's needs.</p> <ul style="list-style-type: none"> The brightest and most energy-efficient white LED pool light on the market, utilizing up to 89% less energy than comparable incandescent lights. <p>*Includes basic installation. Complex installation, broken conduit, or other issues will require an additional charge.</p> <p>Warranty: 2 years</p>	10.00	\$1,424.98	7.00%	\$15,247.29
FL Sales Tax			7.00%	\$997.49

SUBTOTAL: \$14,249.80
FL TAX: \$997.49
TOTAL: \$15,247.29

Quality Matters. Hire The Experts With Confidence, At Florida Pool Tech!

ADDITIONAL NOTES
Installation Items:replace 10 lights

PAYMENTS: Payment is due at time of service. VISA, MasterCard, Discover, and American Express accepted. Three percent convenience fee for payments by credit card.

CUSTOMER MESSAGE

*If a gate code has not been provided and is needed for access. Please let us know prior to your scheduled appointment for technician access.

Financing Available!

Quality & Safety Matters. Always hire licensed contractors!

APPROVAL SIGNATURE

DESIGN. BUILD. SWIM!

Terms and Conditions

The service order is by and between “**FLORIDA POOL TECH, LLC**”, herein referred to as FPT and “**Ayersworth Glen Clubhouse**”. This service order contains the entire agreement between the two parties, and no rights are created in favor of either party other than what is specified in the service order. The terms of this agreement will begin on the effective date of the service order and continue for the term specified on the service order. Our technician will perform all work professionally and utilize materials of good quality in accordance with the terms outlined in the service order/invoice. **Normal hours:** 9:00am-5:00pm EST, Mon-Fri, excluding holidays, unless otherwise specified. FPT will retrieve all material and provide labor required to perform service as outlined in the service order/invoice.

The customer shall provide reasonable access to the service area, and allow our personnel to stop and start all equipment necessary to perform agreed service. The customer will also establish that all work areas shall be free of hazards (asbestos, insects, rodents, chemicals, mold, etc) and to clear working area of any hazards that would inhibit the installation or repair. If the hazard is found during the time of service, all work by FPT will cease until customer has corrected matters appropriately at customer's expense. At times, the customer may request that FPT provide additional or amended services not covered by the existing service order. The two parties may, but are not required to, agree to a change in services either by amending the service order in existence or by signing into a new service order. Such a change, if carried out, will specify the services to be performed by FPT, but not limited to, price terms.

PAYMENT

The customer will compensate FPT for the services rendered, supplies, and materials needed, in accordance with the terms, conditions, and payment schedule outlined on this service order. Customer will make complete payment to FPT on completion of services rendered, immediately after receipt of accurate service order/invoice from FPT with the indicated prices of services performed. Such service order/invoice from FPT will itemize any reimbursable expenses. Any late payments will accrue interest at the compound rate of 1.5%, per month, plus a \$25 service charge, or the maximum rate allowed by applicable law. Collection, Attorney, Investigative, and any other related expenses direct or indirect to the collection of the customer's unpaid balance is the responsibility of the customer and becomes recoverable above and beyond the initial amount(s) due. The customer agrees to pay and be responsible for any additional gross amount of any present or future sales, use, excise, value-added, or other similar tax, however designated applicable to the price sale or delivery of any products, services or the work furnished hereunder or for their use by FPT on behalf of the customer whether such tax shall be local, state, or federal in nature. NSF or returned checks will incur, to the customer, a \$125.00 fee. Non-payment, or late payment(s) will void any and all warranty(s), expressed or implied, and will render an account status as non-serviceable.

Special Orders: Work orders approved by Customer that contain special order items are not cancellable once approved and any costs incurred are non-negotiable and non-refundable. Special orders may take 7-10 business days to receive, or, in some cases, longer. Once parts are received, FPT will contact customer for scheduling.

Emergency Work: When a customer makes an emergency service request (during holidays or after-hours), FPT reserves the right to charge the customer the emergency service labor rate and fees. In addition, at the discretion of FPT, a new Service Order Invoice may be obtained by FPT before the work is performed.

WARRANTIES

Limited Warranty: All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All parts & labor performed by FPT is warranted for 30 days or as otherwise indicated in writing. FPT makes no other warranties, expressed or implied and its agents or technicians are not authorized to make any such warranties on behalf of FPT.

EXCLUSIONS

FPT will not be held liable for any loss, delay, injury, or damage that are caused by improper use, negligent acts, or circumstances beyond our reasonable control including but not restricted to natural disasters, war, terrorism, civil commotion, acts of government, fire, theft, corrosion, floods, condensate restrictions, freeze-ups, strikes, lockouts, differences with workmen, riots, explosions, quarantine restrictions, code violations or insurance company requirements, delays in transportation, extreme weather conditions, shortage of vehicles, fuel, labor, or materials, or malicious mischief. And, in no event, whether as a result of breach of contract, or otherwise, will FPT be liable for consequential, speculative, penal or incidental damages, including, but not limited to loss of profit or revenues, loss of use of any products, machinery, equipment, cost of capital, cost of substitute products, facilities, services or replacement power, down time costs, or claims of Buyer's customer for such damages. Also, it is agreed that any changes, adjustments, additions to repairs made by others, unless authorized by FPT will release and terminate all obligations of FPT and the customer will be responsible for payment of materials and any work or services rendered by FPT. It is agreed that FPT will not be required to complete safety tests, install new devices or make modifications to any equipment to comply with recommendations or directives of insurance companies, governmental agencies, or for other reasons. Neither shall FPT be required to make replacements or repairs necessitated by reason of any other cause beyond its control except ordinary wear and tear. Product images are for reference and may not reflect actual colors or differ due to product updates. In some instances, connecting "new work" to "old work" may be required when "old work" repair/replacement is not part of plans/specifications. This may include but not limited to: Electrical, plumbing, tile, interior pool finishes, equipment, decking, walls, etc. Such damages to "old work" due to age, improper previous installation techniques, failure of bonding, etc is not the responsibility of FPT. An estimate for such repairs can be provided if issues with "old work" are brought to our attention before, during, or after work performed by FPT.

THIS CONTRACT IS SUBJECT TO BINDING ARBITRATION: Except as otherwise required by law, any claim, dispute, or controversy between you and FPT that arises from or relates to this Agreement or the Plan (individually and collectively, a "Claim") shall be resolved by binding individual arbitration. The jurisdiction of any proceeding is agreed and shall be located in the COUNTY OF PINELLAS, FLORIDA. This does not apply to any Claim in which the relief sought is within the jurisdictional limits of, and is filed in, a small claims court. All issues relating to the Claim are for the arbitrator to decide, except that issues relating to the validity, enforceability, and scope of this Arbitration Agreement, including the interpretation of Paragraph (2) below, shall be determined by a court and not the arbitrator. If arbitration is chosen by any party, the following shall apply:

(1) NEITHER YOU NOR PROVIDER WILL HAVE THE RIGHT TO LITIGATE A CLAIM IN COURT OR TO HAVE A JURY TRIAL ON A CLAIM, OR TO ENGAGE IN PRE-ARBITRATION DISCOVERY, EXCEPT AS PROVIDED FOR IN THE APPLICABLE ARBITRATION RULES.

(2) Waiver of Right to Bring Class Action and Representative Claims. All arbitrations shall proceed on an individual basis. The arbitrator is empowered to resolve the dispute with the same remedies available in court, including compensatory, statutory, and punitive damages; attorneys' fees; and declaratory, injunctive, and equitable relief. However, any relief must be individualized to you and shall not affect any other client. The arbitrator is also empowered to resolve the dispute with the same defenses available in court, including but not limited to statutes of limitation. You and Provider also agree that each may bring claims against the other in arbitration only in your or their respective individual capacities and in so doing you and Provider hereby waive the right to a trial by jury, to assert or participate in a class action lawsuit or class action arbitration, to assert or participate in a private attorney general lawsuit or private attorney general arbitration, and/or to assert or participate in any joint or consolidated lawsuit or joint or consolidated arbitration of any kind. If a court decides that applicable law precludes enforcement of any of this paragraph's limitations as to a particular cause of action, then that cause of action (and only that cause of action) must remain in court and be severed from any arbitration. Provider does not consent to, and the arbitrator shall not have authority to conduct, any class action arbitration, private attorney general arbitration, or arbitration involving joint or consolidated claims, under any circumstance.

(3) The arbitration shall be performed in accordance with this Arbitration Provision and the rules of the chosen arbitrator in effect when the Claim is filed. Either party may initiate arbitration, which shall be conducted by the American Arbitration Association ("AAA") pursuant to its Consumer Arbitration Rules ("AAA Rules"), as modified by this Arbitration Agreement. The AAA Rules are available on the AAA's website www.adr.org, or by calling the AAA at (800) 778-7879. If AAA is unavailable or unwilling to hear the dispute, the parties shall agree to, or the court shall select, another arbitration provider. Unless you and Provider agree otherwise, any arbitration hearing shall take place in Pinellas County, Florida. We encourage you to call Provider before filing a claim for arbitration to see if the dispute may be resolved be settled prior to arbitration. The arbitrator shall apply applicable substantive law consistent with the Federal Arbitration Act, 9 U.S.C. §§ 1 through 16, including but not limited to applicable statutes of limitation, and shall honor claims of privilege recognized at law. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction.

(4) The arbitrator's decision will generally be final and binding, except for limited rights of appeal provided by the Federal Arbitration Act.

(5) Other rights that you would have if you went to court might also not be available in arbitration. This Arbitration Provision shall survive termination of this Agreement and your enrollment in the Plan. Notwithstanding any language in this Agreement to the contrary, this Arbitration Provision shall be governed by federal law, including the Federal Arbitration Act. Notwithstanding any language of this Agreement to the contrary, should any portion of this Arbitration Provision be held invalid or unenforceable by a court or other body of competent jurisdiction, this entire Arbitration Provision shall be automatically terminated and all other provisions of this Agreement shall remain in full force and effect.

FLORIDA LIEN LAW DISCLOSURE

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

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS:

Department of Business and Professional Regulation (850) 487-1395 2601
Blair Stone Road Tallahassee, FL 32399-1027

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

From: Beth Boyer <beth@sharperimagepools.com>

Sent: Tuesday, October 31, 2023 11:26 AM

To: Will Williams <awgclubhouse@gmail.com>; Kangelia Baxter <highlandsboardseat5@gmail.com>

Cc: Cole, Kristee <kristee.cole@inframark.com>; Goldyn, Jennifer <Jennifer.Goldyn@inframark.com>;

Lluberes, Leo <Leo.Lluberes@inframark.com>; Thomas Kip <kip@sharperimagepools.com>;

djackson@flgovlaw.com

Subject: RE: Highlands CDD - Pool resurface

Good morning,

There are 2 options for replacing those 10 lights. The lights that we normally would replace them with will ultimately be discontinued from the manufacturer, but we might be able to find 10 from our suppliers. We suggest going with the most current lights coming on the market. The cost would be \$11,200 for this option. Please let us know how you want to proceed.

Thank you,

Beth Boyer

Office Manager

Sharper Image Pools, LLC

813-839-6333

WPR-100



Your Price

\$6,200.00

Upon arrival we began to dig around the area that we were told to, to locate the pipe. The only pipes that we found are inch and a half irrigation lines; Four of them were cut. We found no evidence of any 3 inch line capped in the area. This proposal is to run a new water system to the shower from the bathhouse around back of building. Note for plumbers: Follow the white picket fence behind the playground up and around to the shower. This job will require a trencher. Once the area is trenched out, the pipe can be laid. Once the work for the pipe is completed and connected. We will backfill the trenched area.

Note: This will require 600 feet of three-quarter PVC pipe, we will have this delivered to the job site. If everything goes as planned, the plumbers will be onsite for two (2) days.

Price Includes: Material, Trencher, and Labor.

Note: No landscaping included in price, not responsible for unforeseen circumstances.

NOTE: THIS PROPOSAL HAS A PRICE RANGE BETWEEN \$5900-\$6200, DEPENDING ON DIFFICULTY AND TIME.

[View Less](#)

Subtotal	\$6,200.00
Tax	\$0.00
Total	\$6,200.00

[Accept Estimate](#)



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

Alvarez Plumbing and Air Conditioning
1623 S 51st Street, Tampa, Florida 33619
(813) 655-7520
Plumbing #CFC019219 / Air Conditioning #CAC1813675

BILL TO

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

ESTIMATE 133211391	ESTIMATE DATE Nov 03, 2023
------------------------------	--------------------------------------

JOB ADDRESS

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

Job:

ESTIMATE DETAILS

Run new water line to pool shower: Alvarez Plumbing and Air Conditioning proposes to; Furnish and install a new water supply line to outdoor pool shower and test for proper operation. Alvarez will open wall in fitness center near the hose bib and tie into the cold water line, we will install a shutoff and a 14x14 access panel. Alvarez will drill thru exterior wall and will dig by hand a trench and bore under two side walks, then proceed to trench near pool fence and tie in at the original PVC line and connect to pool shower also adding a ball vale to turn shower on/off. Some landscaping may need to be fixed/replaced (done by others).
Some minor repairs my need to be made to exterior wall of fitness center. Building repairs to be made by others. All painting and landscaping to be excluded and done by others. All work to be done during normal working hours. No nights or weekends. Any unforeseen issues to be addressed at time of finding. Warranty: 1-year parts and labor warranty provided by Alvarez, Manufacturer warranty thereafter.

SUB-TOTAL	\$4,766.00
TOTAL	\$4,766.00

Thank you for choosing Alvarez Plumbing & Air Conditioning

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE FOR PROPOSED SERVICES. The summary above is furnished by Alvarez Plumbing & Air Conditioning as a good faith estimate of work to be performed at the location described above. This estimate is based on our evaluation of known circumstances and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after work has begun. I understand that a 50% deposit is required prior to commencement and that the final cost of the work may differ from this estimate, perhaps materially.

THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized above and agree to pay the full amount for all work performed. I understand that Alvarez Plumbing & Air Conditioning will not be responsible for damage, if any, to water, gas, electric, or telephone lines, driveways, sidewalks, curbs, culverts, lawns, trees or roots, etc. Alvarez Plumbing & Air Conditioning reserves the right to file a Construction Lien. All materials remain the property of Alvarez Plumbing & Air Conditioning until paid in full. Alvarez Plumbing & Air Conditioning reserves the right to remove and repossess any materials not paid for at the conclusion of work. All invoices not paid in thirty days will accrue

interest at the highest rate allowed by law. If placed for collections, the customer will be responsible for all attorney fees, court cost and collection fees. Alvarez Plumbing & Air Conditioning shall not be liable for events of force majeure during the execution of this contract, or any issues, errors, omissions, or deletions caused by the Architect or Engineer.

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

Sign here

Date



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

Plumbing #CFC019219 / Air Conditioning #CAC1813675

Terms & Conditions

CUSTOMER AUTHORIZATION

I, the undersigned, am the owner/authorized representative of the premises at which work is to be done. I hereby authorize you to enter and perform service for a Diagnosis / Solution and to use such labor and materials as you deem advisable. I acknowledge and agree to the \$49 Dispatch Fee which will be waived if estimated services are accepted. I understand that the property owner/manager is responsible for locating utilities if required. Alvarez Plumbing & Air Conditioning is not responsible for any type of pre-existing plumbing, fixtures, or damage, nor is Alvarez responsible for patch work, landscaping, or other unforeseen circumstances (acts of god) that may arise while conducting work. A monthly service charge of 1.5% will be added to all balances after 30 days. If placed for collections, I agree to pay for all attorney fees, court costs, and collection agency fees. If my check is returned, I will be liable for the returned check fees according to Florida Statutes 65.065, plus the face value of the check and court costs. I have read and agree to all the terms and conditions set forth.

CUSTOMER ACKNOWLEDGEMENT

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

GUARANTEES:

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

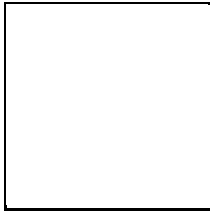
On Mon, Sep 18, 2023 at 1:00 PM Aqua Sentry <aquasentrytampa@gmail.com> wrote:

Will,

per our conversation last week here is the official email detailing our price increase for Ayersworth Glen for 2024. First of all I want to thank you for being a loyal customer for the last 2 years and putting your trust in Aqua Sentry in servicing your community pool and fountains at Ayersworth. We have tried our best to keep the expenses low for our customers however our operating costs have increased significantly due to inflationary pressures at all levels. From chemical costs to insurance costs, almost all of our expenses have risen during this last year and show no signs of abating. After careful consideration we have made a tough decision to raise our monthly service rate to \$3200 starting Jan 1st 2024. We thank you for your understanding and support and if you have any questions or concerns please don't hesitate to contact me.

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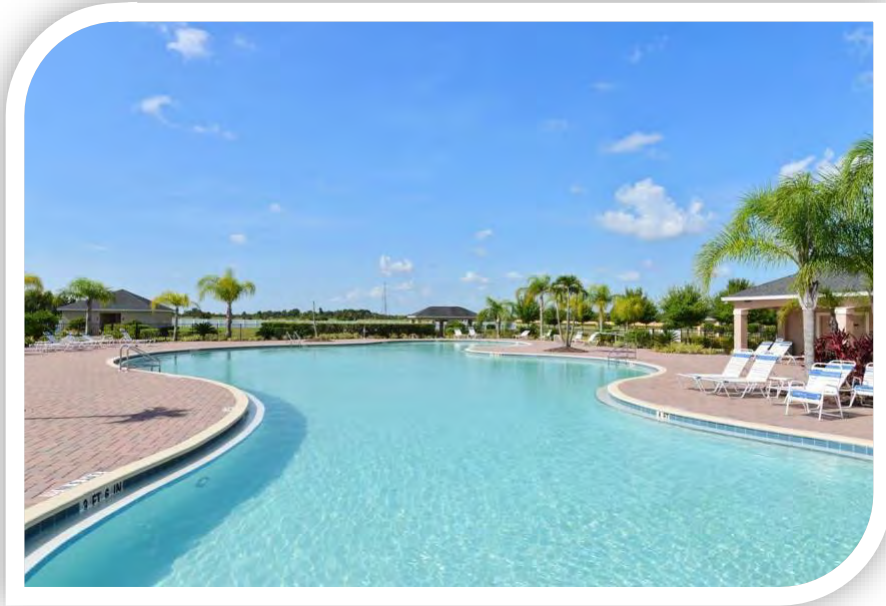
Thank you ,
Bob



Robert Mock | (813) 943-2755 | AquaSentryTampa@Gmail.com
AQUA SENTRY | 13194 US HWY 301 S Riverview, FL 33578



Pool Maintenance Proposal



Highlands CDD

Ayersworth Pool

11102 Ayersworth Glen Blvd

Wimauma, FL 33598

October 17, 2023

Monthly Price for Our Services

Pool Troopers and our company offerings are described within this proposal and on our website. To keep your aquatic center blue, clear, and swim safe, we recommend servicing 3 days per week. Your weekly service days are typically Monday, Wednesday and Friday

- 1 A monthly rate of **\$3974.00** a) Main Pool
- 2 Each monthly payment will be due on the first day of the month of service.
- 3 This price does not include any applicable sales taxes.
- 4 The hourly rate for additional non-emergency services being performed on a time and material.

The agreement will automatically renew each year, unless either party gives the other party no less than 30 days written notice before the anniversary date of their intention not to renew. If for any reason our level of service fails to meet the requirements of this agreement you may terminate service as explained in this proposal with a 30-day written notice.





About Pool Troopers

Raising the Bar Since 1952.

A long history of success built on the simple principles of hard work and quality service.

We're committed to providing an enjoyable, healthy, and sparkling clean pool for your clients 24 hours a day, 365 days a year. We have grown to be one of the nation's top pool service companies by offering premium, and worry-free service options customized to meet your pool's specific needs.

Pool Troopers offers pool cleaning services for gyms, hospitals, apartments complexes, country clubs, HOAs, rehab centers, and hotels.

Service above self and a shared desire to go the extra mile has been the cornerstone of our Pool Troopers experience from day one.



The Clear Choice for Commercial Pool Service Excellence!

We have been one of the largest and the premiere service provider to commercial customers throughout our 70+ year history. Many of our customers have been with us for years.

OUR SERVICES

Commercial Pool Cleaning

We offer after hour emergency response, daily water testing, expert repair technicians, and best practices cleaning service performed by our well-trained professional technicians.

Commercial Pool Repair, Upgrades & Enhancements

When your commercial pool equipment fails, or your system goes down for any number of reasons Pool Troopers is committed to fixing the problem quickly and efficiently. In addition to repair and maintaining your pool and its equipment, we also provide a wide range of pool system upgrades to improve your pool's operation.

Commercial Pool Maintenance

When it comes to your swimming pool maintenance, we do it all. Our packages can be tailored to fit your specific needs. Trust Pool Troopers to keep your pool clean so you can spend less time cleaning it and more time enjoying it.

Bond and License: We hold a pool contractor's license and are also bonded - which guarantees that your job will be done right.

Quality Control: At Pool Troopers, we train and retain a select group of carefully screened, dedicated professionals who meet our high standards and who subscribe to our philosophy of being customer-driven.

Emergency Coverage: We are here for you after normal business hours. In times of need, when you reach out for assistance, you will be greeted by a caring professional, not voice mail.

Communication: We believe amazing communication is the cornerstone of a strong relationship. Keeping you informed of the condition of your pool environment, as well as state and federal regulation, is our mission and your right.



Scope of Work for Commercial Pool Services

A full description of our services proposed for Highlands CDD is outlined below. This document may be executed by you or your representatives at any time to commence our working relationship.

Janitorial Tasks:

- ✓ Check and Balance Pool Chemistry
- ✓ Brush and Clean Pool and Spa Walls
- ✓ Clean Water Surface Debris Removal
- ✓ Vacuum Pool Bottom Debris Removal
- ✓ Clean all Filters, Strainers and Pool Skimmers
- ✓ Determine all Pool Equipment is Fully Operational
- ✓ Perform Additional Customized Site Activities
- ✓ Repair Recommendations & Prompt Quotes
- ✓ All Services Performed are Documented in accordance with Department of Health Requirements
- ✓ Complete Owners Daily Health Logs
- ✓ Effective Communication with Property Manager or on-site Representatives

Water Chemistry Procedures:

- ✓ Full titration testing using DDP for pH, chlorine (free and combined), TA, CYA, TDS and Cal as required during each visit (no test strips will ever be used).
- ✓ The water chemistry will be maintained within the following parameters:
 - pH 7.2 – 7.6
 - FAC 2.0 – 5.0 ppm
 - Combined Chlorine 0.0
 - Alkalinity 80-120 ppm
 - Calcium 200-250 ppm
 - Cyanuric Acid 30-50 ppm
 - TDS < 3,500
 - Salt <300 ppm (*unless a saline pool*)
 - Phosphates < 500
- ✓ We offer to perform daily water testing on non-full-service days. Water testing includes titration for free available chorines using DDP testers, testing of pH and entering all information required in the Owners on-site logbook. To the extent that testing results are deemed to require the application of chemicals to balance the water in active pools or spas, the water tester will arrange for a technician to perform a full service on the same day.



Chemicals and Supplies Used:

Chemical, supplies, and equipment are provided free of charge within the prescribed plan which may include the following:

Disinfectants		
• Sodium Hypochlorite	• Calcium Hypochlorite	• Ultraviolet (UV)

Balancing Agents		
• Sodium Bicarbonate	• Hydrochloric Acids	• Calcium Carbonate
• Muriatic Acid	• Sulfuric Acid	

Stabilizing Agents	
• Cyanuric Acid	• Calcium Chloride

Filter Media		
• Diatomaceous Earth	• Wood Pulp Fiber	• Sand
• Zeolite		

Instant Communication

Each time our pool professional services your aquatic environment, you will receive an email containing the following information:

- 1 Time and day when service was performed.
- 2 Water chemistry report including pH and chlorine levels.
- 3 Identification of any equipment issues.
- 4 Picture of aquatic environment after each service.



Scope of Work for Commercial Pool Services

You will have peace of mind knowing that **all our technicians are CPO-certified**. Like you, we are very selective about who becomes a member of the team.

Prior to any 'offer of employment', we require that each new applicant undergo a rigorous screening process including:

- ✓ Criminal Background Checks
- ✓ DMV Driving Records
- ✓ Drug Screening



New team members also undergo 30-days of field training where they demonstrate their knowledge under the supervision of a senior-level customer service manager. The bottom line is - no technician services your pool or equipment until they have mastered the skills necessary to meet our Pool Trooper Standards.

Safety First

At Pool Troopers, we take safety seriously. Our responsibility extends beyond the water to encompass all systems, surfaces, and regulations that govern the safe operation of your aquatic facility. This includes:

- Keeping your pool in compliance with all health codes prescribed in Chapter 64E-9
- Performing regular safety inspections each time we are on the property
- Communicating with you any safety or health issues we discover
- Informing you of any upcoming changes to codes and regulations
- Acting as a liaison between you and the Department of Health

Our technicians are trained to report any safety hazard they see on-site.



Meet Our Team!

We're a team of certified and professional pool service technicians and managers committed to extraordinary quality and service. All our technicians go through Certified Pool Operator training to become certified.

We are committed to exceeding your expectations and leaving no room for doubt that Pool Troopers is the clear choice for pool service!



Suzan Keller Commercial Account Manager

When Suzan says, "We've Got Your Back," it's a promise. Perhaps it's her years as a Spirit Director and Coach for local cheer organizations, but she leads her team like a family, who pull together and go the extra mile for our commercial customers. It probably doesn't hurt that she also has over 25-years in the industry and is highly trained in all aspects of pool service.

Mike Dubois

Commercial Branch Manager South Florida

Pool Troopers tend to prefer clear, blue water over skies. With over 19 years in the industry, Mike knows the ins and outs of what it takes to keep a pool splash ready and swim safely. Perhaps it's the fact that Mike is a serious family guy, or that he's a sports nut, but he knows how to rally and cheer his way to a goal. Managing our team of CPO Certified technicians in the daily care and maintenance of your pools, spas, and water features is right up his alley. His team is ready to ensure your pools are safe, and that even the small jobs are done right.



Letter of Intent

To choose Pool Troopers as your Commercial Pool Service partner, simply sign below and return this page to our office by emailing it to **skeller@pooltroopers.com**.

Please note that this proposal is only **valid for 30-days**.

Should you have any questions, please contact us at the numbers below:

Suzan Keller

239-671-2513

PREFERRED LEVEL OF SERVICE:

Total Care Plan: 3 Days per week \$3974.00/Monthly Yes__ No__

Main Pool

Upon acceptance of this proposal, a formal contract will be e-mailed to the appropriate contact person within your organization.

COMMUNITY NAME: Highlands CDD

E-Mail _____

Phone _____ ext. _____

Accepted By _____ Date ____/____/____





Pool Maintenance Proposal Ayersworth Glen Community

10810 Boyette Rd Unit 1190
Riverview FL 33569
(813) 810 9490
lampapools@yahoo.com
www.poolservicespros.com

We are pleased to submit the proposal for our professional pool maintenance and cleaning services for your community pool. As a leading pool service provider in the area, we take pride in delivering quality services to our clients.

We understand that maintaining a community pool can be a challenging and time-consuming task. Our team of certified technicians is equipped with the necessary expertise and tools to keep your pool clean, safe, and in optimal condition throughout the season. Our technicians are CPO certified and trained to keep the logbook records to satisfy the requirement of the Florida Health Department.

We are offering service 4 times per week, Mondays, Wednesdays, Fridays and Saturdays, our comprehensive pool service package includes the following tasks:

- Test and record water chemistry.
- Adjust chemical levels of the water.
- Brush and scrub the tiles, pool walls and steps.
- Vacuum the pool floor as needed.
- Clean all skimmers.
- Skim debris from surface.
- Inspect Pool equipment and ensuring that they are functioning correctly.

Please note that excessive cleanup (storms, vandalism, excessive landscape debris), emergency calls/repairs and extra visits are not included, and it will be charged separately. We send an email with the service report and pictures of the pool every visit.

This service will have a cost of **\$3910**. We guarantee that our services will meet your expectations. We take pride in our work and strive to deliver the best possible service to our clients.

Thank you for considering our services. We look forward to the opportunity to work with you. Please contact us if you have any questions at 813-810-9490

Sincerely,

Jose Lopez
Owner/Manager



Totally blu H2O
813-788-7665
5254 6th Street
Zephyrhills, FL 33542

Prepared For
Highlands CDD
11102 Ayersworth Glen Blvd
Wimauma, FL 33598

Estimate Date
10/30/2023

Estimate Number
0000860

Description	Rate	Qty	Line Total
Monthly Commercial Pool Service 4 x week visits	\$2,500.00	1	\$2,500.00

Subtotal	2,500.00
Tax	0.00

Estimate Total (USD)	\$2,500.00
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LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

November 1, 2023

Highlands Community Development District
c/o Inframark Infrastructure Management Services
210 N. University Drive, Suite 702
Coral Springs, Florida 33071

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Highlands Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$4,875,000 Highlands Community Development District (Hillsborough County, Florida) Special Assessment Bonds (Assessment Area 3A Project), Series 2016

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years ending February 15, 2024, February 15, 2025, and February 15, 2026, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Highlands Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

November 1, 2023

Highlands Community Development District
c/o Inframark Infrastructure Management Services
210 N. University Drive, Suite 702
Coral Springs, Florida 33071

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Highlands Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$3,925,000 Highlands Community Development District (Hillsborough County, Florida) Special Assessment Bonds (Assessment Area 3C Project), Series 2016

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years ending December 28, 2023, December 28, 2024, and December 28, 2025, is \$1,500, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Highlands Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

November 1, 2023

Highlands Community Development District
c/o Inframark Infrastructure Management Services
210 N. University Drive, Suite 702
Coral Springs, Florida 33071

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Highlands Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$5,515,000 Highlands Community Development District (Hillsborough County, Florida) Special Assessment Bonds (Assessment Areas 3B and 5 Project), Series 2018

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

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PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years ending December 19, 2023, December 19, 2024, and December 19, 2025, is \$1,500, which is \$500 for each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

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Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Highlands Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

November 1, 2023

Highlands Community Development District
c/o Inframark Infrastructure Management Services
210 N. University Drive, Suite 702
Coral Springs, Florida 33071

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Highlands Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$3,560,000 Highlands Community Development District (Hillsborough County, Florida) Special Assessment Bonds (Assessment Area 4 Project), Series 2018

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

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Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years ending December 19, 2023, December 19, 2024, and December 19, 2025, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Highlands Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

November 1, 2023

Highlands Community Development District
c/o Inframark Infrastructure Management Services
210 N. University Drive, Suite 702
Coral Springs, Florida 33071

Thank you for choosing LLS Tax Solutions Inc. (“LLS Tax”) to provide arbitrage services to Highlands Community Development District (“Client”) for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

- \$7,195,000 Highlands Community Development District (Hillsborough County, Florida) Special Assessment Refunding Bonds, Series 2016

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service (“IRS”) forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that

the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

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PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years ending October 16, 2023, October 16, 2024, and October 16, 2025, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Highlands Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

BRANDON GLASS & MIRROR CO., INC.

Lic# SP14231

**504 N. PARSONS AVE,
BRANDON, FL 33510**

(813) 689-1593 / Fax (813) 685-4431

Fed. ID# 591790621

Quote #	Q B0039288	Date	11/08/2023
Cust. #	6333322	Price Cat	1, SHOP
P.O. #		Sold By	JULIE
		Inst'l By	

**HIGHLANDS CDD
210 N UNIVERSITY DR
SUITE 702
CORAL SPRINGS, FL 33071**

Qty	Part	Thickness	Description	List	Price	Total	
QUOTE BASED FROM CUSTOMERS INFORMATION . QUOTE FOR A WALL OF MIRROR / INSTALLED							
4	MR1/4	1/4	57 X 120 CLEAR MIRROR	881.05	881.05	3524.20	
4	A1		(All) POLISHED EDGES				
19	JMOLDS		JMOLD SILVER	3.28	3.28	62.32	
2	MASTICG		GALLON MASTIC	125.21	125.21	250.42	
1	S/C		LABOR RATE	680.00	680.00	680.00	
<p>*****/ NOTE ***** PRICES ARE SUBJECT TO CHANGE UPON OUR MEASURE . WE ARE CURRENTLY 4-5 WEEKS OUT ON ALL NEW APPOINTMENTS . EMAIL - AWGCLUBHOUSE@GMAIL.COM</p>							
SPECIAL INSTRUCTIONS							
All material sold on this workorder/invoice is guaranteed to be as specified, and is not safety glazed material unless so marked. It is sold with the understanding that this material will not be glazed in a "hazardous location" as defined by the Consumer Product Safety Commission.						Subtotal	4516.94
No returns will be authorized for tempered, special orders or cut flat glass.						Labor	0.00
50% deposit is required on all orders. Balance of payment is due upon completion of the workorder and/or receipt of this invoice.						Tax	0.00
A service charge of 1.5% per month (18.00% annum) will be added to past due accounts.						Total	4516.94
Terms of payment are 0 days from Invoice date. A service charge of 1.500% per month (18.000% annum) will be added to past due accounts.						Balance	4516.94
RECEIVED BY:							
11/8/23 3:04pm by 0 Updated 11/8/23 3:04pm by 0							

GlassPro Services, Inc.
9817 Carr Rd
Riverview, FL 33569
+1 8139923501
estimates@glassprotampa.com
www.glassprotampa.com



Estimate

ADDRESS

Will Williams
11102 Ayersworth Glen Blvd,
Wimauma, FL 33598, USA

SHIP TO

Will Williams
11102 Ayersworth Glen Blvd,
Wimauma, FL 33598, USA

ESTIMATE # 9333

DATE 11/03/2023

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Floor to Ceiling	1	4,560.00	4,560.00
Install Mirror with the following descriptions: * 1/4" Clear Mirror * Professional Installation included * Installed w/J-Molding * 1 Hole Cut Out * Dimensions: 225" x 116"H Lead Time: 7-10 days			
20" down from ceiling, 23" up from floor	1	2,815.00	2,815.00
Install Mirror with the following descriptions: * 1/4" Clear Mirror * Professional Installation included * Installed w/J-Molding * Dimensions: 225" x 72"H Lead Time: 7-10 days			

- 50% Deposit required to proceed with order, remaining balance is due once installation is completed for the invoiced item.

- No claims after 30 days.

- All sales are final

- Special/Custom orders will be made per customer's specifications. All special/custom orders are non-refundable, non-returnable, and no exchanges will be accepted.

TOTAL

\$7,375.00

I understand GlassPro Services company policy and I agree with the sales price and the information provided on this invoice.

Signature _____ Date ___ / ___ / 20__

Upon acceptance of the above you agree that on all past due accounts. Purchaser will be responsible for interest at maximum legal rate, plus any reasonable collection fees and/or attorney's fees.

Accepted By

Accepted Date

RESOLUTION 2024-02

REVISED ANNUAL APPROPRIATION RESOLUTION OF THE HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO REVISED ANNUAL APPROPRIATIONS AND ADOPTING A REVISED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Highlands Community Development District Board of Supervisors (the “Board”) previously approved and adopted an annual budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Board now desires to revise the annual budget for the fiscal year beginning October 1, 2022, and ending September 30, 2023; and

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

WHEREAS, the District Manager has prepared a revised budget, whereby the revised budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other anticipated expenditures during the fiscal year; and

WHEREAS, the Board desires to reallocate funds budgeted and to re-appropriate revenues and expenses approved for the 2022/2023 fiscal year.

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

1. The Board has reviewed the District Manager’s revised budget and hereby approves certain amendments in accordance with Exhibit “A” attached hereto. The revised budget attached hereto is hereby adopted and incorporated herein by reference.
2. In accordance with Section 189.016, Florida Statutes, the District’s management is directed to post the amended budget on the District’s website.

3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.
4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of November, 2023.

ATTEST:

**Board of Supervisors
Highlands
Community Development District**

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit A” Amended Fiscal Year 2022/2023 Budget

Proposed Budget Amendment
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGET</u>	<u>PROPOSED AMENDMENT</u>	<u>FINAL BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ 2,801	\$ 2,801
Interest - Tax Collector	-	-	-	817	817
Special Assmnts- Tax Collector	923,025	-	923,025	940,714	17,689
Other Miscellaneous Revenues	5,000	-	5,000	19,282	14,282
TOTAL REVENUES	928,025	-	928,025	963,614	35,589
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	12,000	-	12,000	11,800	200
FICA Taxes	-	291	291	291	-
ProfServ-Arbitrage Rebate	5,000	6,000	11,000	11,000	-
ProfServ-Trustee Fees	23,000	1,761	24,761	24,761	-
Assessment Roll	5,200	-	5,200	5,200	-
Disclosure Report	9,500	-	9,500	9,500	-
District Counsel	25,431	-	25,431	17,474	7,957
District Engineer	12,000	-	12,000	6,045	5,955
Administrative Services	4,820	-	4,820	2,972	1,848
District Manager	23,352	17,489	40,841	40,841	-
Accounting Services	18,720	(7,176)	11,544	11,544	-
Auditing Services	4,500	-	4,500	-	4,500
Website Hosting/Email services	6,400	-	6,400	4,910	1,490
Public Officials Insurance	3,391	-	3,391	3,038	353
Legal Advertising	4,500	1,500	6,000	5,604	396
Miscellaneous Services	150	1,000	1,150	1,136	14
Bank Fees	800	-	800	333	467
Financial & Revenue Collections	4,680	-	4,680	2,886	1,794
Dues, Licenses, Subscriptions	175	-	175	175	-
Total Administration	163,619	20,865	184,484	159,510	24,974
<u>Electric Utility Services</u>					
Street Lights	175,000	22,357	197,357	197,357	-
Utility Services	16,500	-	16,500	14,686	1,814
Utility - Recreation Facilities	500	-	500	442	58
Utility-Pool	2,000	-	2,000	1,260	740
Total Electric Utility Services	194,000	22,357	216,357	213,745	2,612
<u>Garbage/Solid Waste Services</u>					
Garbage - Recreation Facility	1,596	859	2,455	2,455	-
Total Garbage/Solid Waste Services	1,596	859	2,455	2,455	-

Proposed Budget Amendment
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGET</u>	<u>PROPOSED AMENDMENT</u>	<u>FINAL BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Water-Sewer Comb Services</u>					
Utility Services	15,000	(7,000)	8,000	7,568	432
Total Water-Sewer Comb Services	15,000	(7,000)	8,000	7,568	432
<u>Stormwater Control</u>					
R&M-Wetland Monitoring	30,000	4,000	34,000	35,893	(1,893)
R&M Lake & Pond Bank	2,500	7,000	9,500	9,460	40
Fountain Maintenance	1,080	-	1,080	-	1,080
Aquatic Maintenance	24,468	10,000	34,468	31,601	2,867
Aquatic Plant Replacement	1,000	-	1,000	-	1,000
Total Stormwater Control	59,048	21,000	80,048	76,954	3,094
<u>Other Physical Environment</u>					
Field Services	-	1,200	1,200	1,200	-
Pest Control	3,000	-	3,000	-	3,000
Landscape Inspection Services	9,600	-	9,600	5,920	3,680
Contracts-Annuals	6,900	-	6,900	-	6,900
Insurance - General Liability	3,730	-	3,730	3,341	389
Property Insurance	14,124	-	14,124	14,093	31
R&M-Fertilizer	30,000	(30,000)	-	-	-
R&M-Irrigation	35,600	32,000	67,600	65,502	2,098
Landscape - Mulch	29,728	(28,000)	1,728	1,257	471
Landscape Maintenance	190,500	32,000	222,500	221,919	581
Landscape Replacement	15,000	6,000	21,000	20,355	645
Entry & Walls Maintenance	5,000	-	5,000	275	4,725
Holiday Decoration	18,500	-	18,500	18,900	(400)
Miscellaneous Expenses	5,000	-	5,000	4,900	100
Total Other Physical Environment	366,682	13,200	379,882	357,662	22,220
<u>Security Operations</u>					
Security Patrol Services	30,000	6,000	36,000	35,680	320
Security Monitoring Services	12,500	(6,000)	6,500	6,144	356
Total Security Operations	42,500	-	42,500	41,824	676

Proposed Budget Amendment
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>CURRENT BUDGET</u>	<u>PROPOSED AMENDMENT</u>	<u>FINAL BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>Parks and Recreation</u>					
Clubhouse - Facility Janitorial Service	13,000	-	13,000	2,069	10,931
Management Contract	12,000	33,018	45,018	45,018	-
Pest Control	950	-	950	428	522
Employee - Clubhouse Staff	115,069	(27,809)	87,260	87,260	-
Telephone/Fax/Internet Services	2,750	-	2,750	3,087	(337)
R&M-Clubhouse	12,000	6,000	18,000	17,414	586
R&M-Pools	24,040	36,000	60,040	59,183	857
R&M-Fitness Equipment	1,500	-	1,500	1,229	271
R&M Basketball Courts	1,500	4,000	5,500	5,370	130
Furniture Repair/Replacement	2,000	-	2,000	1,412	588
Access Control Maintenance & Repair	1,750	1,500	3,250	3,167	83
Computer Support	500	-	500	94	406
Office Supplies	1,500	-	1,500	2,054	(554)
Dog Waste Station Supplies	6,000	-	6,000	4,363	1,637
Pool Permits	275	-	275	325	(50)
Total Parks and Recreation	194,834	52,709	247,543	232,473	15,070
<u>Special Events</u>					
Special Events	5,000	-	5,000	4,710	290
Total Special Events	5,000	-	5,000	4,710	290
<u>Contingency</u>					
Misc-Contingency	75,000	19,000	94,000	93,009	991
Total Reserves	75,000	19,000	94,000	93,009	991
TOTAL EXPENDITURES & RESERVES	1,117,279	142,990	1,260,269	1,189,910	70,359
Excess (deficiency) of revenues					
Over (under) expenditures	(189,254)	(142,990)	(332,244)	(226,296)	105,948
Net change in fund balance	(189,254)	(142,990)	(332,244)	(226,296)	105,948
FUND BALANCE, BEGINNING (OCT 1, 2022)	524,071	-	524,071	524,071	-
FUND BALANCE, ENDING	\$ 334,817	\$ (142,990)	\$ 191,827	\$ 297,775	\$ 105,948

POSTED October 19, 2023 | 11:13 AM

SHARE [SHARE ON FACEBOOK](#) [SHARE ON TWITTER](#) [SHARE ON LINKED IN](#)

2024 Neighborhood Mini-Grant Program Now Accepting Applications

Apply for up to \$5,000 to make an impact in your community. From community clean-ups to landscaping and new playground equipment, neighborhoods around Hillsborough have been utilizing grant funds of up to \$5,000 to check projects off their neighborly to-do list. Take Bay Port Colony, for example. The **2022 Neighborhood of the Year award-winning association** secured a mini-grant to add a much-needed playground for area children. Using its dedicated volunteer base, the community brought residents together to create a beautiful new waterfront amenity to be enjoyed for years to come.

Applications are now being accepted for Hillsborough County's **2024 Neighborhood Mini-Grant program** for neighborhood organizations that want to strengthen and engage their communities through innovative and creative community projects. This popular program features project categories aimed at bringing neighbors together and boosting community involvement, including:

- Healthy Neighborhood
- Safe Neighborhood
- Engaged Neighborhood

Deadlines

The deadline to apply is 5 p.m. Wednesday, Nov. 15, 2023 . Visit the **Neighborhood Mini-Grant webpage** to learn more about the application process, the requirements, and to complete the application. Selected awardees will be notified in January 2024. Mini-grant projects must be completed by July 31, 2024.

Eligibility

Neighborhood, condominium, and homeowner associations in Hillsborough County are eligible to apply, including those in Tampa, Plant City, and Temple

Terrace. Neighborhood organizations must be registered in the County's [Neighborhood Listing](#) before applying for a mini-grant.

Before you apply

If your organization is not part of the [Neighborhood Listing](#), please submit an [online application](#). Prior to applying for a mini-grant, your organization must receive an email confirmation from Hillsborough County Neighborhood Relations stating that your organization has met the requirements and is now part of the Neighborhood Listing.

For more information, and for assistance with the application process, contact Neighborhood Relations at Neighborhood-Relations@HCFLGov.net or **(813) 272-5860**.

Photo Information: Bay Port Colony Property Owners Association leaders and Hillsborough County staff at the site of the organization's mini-grant project.

TAGGED

No Tags

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES & RATES

ADOPTED NOVEMBER 9, 2021
REVISED SEPTEMBER 13, 2022;
OCTOBER 10, 2023;
DECEMBER 12, 2023

DEFINITIONS

~~“Access Card” shall mean an electronic card issued by District Staff to each Patron to access the Amenity Facilities.~~

“Activities” - shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event, or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

“Amenities” or “Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Clubhouse, Fitness Center, Outdoor Exercise Equipment Area, Swimming Pool, Dog Park, Playgrounds, Parks, and Basketball Court, together with their appurtenant facilities and areas.

“Amenity Manager” – shall mean that person or firm so designated by the District’s Board of Supervisors to manage the Amenities, including their employees.

“Amenity Policies” or “Policies” – shall mean these Amenity Policies & Rates of the Highlands Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies and will notify the public of any changes by posting the revised Policies on the District’s website. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident or Renter and wishes to become a Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Basketball Court” - shall mean the basketball court located to the south of the parking lot for the Clubhouse, which is owned and maintained by the District.

“Board of Supervisors” or “Board” – shall mean the Highlands Community Development District’s Board of Supervisors.

“Clubhouse” – shall mean the amenity building commonly referred to as the Ayersworth Glen Clubhouse, located at 11102 Ayersworth Glen Boulevard, Wimauma, Florida 33598.

“District” – shall mean the Highlands Community Development District.

“District Staff” – shall mean the Amenity Manager, the District Manager, and District Counsel.

“Dog Park” – shall mean the designated dog park owned and maintained by the District.

“Event Room” – shall mean the designated area in the Clubhouse that is available for holding private events subject to the terms and conditions provided herein.

“Fitness Center” – shall mean the designated exercise area in the Clubhouse including the exercise equipment.

“Guest” – shall mean any person, other than a Patron, who is expressly authorized by the District to use the Amenities or invited for a specific visit by a Patron over the age of eighteen (18) years to use the Amenities.

“Household” – shall mean those individuals residing within the immediate household of a Patron. This can consist of individuals who have not yet attained the age of eighteen (18) or individuals over the age of eighteen (18) actually residing in the household. This does not include visiting relatives or extended family not residing in the home. Proof of residency for individuals over the age of eighteen (18) years is required by driver’s license or state or federal issued form of identification. A signed affidavit of residency shall be required for individuals under the age of eighteen (18) years.

“Key Fob” – shall mean an electronic device issued to a Patron to provide access to the Amenity Facilities.

“Non-Resident Patron” – shall mean any person not owning or renting property within the District who is paying the Annual User Fee to the District for use of the Amenity Facilities.

“Outdoor Exercise Equipment Area” – shall mean the various exercise stations located outdoors, which are owned and maintained by the District.

“Parks” – shall mean any and all designated park areas owned and maintained by the District.

“Patron” – shall mean any Resident, Renter, or Non-Resident Patron, as defined herein.

“Playgrounds” – shall mean all areas owned and maintained by the District that include any playground equipment.

“Renter” – shall mean an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental ~~or~~, lease agreement, and photo identification shall be required to acquire an ~~Access Card~~Key Fob.

“Resident” – shall mean any person or entity owning property within the District.

“Service Animal” – shall mean animals meeting the definition provided for under Section 413.08(1)(d), Florida Statutes (F.S.), as may be amended.

“Swimming Pool” or “Pool” – shall mean the swimming pool adjacent to the Clubhouse, including the pool deck area.

AMENITIES ACCESS AND USAGE

Only Patrons and Guests have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public, where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to the Amenity Policies. All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable for any accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions, or negligence of other persons using the Amenities.

Resident Access and Usage. Residents must pay Operations & Maintenance Assessments applicable to property owners within the District in accordance with the District's annual assessment resolution. Payment of Operations & Maintenance Assessments covers the Annual User Fee for such Resident and entitles the Resident to use of the Amenities for the corresponding fiscal year of the District, which year begins October 1 and ends September 30. Residents must complete the Amenities Access Registration Form, provide proof of residency (i.e., a copy of the deed) and photo identification, and pay any applicable fee before he or she receives a Key Fob. ~~prior to access to or use of the Amenities.~~

Non-Resident Access and Usage. A Non-Resident Patron must pay the Annual User Fee in order to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. The Annual User Fee must be paid in full before the Non-Resident Patron may use the Amenities. Each subsequent Annual User Fee shall be paid in full on or before the anniversary date of application. Annual User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one (1) calendar year. Multi-year memberships are not available. The Annual User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenities Access Registration Form prior to access to or use of the Amenities.

Renter's Privileges. Residents who rent or lease residential unit(s) in the District shall have the right to designate the Renter of the residential unit(s) as the beneficial users of the Resident's privileges to use the Amenities upon submission of proper written documentation as specified herein. Residents may retain their Amenities rights in lieu of granting them to their Renters. A Resident may not retain their rights to use the Amenities and grant them to a Renter at the same time for the same residential property.

1. A Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities ~~shall~~ may be entitled to the same rights and privileges to use the Amenities as the Resident. A Renter will be required to complete the Amenities Access Registration Form, provide proof of residency (i.e., a copy of the lease agreement) and photo identification, and pay any applicable fee before he or she receives ~~an Access Card~~ Key Fob. Such Renter shall receive ~~an Access Card~~ Key Fob which shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.
2. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities.

3. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.
4. Renters shall be subject to the Amenity Policies.

Guest Access and Usage. Each Patron (limited to one Patron per Household at any one time) is entitled to bring up to four (4) persons as Guests to the Amenities at one time (unless the Patron has reserved the Clubhouse). District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron over the age of eighteen (18) years must accompany Guests at all times during Guests' use of the Amenities and are responsible for any and all actions taken by such Guests. Violation of the Amenity Policies by a Guest may result in suspension or termination of the Patron's Amenities access and usage privileges. Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron's Household's Amenities access and usage privileges.

~~***Access Cards***~~***Key Fobs.*** Each Patron will be issued an ~~Access Card~~***Key Fob*** by District Staff upon completion of the Amenities Access Registration Form. All Patrons must have a digital photo taken by District Staff, ~~which shall appear on the Patron's assigned Access Card.~~ ~~Access Cards~~***Key Fobs*** will allow Patrons entry to the Amenities during regular operating hours of the Amenities.

Patron Household members that are sixteen (16) years or older ~~shall~~***may*** receive an ~~Access Card~~***Key Fob*** allowing access to the Amenities. ~~Patron Household members that are between the ages of thirteen (13) years and sixteen (16) years shall be issued Access Cards for identification purposes only, which shall be carried at all times during use of the Amenities.~~ All minors under sixteen (16) years of age must be accompanied by an adult eighteen (18) years or older at all times ***while using the Amenity Facilities.*** Each Patron Household will be authorized initial ~~Access Cards~~***Key Fobs*** for up to ~~six-four (64)~~ Household members, ***two (2)*** of which are free of charge, ~~after which a~~ fee shall be charged for each additional ~~Access Card~~***Key Fob*** in accordance with the Amenity Rates then in effect.

Patrons must scan their ~~Access Cards~~***Key Fobs*** ~~in the card reader~~ to gain access to the Amenities. This ~~Access Card~~***Key Fob*** system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances, shall a Patron provide their ~~Access Card~~***Key Fob*** to another person, whether Patron or non-Patron, to allow access to the Amenities.

~~Access Cards~~***Key Fobs*** are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen ~~cards~~***Key Fobs*** must be reported immediately to District Staff. Applicable fees shall apply to replace any lost or stolen ~~cards~~***Key Fobs***.

SMOKING, DRUGS, AND ALCOHOL

Smoking, including vapor and electric devices, is not permitted in any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is

discouraged in the Amenities and on District-owned property. All waste must be disposed of in the appropriate receptacles. No employee or contractor of the District shall smoke in any building, or enclosed or fenced area of the Amenities. Any violation of this policy shall be reported to District Staff.

Possession, use, and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District-owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenities access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

All animals, with the exception of dogs in the Dog Park and Service Animals, are not permitted within any District-owned public accommodations including, but not limited to, amenity buildings (offices, social halls and fitness center), pools, tennis courts, basketball courts, playgrounds, parking lots, open spaces and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability in order to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

GENERAL AMENITY POLICIES

Hours of Operation. All hours of operation of the Amenities will be established and published by the District on its website. The District may restrict access or close some or all of the Amenities at any time due to inclement weather, for purposes of providing a community activity, for a special event, for making improvements, for conducting maintenance, or for any other purposes. Any programs or events of the District may have priority over other users of the Amenities.

Unless otherwise posted on the website, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time, and which may be subject to closure for holidays and other special circumstances, are as published on the District's website. No Patron or Guest is allowed in the service areas of the Amenities.

General Usage Guidelines. Except as otherwise stated herein, the following guidelines govern the use of the Amenities, generally. Specific policies for each Amenity are outlined in the respective section for each herein.

(1) **Registration and ~~Access Cards~~Key Fobs.** Each Patron must scan in an ~~Access Card~~Key Fob in order to access the Amenities and must have his or her assigned ~~Access Card~~Key Fob available for inspection by District Staff while using the Amenities. ~~Access Cards~~Key Fobs are only to be used by the Patron to whom they are issued.

(2) **Attire.** With the exception of the Swimming Pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms.

(3) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.

(4) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grassed areas or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATV's), and motorized scooters are prohibited on all property owned, maintained, and operated by the District or at any of the Amenities unless said vehicles are owned by the District or an authorized District contractor.

(5) **Fireworks.** Fireworks of any kind are not permitted anywhere on District-owned property.

(6) **Bicycles, Skateboards, Etc.** Bicycles, skateboards, rollerblades, and similar items are not permitted on Amenity property, which includes, but is not limited to, the Clubhouse parking lot, the Clubhouse, Swimming Pool, athletic fields, Basketball Court, Playgrounds, and sidewalks proximate to these areas.

(7) **Grills.** Personal propane barbeque grills are permitted to be used at the Parks and Swimming Pool. Patrons are responsible for properly cleaning up the area after use. No personal charcoal barbeque grills are permitted to be used at the Amenities or on any other District-owned property.

(8) **Firearms.** Firearms are not permitted in the Amenities unless the Patron or Guest is authorized to possess and carry a firearm under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.

(9) **Equipment.** All District equipment, furniture, and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items are in need of repair, maintenance, or cleaning.

(10) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

(11) ***Bounce Houses and Other Structures.*** The installation and use of bounce houses and similar apparatus is prohibited on District property without prior approval by District Staff. Patrons desiring to install bounce houses or similar apparatus will be required to provide a certificate of liability insurance acceptable to the District prior to receiving such approval. No exceptions will be made.

(12) ***Cellular Phones.*** To prevent disturbance to others, use of cellular telephones should be limited while using the Amenities. Patrons and Guests are asked to keep their ringers turned off or on vibrate while using the Amenities.

(13) ***Excessive Noise.*** Excessive noise that will disturb other Patrons and Guests is not permitted.

(14) ***Lost or Stolen Property.*** The District is not responsible for a Patron or Guest's lost or stolen items while using the Amenities. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two (2) weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to anyone not otherwise claiming ownership.

(15) ***Trespassing / Loitering.*** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.

(16) ***Compliance with Laws.*** All Patrons and Guests shall abide by and comply with any and all federal, state, and local laws and ordinances, as well as any District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same.

(17) ***Courtesy.*** Patrons and their Guests shall treat all District Staff and other Patrons and Guests with courtesy and respect.

(18) ***Emergencies.*** In the event of an injury, property damage, or other emergency, District Staff should be contacted immediately.

(19) ***False Alarms.*** Anyone improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid ~~Access Card~~Key Fob and who thereby causes the security alarm to activate will be responsible for the full amount of any fee charged to the District in connection with such security alarm.

SWIMMING POOL POLICIES

(1) ***Operating Hours.*** Swimming is permitted only during designated hours, as posted at the Swimming Pool. Swimming after dusk is prohibited.

(2) ***Swim at Your Own Risk.*** All persons using the Swimming Pool do so at their own risk and must abide by all posted Swimming Pool rules and policies and the Amenity Policies.

(3) ***Supervision of Children.*** Children under the age of sixteen (16) years must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times while using the Swimming Pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible adult eighteen (18) years of age or older within arm's length at all times when on the pool deck or in the Pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child at all times.

(4) ***Aquatic Toys and Recreational Equipment.*** No flotation devices are allowed in the Pool except for water wings and swim rings used by children, under the direct supervision of an adult as specified in Section (3) above. Inflatable rafts, balls, pool floats, and other toys and equipment are prohibited at the Pool.

(5) ***Prevention of Disease.*** All swimmers must shower before initially entering the Pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the Pool. No person should use the Pool with or if suspected of having a communicable disease which could be transmitted through the use of the Pool.

(6) ***Attire.*** Appropriate swimming attire (swimsuits) must be worn at the Pool at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the Pool.

(7) ***Horseplay*** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the Pool or on the Pool deck area.

(8) ***Diving.*** Diving is strictly prohibited at the Pool. Back dives, back flips, back jumps, or other dangerous actions are also prohibited.

(9) ***Weather.*** The Pool will be closed during electrical storms or when rain makes it difficult to see any part of the Pool or Pool bottom clearly. The Swimming Pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sound of thunder or sighting of lightning. Everyone must leave the Pool deck immediately upon hearing thunder or sighting lightning, or when instructed to do so by District Staff.

(10) ***Pool Furniture; Reservation of Tables or Chairs.*** Tables and chairs may not be removed from the Pool deck area. Tables or chairs on the Pool deck area may not be reserved by placing towels or personal belongings on them.

(11) ***Entrances.*** Pool entrances must be kept clear at all times.

(12) ***Pollution.*** No one shall pollute the Pool. Anyone who does pollute the Pool is liable for any costs incurred in cleaning, treating, and reopening the Pool.

(13) **Swim Diapers.** Children under the age of three (3) years, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the Swimming Pool. If contamination occurs, the Pool will be shocked and closed for a period of twelve (12) hours. Patrons or Guests not abiding by this policy shall be responsible for any costs incurred in cleaning, treating, and reopening the Pool.

(14) **Staff Only.** Only authorized District Staff and District contractors are allowed in the service and chemical storage areas. Only authorized District Staff and District contractors may operate pool equipment or use pool chemicals.

(15) **Pool Closure.** In addition to any applicable Hillsborough County and the State of Florida Health Code Standards, and as provided for herein, the Pool will be closed for the following reasons:

- During severe weather conditions (heavy rain, lightning, and thunder) and warnings, especially when visibility to the Pool bottom is compromised (Pool deck area also closed).
- For thirty (30) minutes following the last occurrence of thunder or lightning (Pool deck area also closed).
- During operational and mechanical treatments for the Pool or difficulties affecting pool water quality.
- For a period of time following any mishap that results in feces or vomit in the Pool or Pool deck area.
- Any other reason deemed to be in the best interest of the District as determined by District Staff.

(16) **Containers.** Glass containers are not permitted in the Pool or Pool deck area.

(17) **No Private Rentals.** The Pool and Pool deck area are not available for rental for private events. All Pool rules remain in full effect during the rental of other Amenity areas.

(18) **Programming.** District Staff reserves the right to authorize all programs and events, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the Pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized events taking place at the Pool must first be approved by the District.

(19) **Pool Chair Lifts.** The District provides ADA-compliant chair lifts at the Swimming Pool for use by disabled Patrons and Guests only.

- Anyone using the Pool chair lift is encouraged to consult with their physician prior to determine if use of the chair lift and the Swimming Pool is appropriate for them.
- Pool chair lifts are designed for self-use. District Staff is not authorized to assist any Patron or Guest with use of the chair lift other than providing initial operating instructions.
- Any unauthorized use of the Pool chair lifts by a non-disabled Patron or Guest is prohibited and shall result in immediate suspension from the Amenities for a minimum period of twenty-four (24) hours.

FITNESS CENTER AND OUTDOOR EXERCISE EQUIPMENT POLICIES

(1) ***Exercise at Your Own Risk.*** The Fitness Center and Outdoor Exercise Equipment Area is not supervised during operating hours. All Patrons and Guests are encouraged to consult their physician before beginning an exercise program and consult District Staff for questions or concerns about equipment use. All Patrons and Guests shall consult District Staff for any questions or concerns about the equipment.

(2) ***Usage Restrictions.*** Patrons and Guests ages fourteen (14) years and older may use the Fitness Center, but they must have an ~~Access Card~~Key Fob, have a signed waiver on file with the District, and be accompanied by an adult Patron eighteen (18) years of age or older. No children under the age of fourteen (14) years are allowed in the Fitness Center at any time.

(3) ***Attire.*** Appropriate attire including shorts, shirts, and closed-toe athletic footwear must be worn at all times in the Fitness Center.

(4) ***Food and Drink.*** No food or chewing gum is permitted in the Fitness Center. Water or other sport drinks must be contained in non-breakable spill-proof containers.

(5) ***Noise.*** Personal music devices are permitted if used with headphones and played at a volume that does not disturb others. Cell phones should be silenced and not used while in the Fitness Center.

(6) ***Equipment.*** Misuse or destruction of the Fitness Center equipment or the equipment in the Outdoor Exercise Equipment Area is prohibited. Weights or other fitness equipment may not be removed from the Fitness Center. Weights shall be replaced to their proper location after use. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights. Patrons and Guests are responsible for wiping down fitness equipment after use.

(7) ***Personal Training.*** Except as expressly authorized by the District, the provision of personal training services for fees, or solicitation of personal training services for fees, is prohibited in the Fitness Center.

(8) ***Hand Chalk.*** Hand chalk is not permitted in the Fitness Center.

(9) ***Personal Items.*** No bags, gear, or clothing are permitted on the floor of the Fitness Center or on the fitness equipment.

(10) ***Courtesy.*** If another Patron or Guest is waiting, cardiovascular equipment utilization is limited to thirty (30) minutes. If a Patron or Guest is waiting for the weight equipment, individuals should allow others to “work in” between sets. All fitness equipment must be wiped down after use with the wipes and/or spray provided.

(11) **Maintenance.** All concerns, equipment malfunctions, and maintenance needs should be reported to District Staff immediately.

(12) **Emergencies.** All emergencies and injuries must be reported to District Staff immediately.

BASKETBALL COURT POLICIES

(1) **Use at Own Risk.** Patrons and Guests may use the Basketball Court at their own risk and must comply with all posted signage. All Patrons and Guests are encouraged to consult their physician before beginning an exercise program and using the Basketball Court. The Basketball Court is not staffed by the District.

(2) **Hours of Operation.** Unless otherwise posted, the Basketball Court is open from dawn until dusk.

(3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for minors under the age of sixteen (16) years while using the Basketball Court.

(4) **No Reservations.** The Basketball Court is available for use by Patrons and Guests on a first-come, first-served basis and cannot be reserved in advance. If another Patron or Guest is waiting, Basketball Court usage shall be limited to one (1) hour.

(5) **Attire.** Appropriate athletic attire including shorts, shirts, and closed-toe athletic footwear must be worn at all times while using the Basketball Court. No black-soled shoes are permitted.

(6) **Destructive Use of Equipment Prohibited.** Hanging on the hoops, dunking, drawing on the Basketball Court, and destructive use of the equipment is prohibited.

(7) **Food and Drinks.** Food and gum are not permitted on the Basketball Court. Drinks are permitted on the Basketball Court must be in a non-breakable spill-proof container. Patrons and Guests are responsible for clean-up of any drinks brought by them to the Basketball Court. No glass containers are permitted on the Basketball Court.

(8) **Prohibited Equipment.** No bicycles, scooters, skateboards, rollerblades or other similar equipment are permitted on the Basketball Court. No chairs, other than those provided by the District, are permitted on the Basketball Court.

(9) **Clean-up.** Patrons and Guests are responsible for clean-up of any items brought by them to the Basketball Court.

(10) **Emergencies.** All emergencies and injuries must be reported to District Staff immediately.

PLAYGROUND and PARK POLICIES

- (1) **Use at Own Risk.** Patrons and Guests may use the Playgrounds and Parks at their own risk and must comply with all posted signage. Playground and Parks are not staffed by the District.
- (2) **Hours of Operation.** Unless otherwise posted, all Playground and Park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children under the age of thirteen (13) years while using a Playground or Park. Children must remain in the sight of adult supervisor at all times. All children are expected to play cooperatively with other children.
- (4) **Shoes/Clothing.** Proper footwear is required and no loose clothing, especially with strings, should be worn when using Playground equipment.
- (5) **Mulch.** The mulch material on the Playgrounds is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Equipment.** Playground equipment shall only be used for its intended purpose. Misuse or destruction of the Playground equipment or any District property in the Playgrounds or Parks is prohibited.
- (7) **Food and Drinks.** Food and gum are not permitted on the Playgrounds, but are permitted at the Parks. Drinks are permitted in the Parks and the Playgrounds, but not on the Playground equipment. Drinks must be in a non-breakable spill-proof container. Patrons and Guests are responsible for clean-up of any food brought by them to the Parks and any drinks brought by them to the Parks or Playgrounds. No glass containers are permitted in the Parks or Playgrounds.
- (8) **Clean-up.** Patrons and Guests are responsible for clean-up of any items brought by them to the Playgrounds or Parks.
- (9) **Emergencies.** All emergencies and injuries must be reported to District Staff immediately.

DOG PARK POLICIES

- (1) **General.** The Dog Park is to be used exclusively for the enjoyment of canines with their owners.
- (2) **Use at Own Risk.** Patrons and Guests may use the Dog Park at their own risk and must comply with all posted signage. The Dog Park is not staffed by the District. The District is not responsible for any injuries to visiting dogs, their owners, or others using the Dog Park.
- (3) **Hours of Operation.** The Dog Park hours are from dawn to dusk.
- (4) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children under the age of thirteen (13) years while using the Dog Park. Children must remain in the sight of adult supervisor at all times.
- (5) **Shoes.** Proper footwear is required for Patrons and Guests while using the Dog Park.
- (6) **Equipment.** Equipment in the Dog Park shall only be used for its intended purpose. Misuse or destruction of the equipment or any District property in the Dog Park is prohibited.
- (7) **Food.** People food is prohibited in the Dog Park.
- (8) **Clean-up.** Patrons and Guests are responsible for clean-up of any items brought by them to the Dog Park.
- (9) **Glass Containers.** No glass containers are permitted in the Dog Park.
- (10) **Dogs and Use of Dog Park.**
 - a. Patrons and Guests using the Dog Park are responsible for the actions of their dogs.
 - b. Dog feces shall be picked up and disposed of by Patron/Guest.

- c. Dogs using the Dog Park must wear current license tag and have a current rabies vaccination.
 - d. Dogs must be leashed when entering and leaving the Dog Park.
 - e. Patrons and Guests using the Dog Park must be present, with leash, and in view of their dog at all times.
 - f. Dogs shall be under voice control of Patron/Guest at all times.
 - g. Aggressive dogs will not be allowed to remain in the Dog Park.
 - h. Dogs in heat are prohibited from using the Dog Park.
 - i. Dogs exceeding thirty-five (35) pounds in weight are prohibited from entering the designated "Small Dog" section of the Dog Park.
 - j. Patron/Guest shall immediately fill in any holes dug by their dog.
- (11) **Emergencies.** All emergencies and injuries must be reported to District Staff immediately.

FISHING AND POND POLICIES

Only Residents or Renters, and their respective Guests, may fish from District-owned property adjacent to District-owned ponds. Authorized users shall respect the property of the District, and others, at all times. Access to the District-owned ponds shall only be permitted through the proper access points located on District property. The ponds serve as stormwater management purposes and are not suitable for keeping or consuming caught fish. The purpose of these bodies of water is to help facilitate the District's natural water system for stormwater runoff.

- (1) Authorized users may fish from the District-owned ponds at their own risk and must comply with all posted signage. The District's ponds are not staffed by the District.
- (2) Fishing is only permitted from dawn until dusk in District-owned ponds.
- (3) The District operates under a catch-and-release policy for all fish caught in the District's ponds.. Removal of fish for personal keep or consumption is not authorized.
- (4) Spear fishing or the use of spear guns, bow & arrows, or firearms are not permitted as acceptable methods to fish in the District's ponds.
- (5) Cast netting is prohibited in the District's ponds.
- (6) Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. De-hookers or needle-nose pliers shall be carried by authorized Users at all times.
- (7) Circle hooks are recommended for all live bait fishing.
- (8) In events where dangerous wildlife is "caught" by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
- (9) The use of profanity or disruptive behavior will not be tolerated.
- (10) All trash or debris must be removed from District property and disposed of in the appropriate receptacles.
- (11) Fish are not to be moved from one pond to another.

(12) Authorized users of the District-owned ponds will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish. Any monetary penalties or fees incurred by the District as a result of a user's failure to acquire such required permits or licenses will be the liability of the individual determined to be in violation.

(13) General Polices:

- a. Swimming is prohibited in all ponds on District property.
- b. No watercrafts of any kind are allowed in any of the ponds on District property.
- c. Feeding of wildlife, including alligators, is prohibited on District property.
- d. Parking along the county right-of-way or on any grassed area near the District's ponds is prohibited.
- e. All users of the District-owned ponds must be respectful of adjacent residential properties. Fishing from privately-owned property within the District is not permitted unless expressly authorized by the owner of said property.

FACILITY RENTAL POLICIES

(1) ***Rentals; Patrons Only.*** For the convenience and enjoyment of Patrons, the Clubhouse is available for rental between the hours of 11:00 am and 9:00 pm by Patrons in order to use the Clubhouse on an exclusive basis for organized events. Unless otherwise directed by the District, only Patrons may rent the Clubhouse. Patrons may not rent the Clubhouse on behalf of non-Patrons. All rentals are subject to availability and the discretion of District Staff. The Pool and Pool deck areas are NOT available for rental and shall remain open to other Patrons and Guests during normal operating hours. Patrons renting the Clubhouse are permitted up to fourteen (14) Guests (per rental event, not per Patron Household) for use and access to the Swimming Pool during the designated rental period. At the conclusion of the designated rental period, the standard Guest policy shall be in effect and fully enforceable by District Staff. The standard Guest policy (four (4) persons per Patron Household) shall remain in full force and effect with respect to the Pool during private rentals during all Federal holidays, holiday weekends, and school holidays including spring break.

(2) ***Rental Reservation Process.*** Patrons interested in renting the clubhouse may reserve a desired rental date and time on a first-come, first-served basis up to four (4) months in advance of such desired rental date. To reserve a desired rental date and time (the "Rental Date"), a Patron must submit to the Amenity Manager a completed Event Room Rental Agreement (Exhibit "C") and the full amount of the Event Room Rental Deposit as specified in the Amenity Rates (Exhibit "A"). A desired Rental Date will NOT be reserved until both the completed Event Room Rental Agreement and Deposit are received by District Staff. District Staff will review the Event Room Rental Agreement and has full authority to deny the request subject to availability and in its reasonable discretion. No later than fourteen (14) days prior to the Rental Date, Patron must submit to the Amenity Manager the full amount of the Event Room Rental Fee as specified in the Amenity Rates (Exhibit "A") or Patron's Event Room Rental Deposit will be forfeited and the Rental Date will be released and made available to other Patrons. To make a reservation within fourteen (14) days of the desired rental date, Patrons must submit to District Staff a completed Event Room Rental Agreement and the total amount of both the Event

Room Rental Deposit and the Event Room Rental Fee. NO EXCEPTIONS WILL BE MADE TO THE EVENT ROOM RENTAL RESERVATION PROCESS.

(3) ***Cancellations.*** Cancellations must be made in writing and received by the Amenity Manager at least thirty (30) days in advance of the Rental Date in order for Patron to receive a refund of the Event Room Rental Deposit.

(4) ***Deposits.*** Deposits will be returned to the Patron within ten (10) days of the Rental Date provided there has been no damage to District property and the Clubhouse has been properly cleaned after use by the Patron in accordance with the terms and conditions of the Event Room Rental Agreement.

(5) ***Additional Cleaning or Damage.*** The District may retain all or part of any Deposit if the District determines, in its sole discretion, that it is necessary to perform additional cleaning or to repair any damages arising from the rental. Should the costs of any such cleaning or repairs exceed the Deposit, the District shall have authority to recover such costs from Patron by any means legally available and to suspend Patron's Amenities access and use privileges until such Patron pays any such amounts.

(6) ***Duration of Events.*** Unless otherwise authorized in writing by the District's Board of Supervisors pursuant to a special request, Event Room rentals shall take place during the specified hours and be for a maximum of five (5) hours, inclusive of set-up and clean-up time. A maximum of one (1) additional hour for an Event Room rental may be permitted subject to the payment of an additional Event Room Rental fee as provided for in the Amenity Rates (Exhibit "A"). Under no circumstances shall an Event Room rental be permitted to end later than 9:00 pm. No exceptions shall be made to allow for set-up or clean-up outside of the authorized rental period.

(7) ***Noise.*** The volume of any live or recorded music must not violate applicable Hillsborough County noise ordinances or unreasonably interfere with the use and enjoyment by others of their homes or the other Amenities.

(8) ***Capacity.*** Under no circumstances shall the capacity limit of the Clubhouse be exceeded during any rental event.

(9) ***Insurance.*** Additional liability insurance coverage may be required for events that the District determines in its sole discretion should require additional liability insurance. The District must be named as an additional insured on any such insurance policy in order to satisfy any such requirement for additional liability insurance.

SUSPENSION AND TERMINATION OF PRIVILEGES

(1) ***General Policy.*** All persons using the Amenities and entering District property are responsible for and shall comply with the Amenity Policies established for the safe operations of the Amenities. Inappropriate behavior by Patrons or Guests will not be tolerated.

(2) ***Suspension of Access and Use Privileges.*** The District, through its Board, District Manager, Amenity Manager, or District Counsel shall have the right to restrict, suspend, or terminate the Amenities privileges of any person to use the Amenities for any of the following behavior:

- a. Submits false information on any application for use of the Amenities;
- b. Permits the unauthorized use of an ~~Access Card~~ Key Fob;
- c. Exhibits unsatisfactory behavior, manners, or appearance;
- d. Fails to pay amounts owed to the District in a proper and timely manner;
- e. Fails to abide by any District rules or policies including, but not limited to the Amenity Policies;
- f. Treats any member of the Board, District Staff, Amenity Manager, any District contractor or other representative, or any Patron, Guest, or Resident, in an unreasonable or abusive manner;
- g. Damages or destroys District property; or
- h. Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or any member of the Board, District Staff, Amenity Manager, any District contractor or other representative, or any Patron, Guest, or Resident.

(3) ***Authority of District Staff and Members of the Board of Supervisors.*** District Staff or their designee, or any member of the Board of Supervisors, has the ability to remove any person from the Amenities if any of the above-referenced behaviors or actions occur or if in his/her reasonable discretion it is the District's best interest to do so. As provided for herein, District Staff may restrict or suspend for cause, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.

(4) ***Process for Suspension or Termination of Access and Use Privileges.*** Subject to the rights of District Staff set forth in Section 3 above, the following process shall govern suspension and termination of privileges:

- a. Offenses:
 - i. First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii. Second Offense: Automatic suspension of all Amenities privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - iii. Third Offense: Suspension of all Amenities privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for up to one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
- b. Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one (1). For example, if

a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses.

c. Notwithstanding the foregoing, any time a user of the Amenities is arrested for an act committed, or allegedly committed, while on the premises of the Amenities, or violates the Amenity Policies in a manner that, in the discretion of District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender(s) shall have all Amenities privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender(s) Amenities privileges, which suspension or termination may include members of the offender(s) Household and may, upon the first offense, equal to or exceed one (1) year. In particular situations that pose a long term or continuing threat to the health, safety, or welfare of the District or its Residents, Patrons, or Guests, permanent termination of Amenities privileges may be warranted and considered.

d. Any suspension or termination of Amenities privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

(5) ***Legal Action; Criminal Prosecution.*** If any person is found to have committed any of the infractions noted in Section 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in Activities shall do so at his or her own risk, and shall indemnify, defend, release, hold harmless, and forever discharge the District and its contractors, and the present, former, and future supervisors, staff, officers, employees, representatives, agents, and contractors of each (collectively, the "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, the participation in any Activities by said Patron, Guest, or other person, and any of his or her Guests and any members of his or her Household.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with any Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorney's fees, costs, and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of the Amenity Policies shall not affect the validity or enforceability of the remaining provisions, or any part of the Amenity Policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend the Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant a waiver to any of the provisions of the Amenity Policies, provided however that the Board is informed within a reasonable time of any such waiver.

The above amended Amenity Policies & Rates were adopted on November 9, 2021, by the Board of Supervisors for the Highlands Community Development District.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit B: Amenities Access Registration Form

Exhibit C: Event Room Rental Agreement

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual User Fee	\$2500.00
Additional Household Member Access Card Key Fob	\$10.00
Replacement Access Card Key Fob	\$30.00
Event Room Rental Deposit	\$350.00
Event Room Rental Fee	\$200.00 for up to five (5) hours; \$100.00 for one (1) additional hour

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

**HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____ DOB IF UNDER 18: _____

ADDITIONAL RESIDENT 2: _____ DOB IF UNDER 18: _____

ADDITIONAL RESIDENT 3: _____ DOB IF UNDER 18: _____

~~ADDITIONAL RESIDENT 4: _____ DOB IF UNDER 18: _____~~

~~ADDITIONAL RESIDENT 5: _____ DOB IF UNDER 18: _____~~

ACCEPTANCE:

I acknowledge receipt of ~~Access Cards~~Key Fobs for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under Florida's public records laws.** I also understand that I am financially responsible for any damages caused by me, my Household members, or my guests and the damages resulting from the loss or theft of my or my Household members' ~~Access Cards~~Key Fobs. It is understood that ~~Access Cards~~Key Fobs are the property of the District and are non-transferable except in accordance with the District's rules, policies, and regulations. In consideration for the admittance of the above listed persons and their guests into the Amenities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers, and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's Amenity Facilities (including but not limited to: Swimming Pools, Basketball Courts, Fitness Center, Clubhouse, Dog Park, Playgrounds, Parks and other Amenities), as well as while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other applicable statute.

Signature of Patron (Legal Guardian if Minor)

Date

**AFFIDAVIT OF RESIDENCY:
(REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)**

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Highlands Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, Florida Statutes. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron

STATE OF FLORIDA
COUNTY OF _____

Acknowledged before me by means of __ physical presence or __ online notarization this ____ day of _____, 20__, by _____ who is () personally known to me or () has produced _____ as identification.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

RECEIPT OF DISTRICT AMENITY POLICIES & RATES

I, the undersigned, hereby acknowledge that I have been provided and understand the terms set forth in the Highlands Community Development District's Amenity Policies & Rates.

Signature of Patron (Legal Guardian if Minor)

Date

GUEST POLICY:

Guest policies related to the Amenities is provided for the District's Amenity Policies & Rates.

PLEASE RETURN THIS FORM TO:

Highlands Community Development District
Attn: Will Williams, Clubhouse & Amenities Manager
11102 Ayersworth Glen Boulevard
Wimauma, FL 33598
Tel: (813) 633-3322
E-mail: awgclubhouse@gmail.com

OFFICE USE ONLY:

Date Received

Date Entered in System

Staff Member Signature

| PRIMARY RESIDENT: _____ ~~Access Card~~ Key Fob #

| ADDITIONAL RESIDENT 1: _____ ~~Access Card~~ Key Fob #

| ADDITIONAL RESIDENT 2: _____ ~~Access Card~~ Key Fob #

| ADDITIONAL RESIDENT 3: _____ ~~Access Card~~ Key Fob #

| ~~ADDITIONAL RESIDENT 4: _____ Access Card # _____~~

| ~~ADDITIONAL RESIDENT 5: _____ Access Card # _____~~

ADDITIONAL INFORMATION:

Phase: _____ Neighborhood: _____

New Construction: _____

Re-Sale: _____ Prior Owner: _____

Rental: _____ Landlord/Owner: _____ Lease Term: _____

EXHIBIT C
EVENT ROOM RENTAL AGREEMENT

Ayersworth Glen Event Room Rental Agreement

Renter's Name: _____

Address: _____

Phone Number: _____

E-mail: _____

Today's Date: _____

Event Date: _____

Type of Event: _____

Number of Guests: _____

Please note that the facility is unavailable for private events on the following holidays:

New Year's Day Easter Sunday Memorial Day Fourth of July

Labor Day Thanksgiving Christmas Eve Christmas Day New Year's Eve

Event Room may be reserved for a five (5)-hour window between 11:00 am and 9:00 pm

Time Reserved: start time: _____

end time: _____

(Time allotted includes time for set up and clean up)

_____ Rental Fee - \$200.00 for up to five (5) hours; \$100.00 for up to one (1) additional hour

_____ Rental Deposit - \$350.00

Cancellation Policy: Renter agrees to give written notice of cancellation of the Event to the Ayersworth Glen Clubhouse & Amenities Manager (the "Manager") at least thirty (30) days prior to the Event Date or Renter's deposit will be forfeited.

1. Upon execution of this Agreement, the Renter shall pay to the Highlands Community Development District (the "District") the full amount of the deposit set forth above. The deposit shall be refundable by the District to the Renter within ten (10) days after the Event Date, subject to the Cancellation Policy, minus any amounts deemed necessary to repair any damages inflicted upon the Event Room or other District property by Renter, Renter's guests, or anyone entering the Event Room during the Event.
2. Renter shall pay the full amount of the Rental Fee to the District at least fourteen (14) days prior to the Event. If Event runs longer than scheduled, Renter will be charged proportionally for any additional time as set forth above. Payment for any additional time shall be paid by Renter to the District on or prior to the Event Date. Under no circumstances shall an Event be permitted to end later than 9:00 pm.
3. The Renter shall have access to and use of the Event Room on the Event Date during the Time Reserved as set forth above. Renter shall use the Event Room for the sole purpose of hosting the Renter's Event described above.

4. Renter will be liable for any physical damages that the District may incur as a consequence of the actions of Renter or any of Renter's guests during the Event. Renter shall indemnify and hold harmless the District against any and all legal actions which may arise from Renter's use of the Event Room.
5. Renter further agrees and acknowledges the following terms and conditions applicable to Renter's use of the Event Room:
 - a. Renter shall present a valid ~~Access Card~~Key Fob to the Manager (or Manager's designee) upon arrival at the Event Room at the time of the Event.
 - b. The Time Reserved includes time necessary for set up and clean up.
 - c. Renter shall not arrive at the Event Room earlier than the Time Reserved and shall timely depart at the end of the Time Reserved.
 - d. The Event shall not be permitted to begin until Renter signs off on the pre-Event Walkthrough Checklist.
 - e. At the conclusion of the Event, Renter shall remove all personal property and other items that were not present in the Event Room at the start of the Event.
 - f. Renter shall complete a full cleaning of the Event Room at the conclusion of the Event including, but not necessarily limited to sweeping the floor, mopping up any spills, wiping down tables and any appliances used, and bagging all trash and putting it in the dumpster or other container as specified by the Manager or Manager's staff. In addition, Renter shall return all furniture and other items in the Event Room prior to the Event to their original position.
 - g. Wet bathing suits are not permitted in the Event Room at any time.
 - h. Renter is responsible for providing all party products (i.e., tablecloths, plates, napkins, cups, etc.). The District will supply cleaning supplies and garbage bags for Renter's use.
 - i. Renter's guests under the age of sixteen (16) years must be supervised by an adult at all times.
 - j. The use of glitter, confetti, silly string, and smoke machines is not permitted in the Event Room. Lit decorative candles (other than cake candles) are not permitted in the Event Room. The use of helium balloons is permitted only if the balloons are tied to weights.
 - k. The use of tacks, adhesive putty, scotch tape, or any other similar substances that may damage the walls of the Event Room is no permitted.
 - l. The consumption of alcohol is not permitted in the Event Room.
 - m. The use of other District amenities is not included in the rental of the Event Room.
 - n. The Event Room maximum capacity limit of () must be observed at all times and will be strictly enforced.

In witness of their understanding of and agreement to the terms and conditions herein, the parties affix their signatures below.

Renter

Authorized District Representative

Date

Date

**Highlands Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2022

Highlands Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-10
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	11
Statement of Activities	12
Fund Financial Statements:	
Balance Sheet – Governmental Funds	13
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	15
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	16
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	17
Notes to Financial Statements	18-31
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	32-33
MANAGEMENT LETTER	34-36
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	37



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Highlands Community Development District
Hillsborough County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Highlands Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Highlands Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Highlands Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Highlands Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated October 4, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Highlands Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 4, 2023

**Highlands Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

Management's discussion and analysis of Highlands Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Highlands Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including buildings and improvements, and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets exceeded total liabilities by \$7,546,996 (net position). Net investment in capital assets for the District was \$6,117,189. Restricted net position was \$675,251. Unrestricted net position was \$754,556.
- ◆ Governmental activities revenues totaled \$3,051,570 while governmental activities expenses totaled \$2,551,309.

**Highlands Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 789,863	\$ 873,521
Restricted assets	2,696,511	2,628,379
Capital assets	29,341,248	29,472,117
Total Assets	32,827,622	32,974,017
Current liabilities	1,210,097	1,158,415
Non-current liabilities	24,070,529	24,768,867
Total Liabilities	25,280,626	25,927,282
 Net Position		
Net investment in capital assets	6,117,189	4,970,145
Restricted	675,251	1,275,723
Unrestricted	754,556	800,867
Total Net Position	\$ 7,546,996	\$ 7,046,735

The decrease in total liabilities is primarily related to principal payments on bonds payable in the current year.

The increase in net position is the result of revenues exceeding expenses in the current year.

**Highlands Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2022	2021
Program Revenues		
Charges for services	\$ 3,030,849	\$ 3,028,872
General Revenues		
Miscellaneous revenues	10,939	55
Investment earnings	9,782	265
Total Revenues	<u>3,051,570</u>	<u>3,029,192</u>
Expenses		
General government	154,877	127,714
Physical environment	708,683	663,769
Culture/recreation	404,207	239,434
Interest and other charges	1,283,542	1,269,408
Total Expenses	<u>2,551,309</u>	<u>2,300,325</u>
Change in Net Position	500,261	728,867
Net Position - Beginning of Year	<u>7,046,735</u>	<u>6,317,868</u>
Net Position - End of Year	<u>\$ 7,546,996</u>	<u>\$ 7,046,735</u>

The increase in general government is related to the increase in legal and engineer expenses in the current year.

The increase in physical environment is the result of increased streetlight expenses in the current year.

The increase in culture/recreation is related to the increase in contingency and management expenses in the current year.

**Highlands Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Capital Assets, not being depreciated		
Land and improvements	\$ 7,604,176	\$ 7,604,176
Construction in progress	17,474,764	17,496,935
Total Capital Assets not being depreciated	<u>25,078,940</u>	<u>25,101,111</u>
Capital Assets, being depreciated		
Infrastructure	7,392,727	7,392,727
Buildings and improvements	1,096,614	1,096,614
Equipment	157,411	69,460
Total Capital Assets being depreciated	<u>8,646,752</u>	<u>8,558,801</u>
Accumulated depreciation	<u>(4,384,444)</u>	<u>(4,187,795)</u>
Net Capital Assets being depreciated	<u>4,262,308</u>	<u>4,371,006</u>
Total Capital Assets (Net)	<u>\$ 29,341,248</u>	<u>\$ 29,472,117</u>

The activity for the year consisted of \$196,649 in depreciation and additions of \$52,284 to construction in progress and \$87,951 to equipment and \$74,455 was transferred from construction in progress.

General Fund Budgetary Highlights

The final budget was exceeded by actual expenditures in the current year because streetlight and contingency expenditures were more than anticipated.

There were no amendments to the General Fund budget in the current year.

**Highlands Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management

Governmental Activities debt includes the following:

- In January 2013, the District issued \$2,860,000 Series 2013 Special Assessment Bonds, Phase 2B. These bonds were issued to finance the acquisition and construction of Phase 2B improvements for the benefit of the property within the District. As of September 30, 2022, the balance outstanding was \$2,500,000.
- In January 2014, the District issued \$2,305,000 Series 2014 Special Assessment Bonds, Phase 2A. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within Phase 2A. As of September 30, 2022, the balance outstanding was \$2,050,000.
- In February 2016, the District issued \$4,875,000 Series 2016, Phase 3A Special Assessment Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within Phase 3A. As of September 30, 2022, the balance outstanding was \$3,605,000.
- In September 2016, the District issued \$7,195,000 Series 2016 Special Assessment Refunding Bonds. These bonds were issued to refund and redeem the remaining Series 2005 Special Assessment Bonds. As of September 30, 2022, the balance outstanding was \$5,515,000.
- In December 2016, the District issued \$3,925,000 Series 2016, Phase 3C Special Assessment Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within Phase 3C. As of September 30, 2022, the balance outstanding was \$3,500,000.
- In December 2018, the District issued \$5,515,000 Series 2018, Phase 3B & 5 Special Assessment Bonds and \$3,560,000 Series 2018, Phase 4 Special Assessment Bonds. These bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within Phases 3B & 5 and Phase 4. As of September 30, 2022, the balances outstanding were \$5,225,000 and \$2,240,000, respectively.
- During the year ended September 30, 2022, the District entered into a financed purchase agreement for certain security equipment. The agreement has an end of finance purchase option which qualifies it as a financed purchase. The balance outstanding as of September 30, 2022 was \$12,609.

**Highlands Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Highlands Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in the fiscal year ended September 30, 2023.

Request for Information

The financial report is designed to provide a general overview of Highlands Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Highlands Community Development District, Inframark Infrastructure Management Services at 210 North University Drive, Suite 702, Coral Springs, Florida 33071.

Highlands Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 729,097
Restricted cash	4,800
Prepaid expenses	37,226
Deposits	18,740
Total Current Assets	789,863
Non-Current Assets	
Restricted Assets	
Investments	2,696,511
Capital Assets, Not Being Depreciated	
Land and improvements	7,604,176
Construction in progress	17,474,764
Capital Assets, Being Depreciated	
Infrastructure	7,392,727
Buildings and improvements	1,096,614
Equipment	157,411
Less: accumulated depreciation	(4,384,444)
Total Non-Current Assets	32,037,759
Total Assets	32,827,622
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	43,981
Financed purchase payable	4,104
Bonds payable	695,000
Deposits payable from restricted cash	4,800
Accrued interest	462,212
Total Current Liabilities	1,210,097
Non-Current Liabilities	
Financed purchase payable	8,505
Bonds payable, net	24,062,024
Total Non-Current Liabilities	24,070,529
Total Liabilities	25,280,626
NET POSITION	
Net investment in capital assets	6,117,189
Restricted for debt service	675,251
Unrestricted	754,556
Total Net Position	\$ 7,546,996

See accompanying notes to financial statements.

Highlands Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expenses) Revenues and Change in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (154,877)	\$ 147,598	\$ (7,279)
Physical environment	(708,683)	536,310	(172,373)
Culture/recreation	(404,207)	336,870	(67,337)
Interest and other charges	<u>(1,283,542)</u>	<u>2,010,071</u>	<u>726,529</u>
Total Governmental Activities	<u>\$ (2,551,309)</u>	<u>\$ 3,030,849</u>	<u>479,540</u>
	General Revenues		
			10,939
			9,782
			<u>20,721</u>
			500,261
			<u>7,046,735</u>
			<u>\$ 7,546,996</u>

See accompanying notes to financial statements.

Highlands Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 733,897	\$ -	\$ -	\$ 733,897
Due from other funds	13,474	-	-	13,474
Prepaid expenses	37,226	-	-	37,226
Deposits	18,740	-	-	18,740
Restricted assets				
Investments, at fair value	-	2,090,299	606,212	2,696,511
Total Assets	<u>\$ 803,337</u>	<u>\$ 2,090,299</u>	<u>\$ 606,212</u>	<u>\$ 3,499,848</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 43,981	\$ -	\$ -	\$ 43,981
Due to other funds	-	13,474	-	13,474
Deposits	4,800	-	-	4,800
Total Liabilities	<u>48,781</u>	<u>13,474</u>	<u>-</u>	<u>62,255</u>
FUND BALANCES				
Nonspendable:				
Prepaid expenses	37,226	-	-	37,226
Deposits	18,740	-	-	18,740
Restricted:				
Debt service	-	2,076,825	-	2,076,825
Capital projects	-	-	606,212	606,212
Unassigned	698,590	-	-	698,590
Total Fund Balances	<u>754,556</u>	<u>2,076,825</u>	<u>606,212</u>	<u>3,437,593</u>
Total Liabilities and Fund Balances	<u>\$ 803,337</u>	<u>\$ 2,090,299</u>	<u>\$ 606,212</u>	<u>\$ 3,499,848</u>

See accompanying notes to financial statements.

Highlands Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances	\$ 3,437,593
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, land and improvements, \$7,604,176, construction in progress, \$17,474,764, infrastructure, \$7,392,727, buildings and improvements, \$1,096,614, and equipment, \$157,411, net of accumulated depreciation, \$(4,384,444), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	29,341,248
Long-term liabilities, bonds payable, \$(24,635,000), net of bond premium, net \$(219,969) and bond discount, net, \$97,945, and financed purchase payable, \$(12,609), are not due and payable in the current period, and therefore, are not reported at the fund level.	(24,769,633)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(462,212)</u>
Net Position of Governmental Activities	<u><u>\$ 7,546,996</u></u>

See accompanying notes to financial statements.

Highlands Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Special assessments	\$ 1,020,778	\$ 2,010,071	\$ -	\$ 3,030,849
Miscellaneous revenues	10,939	-	-	10,939
Investment income	932	6,911	1,939	9,782
Total Revenues	<u>1,032,649</u>	<u>2,016,982</u>	<u>1,939</u>	<u>3,051,570</u>
EXPENDITURES				
Current				
General government	154,877	-	-	154,877
Physical environment	562,758	-	-	562,758
Culture/recreation	353,483	-	-	353,483
Capital outlay	19,982	-	45,798	65,780
Debt service				
Principal	887	670,000	-	670,887
Interest	469	1,294,263	-	1,294,732
Total Expenditures	<u>1,092,456</u>	<u>1,964,263</u>	<u>45,798</u>	<u>3,102,517</u>
Total Revenues Over/(Under) Expenditures	(59,807)	52,719	(43,859)	(50,947)
Total Other financing Sources/(Uses)				
Initiation of financed purchase	13,496	-	-	13,496
Transfers in	-	-	203	203
Transfers out	-	(203)	-	(203)
Total Other Financing Sources/(Uses)	<u>13,496</u>	<u>(203)</u>	<u>203</u>	<u>13,496</u>
Net Change in Fund Balance	(46,311)	52,516	(43,656)	(37,451)
Fund Balances - Beginning of Year	<u>800,867</u>	<u>2,024,309</u>	<u>649,868</u>	<u>3,475,044</u>
Fund Balances - End of Year	<u>\$ 754,556</u>	<u>\$ 2,076,825</u>	<u>\$ 606,212</u>	<u>\$ 3,437,593</u>

See accompanying notes to financial statements.

**Highlands Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds \$ (37,451)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount that depreciation, \$(196,649), exceeded capital outlay, \$65,780, in the current period. (130,869)

The initiation of a financed purchase is recognized as an other financing source at the fund level, however, it increases liabilities at the government-wide level. (13,496)

Repayment of principal are expenditures in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. 670,887

Bond premium and bond discount are amortized over the life of the bonds, this is the current year amortization. 11,843

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the governmental funds, interest expenditures are reported when due. This is the change in accrued interest in the current period. (653)

Change in Net Position of Governmental Activities \$ 500,261

See accompanying notes to financial statements.

Highlands Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 1,010,575	\$ 1,010,575	\$ 1,020,778	\$ 10,203
Miscellaneous revenues	5,000	5,000	10,939	5,939
Investment income	-	-	932	932
Total Revenues	<u>1,015,575</u>	<u>1,015,575</u>	<u>1,032,649</u>	<u>17,074</u>
Expenditures				
Current				
General government	156,515	156,515	154,877	1,638
Physical environment	582,431	582,431	562,758	19,673
Culture/recreation	276,629	276,629	353,483	(76,854)
Capital outlay	-	-	19,982	(19,982)
Debt Service				
Principal	-	-	887	(887)
Interest	-	-	469	(469)
Total Expenditures	<u>1,015,575</u>	<u>1,015,575</u>	<u>1,092,456</u>	<u>(76,881)</u>
Excess of revenues over/(under) expenditures	<u>-</u>	<u>-</u>	<u>(59,807)</u>	<u>(59,807)</u>
Other Financing Sources/(Uses)				
Initiation of financed purchase	<u>-</u>	<u>-</u>	<u>13,496</u>	<u>13,496</u>
Net Change in Fund Balances	-	-	(46,311)	(46,311)
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>800,867</u>	<u>800,867</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 754,556</u>	<u>\$ 754,556</u>

See accompanying notes to financial statements.

Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on June 6, 2006, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Highlands Community Development District. The District is governed by a five member Board of Supervisors who are elected on an at large basis by landowners of the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Highlands Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Funds – Accounts for the accumulation of resources for the annual payment of principal and interest on long-term general obligation debt.

Capital Projects Funds – The Capital Projects Funds account for the construction of infrastructure improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, construction in progress, buildings and improvements, infrastructure and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	10 - 40 years
Buildings and improvements	25 years
Equipment	3 - 10 years

d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

e. Bond Discounts/Premiums

Bond discounts and premiums are amortized over the life of the bonds.

**Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$808,630 and the carrying value was \$733,897. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Treasury Obligation	9 Days*	\$ 803,844
First American Government Obligation	18 Days*	1,892,667
Total		<u>\$ 2,696,511</u>

*Weighted average maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments listed above are level one assets.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investment in First American Treasury Obligation and First American Government Obligation was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investment in the First American Treasury Obligation represent 30% of total investments. The District's investment in the First American Government Obligation represent 70% of total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Assessment revenues recognized for the 2021-2022 fiscal year were levied in October 2021. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on or prior to June 1; therefore, there were no material taxes receivable at fiscal year end.

Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental activities:</u>				
Capital assets, not being depreciated:				
Land and land improvements	\$ 7,604,176	\$ -	\$ -	\$ 7,604,176
Construction in progress	17,496,935	52,284	(74,455)	17,474,764
Total capital assets not being depreciated	<u>25,101,111</u>	<u>52,284</u>	<u>(74,455)</u>	<u>25,078,940</u>
Capital assets, being depreciated:				
Infrastructure	7,392,727	-	-	7,392,727
Buildings and improvements	1,096,614	-	-	1,096,614
Equipment	69,460	87,951	-	157,411
Total Capital Assets, Being Depreciated	<u>8,558,801</u>	<u>87,951</u>	<u>-</u>	<u>8,646,752</u>
Less accumulated depreciation for:				
Infrastructure	(3,655,306)	(130,908)	-	(3,786,214)
Buildings and improvements	(527,467)	(43,278)	-	(570,745)
Equipment	(5,022)	(22,463)	-	(27,485)
Total Accumulated Depreciation	<u>(4,187,795)</u>	<u>(196,649)</u>	<u>-</u>	<u>(4,384,444)</u>
Total Capital Assets Depreciated, Net	4,371,006	(108,698)	-	4,262,308
Governmental Activities Capital Assets, net	<u>\$ 29,472,117</u>	<u>\$ (56,414)</u>	<u>\$ (74,455)</u>	<u>\$ 29,341,248</u>

Current year depreciation was charged to physical environment, \$145,925 and culture/recreation, \$50,724.

NOTE E – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 25,305,000
Principal payments	<u>(670,000)</u>
Long-term debt at September 30, 2022	<u>\$ 24,635,000</u>
Less: bond discount, net	(97,945)
Plus: bond premium, net	<u>219,969</u>
Bonds payable, net at September 30, 2022	<u>\$ 24,757,024</u>

**Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE E – LONG-TERM DEBT (CONTINUED)

Long-term debt for Governmental Activities is comprised of the following:

Special Assessment Revenue and Refunding Bonds

<p>\$2,860,000 Series 2013 Special Assessment Bonds, Phase 2B are due in annual principal installments beginning November 2014 maturing November 2043. Term bonds with interest rates between 5.50% and 6.75% is due May and November beginning May 2013. Current portion is \$55,000.</p>	<p>\$ 2,500,000</p>
<p>\$2,305,000 Series 2014 Special Assessment Bonds, Phase 2A are due in annual principal installments beginning November 2015 maturing November 2044. Term bonds with interest rates between 6.25% and 7.25% is due May and November beginning May 2014. Current portion is \$40,000.</p>	<p>2,050,000</p>
<p>\$4,875,000 Series 2016 Special Assessments Bonds, Phase 3A are due in annual principal installments beginning May 2017 maturing May 2046. Interest at various rates between 4.00% and 5.50% is due May and November beginning May 2016. Current portion is \$80,000.</p>	<p>3,605,000</p>
<p>\$7,195,000 Series 2016 Special Assessment Refunding bonds are due in annual principal installments beginning May 2017 maturing May 2036. Interest at various rates between 2.00% and 4.25% is due May and November beginning May 2017. Current portion is \$305,000.</p>	<p>5,515,000</p>
<p>\$3,925,000 Series 2016 Special Assessment Bonds, Phase 3C are due in annual principal installments beginning December 2017 maturing 2046. Term bonds with interest rates between 3.875% and 5.500% is due June and December beginning June 2017. Current portion is \$70,000.</p>	<p>3,500,000</p>
<p>\$5,515,000 Series 2018 Special Assessment Bonds, Phase 3B & 5, are due in annual principal installments beginning December 2019 maturing 2048. Interest at various rates between 4.00% and 5.00% is due June and December beginning June 2019. Current portion is \$105,000.</p>	<p>5,225,000</p>
<p>\$3,560,000 Series 2018 Special Assessments Bonds, Phase 4 are due in annual principal installments beginning June 2020 maturing June 2049. Interest at various rates between 4.250% and 5.375% is due June and December beginning June 2019. Current portion is \$40,000.</p>	<p><u>2,240,000</u></p>
<p>Bonds Payable</p>	<p><u>\$ 24,635,000</u></p>

**Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 695,000	\$ 1,269,925	\$ 1,964,925
2024	720,000	1,243,913	1,963,913
2025	745,000	1,214,944	1,959,944
2026	775,000	1,183,594	1,958,594
2027	815,000	1,146,413	1,961,413
2028-2032	4,725,000	5,092,844	9,817,844
2033-2037	5,525,000	3,772,188	9,297,188
2038-2042	4,740,000	2,389,965	7,129,965
2043-2047	4,970,000	898,324	5,868,324
2048-2049	925,000	54,087	979,087
Totals	<u>\$ 24,635,000</u>	<u>\$ 18,266,197</u>	<u>\$ 42,901,197</u>

Summary of Significant Bond Resolution Terms and Covenants

Special Assessment Revenue and Refunding Bonds

Significant Bond Provisions

The Series 2013 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2033 at a redemption price equal to the principal amount of the Series 2013 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2013 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2014 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after November 1, 2028 at a redemption price equal to the principal amount of the Series 2014 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2014 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bond Resolution Terms and Covenants (Continued)

Special Assessment Revenue and Refunding Bonds (Continued)

Significant Bond Provisions (Continued)

The Series 2016 Refunding Bonds maturing 2031 and 2036 are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2026 at a redemption price outlined in the Trust Indenture. The Series 2016 Refunding Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2016 3A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028 at a redemption price outlined in the Trust Indenture. The Series 2016 3A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2016 3C Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after December 15, 2026 at a redemption price outlined in the Trust Indenture. The Series 2016 3C Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2018 Assessment Areas 3B and 5 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after December 15, 2029 at a redemption price outlined in the Trust Indenture. The Series 2018 Assessment Areas 3B and 5 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indentures established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – All Reserve Accounts were funded from the proceeds of the issuing Bonds. The 2013, 2016 Refunding, and 2016 3A, Reserve Accounts were funded in amounts equal to 50 percent of the maximum annual debt service outstanding for the indicated Bonds. The Series 2014 Reserve Account was funded in an amount equal to \$60,000. The Series 2016 3C Reserve Account was funded in an amount equal to 40 percent of the maximum annual debt service outstanding for the Series 2016 3C Bonds. The Series 2018, Assessment Areas 3B and 5, Reserve Accounts were funded in an amount equal to 30 percent of the maximum annual debt service outstanding for the Series 2018, Assessment Area 3B and 5 Bonds. And lastly, the Series 2018, Assessment Area 4 Reserve Account was funded in an amount equal to 100 percent of the maximum annual debt service outstanding or the Series 2018, Assessment Area 4 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2022:

	Reserve Balance	Reserve Requirement
Special Assessment Bonds, Series 2013	\$ 110,856	\$ 110,606
Special Assessment Bonds, Series 2014	\$ 60,000	\$ 60,000
Special Assessment Refunding Bonds, Series 2016	\$ 261,847	\$ 261,847
Special Assessment Bonds, Series 2016 3A	\$ 134,192	\$ 134,775
Special Assessment Bonds, Series 2016 3C	\$ 104,670	\$ 104,670
Special Assessment Bonds, Series 2018 (3B & 5)	\$ 107,268	\$ 106,798
Special Assessment Bonds, Series 2018 (4)	\$ 128,142	\$ 160,666

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims under this commercial coverage during the last three years.

**Highlands Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022**

NOTE G – FINANCED PURCHASE

Security Equipment Lease

During the year ended September 30, 2022, the District entered into a financed purchase agreement for certain security equipment. The agreement has an end of finance purchase option which qualifies it as a financed purchase; therefore, the asset has been recorded at the present value of future minimum payments.

The annual requirements to amortize the principal and interest of the financed purchases as of September 30, 2022 were as follows:

<u>Year Ending September 30,</u>	<u>Amount</u>
2023	\$ 5,425
2024	5,425
2025	<u>4,069</u>
Total minimum lease payments	14,919
Less: amount representing interest	<u>(2,310)</u>
Present value of minimum lease payments	<u>\$ 12,609</u>



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Highlands Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Highlands Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated October 4, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Highlands Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Highlands Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Highlands Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Highlands Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Highlands Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 4, 2023



Berger, Toombs, Elam, Gaines & Frank

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MANAGEMENT LETTER

To the Board of Supervisors
Highlands Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of the Highlands Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated October 4, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated October 4, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Highlands Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Highlands Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Highlands Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Highlands Community Development District. It is management's responsibility to monitor the Highlands Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Highlands Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 13
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$51,709
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: \$85,140 landscape renovation at the clubhouse.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.



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Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Highlands Community Development District

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Highlands Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$1,348.13 – 1,904.80.
- 2) The amount of special assessments collected by or on behalf of the District: \$3,030,849.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: Bonds outstanding at September 30, 2021, \$24,635,000, see Note E for more detailed information.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we noted the following finding.

Finding 2022 – 01

Finding: Actual expenditures exceeded budgeted expenditures in the General Fund in the current year.

Recommendation: We recommend that the District institute procedures to ensure that actual expenditures do not exceed the budget.

Management Response: The District will institute procedures to more closely monitor budget versus actual expenditures.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 4, 2023



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Highlands Community Development District
Hillsborough County, Florida

We have examined Highlands Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Highlands Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Highlands Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Highlands Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Highlands Community Development District's compliance with the specified requirements.

In our opinion, Highlands Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

October 4, 2023

1
2
3 **MINUTES OF MEETING**

4 *Each person who decides to appeal any decision made by the Board with*
5 *respect to any matter considered at the meeting is advised that the person may need to*
6 *ensure that a verbatim record of the proceedings is made, including the testimony and*
7 *evidence upon which such appeal is to be based.*

8 **HIGHLANDS**
9 **COMMUNITY DEVELOPMENT DISTRICT**

10
11 The meeting of the Board of Supervisors of the Highlands Community
12 Development District was held on **Tuesday, October 10, 2023, at 6:04 p.m.**, at the
13 Ayersworth Glen Clubhouse, located at 11102 Ayersworth Glen Blvd., Wimauma, FL
14 33598.

15
16 Present and constituting a quorum were:

17
18 Kangelia Baxter **Board Supervisor, Chair**
19 Mark Bouthot **Board Supervisor, Vice Chair**
20 Orlando Echevarria **Board Supervisor, Asst. Secretary**
21 Trang Chu **Board Supervisor, Asst. Secretary**
22 Joanna Pharo **Board Supervisor, Asst. Secretary**

23
24 Also present were:

25
26 Jennifer Goldyn **District Manager, Inframark**
27 Leo Lluberer **Field Inspection Manager, Inframark**
28 Kristee Cole **Representative, Inframark**
29 David Jackson **District Counsel, Persson, Cohen & Mooney**
30 Savannah Berger **Representative, Advanced Aquatics**
31 Robin Rhodes **Representative, Yellowstone Landscape**
32 Gail Huff **Representative, Ballenger Irrigation**
33 Jerry Whited **Representative, BDi Engineering**

34
35 Audience

36
37 **FIRST ORDER OF BUSINESS**

Call to Order

38
39 The meeting was called to order at 6:04 p.m.

40
41 **SECOND ORDER OF BUSINESS**

Audience Comments

42
43 There was an audience comment regarding the parking along the streets and CDD
44 property. The homeowner will provide photos and video to the onsite manager.

45
46 **THIRD ORDER OF BUSINESS**

Staff Reports

47
48 **Aquatics Services Update**

49
50 Ms. Berger reviewed her report with the Board and noted that pond 21 as not being

51 maintained.

52
53 Mr. Wagner informed the Board that Pond 21 does not exist. This area is part of the
54 mitigation buffer that is being restored.

55
56 Mr. Wagner updated the Board on the buffer areas for Phase 3 and 4. The planting
57 on these areas will start on Friday.

58
59 **Landscape Inspection Report**

60
61 Mr. Lluberes reviewed his report with the Board.

62
63 Ms. Pharo mentioned the moss that needs to be addressed and Mr. Rhodes stated
64 that it will be addressed.

65
66 Ms. Pharo mentioned the leaning fence and Ms. Goldyn stated that she would
67 provided the District Engineer with a map to determine who is responsible for the fence.

68
69 **Ballenger Irrigation**

70
71 Ms. Huff presented her report to the Board.

72
73 **Yellowstone Landscape**

74
75 Mr. Rhodes presented his report to the Board. Mr. Rhodes asked the Board if they
76 wanted to do some holiday-themed flowers for the bed. The Board decided red and white
77 flowers and poinsettia in the bed.

78
79 **District Counsel**

80
81 Present and no report.

82
83 **District Engineer**

84
85 Mr. Whited updated the Board regarding the roads and informed the Board of the
86 SOI for Phase 3A. Two ponds are due for a permit at this time. Mr. Whited mentioned
87 that there is a skimmer that is getting clogged due to a homeowner dumping
88 landscaping debris in the area and there is no clearance under the control structure.

89
90 Mr. Whited spoke with the County regarding the Boards. The plat that was
91 provided by the County states that they are private roads. There is a process to turn the
92 roads over to the County. They will need the original testing results to turn over the
93 private roads to the County or new core samples every so many feet, which could
94 become costly.

95
96 Mr. Whited will provide the County with the letter of request to the County to start
97 turning over the private streets to the County.

98
99 Mr. Whited informed the Board that the drains are all the responsibility of the
100 drains.

101 **District Manager**

102

103 Ms. Goldyn informed the Board of Supervisors that the next meeting will be held
104 on November 14, 2023.

105

106 Ms. Goldyn requested that Mr. Williams change his title to the On-Site Manager
107 moving forward.

108

109 The Board discussed what was needed for the new key fobs.

110

111 Mr. Jackson informed the Board that we will have to advertise the changing of
112 the rules and rates.

113

114 Ms. Pharo informed the Board that Atmosseffect Fitness has been advertising for
115 classes in the clubhouse parking lot. The company has been advertising on Facebook
116 for the Riverview area and charging for their classes.

117

118 The Board gave Ms. Goldyn the direction to contact the owner of the company
119 and inform them that is not allowed on CDD property without permission from the
120 Board.

121

122 The Board discussed off-duty officers. The Board requested to have the officers
123 there Monday through Friday from noon through four p.m., due to the school traffic on
124 school days.

125

126 **Clubhouse Manager**

127

128 Mr. Williams reviewed the report with the Board.

129

130 The Trunk or Treat will be on October 14, 2023.

131

132 Mr. Williams informed the Board that Eric has been doing a great job keeping
133 everything in line in the clubhouse.

134

135 The basketball benches have been installed.

136

137 Alvarez Plumbing is still trying to get the link in the shower line found and fixed.

138

139 **FOURTH ORDER OF BUSINESS**

**Consideration of Revised Amenity
Policies and Rates**

140

141

142 Mr. Jackson presented the Revised Amenities Policies and Rates.

143

144 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01,
Amenity Policies and Rates**

145

146

On a motion from Ms. Baxter, seconded by Ms. Pharo, the Board unanimously adopted Resolution 2024-01, Amenity Policies and Rates, for the Highlands CDD.
--

147

148 **SIXTH ORDER OF BUSINESS** **Consideration of Aqua Sentry Pool**
149 **Increase**
150
151 Mr. Williams informed the Board that the technician with Aqua Sentry will no longer
152 be the technician for the company. The Board requested additional proposals due to the
153 increase in the monthly rate.

154
155 **SEVENTH ORDER OF BUSINESS** **Consideration of Dog Waste Station**
156 **Proposal**
157
158 Mr. Lluberes presented the Dog Waste Station Proposal to the board.
159

On a motion from Ms. Pharo, seconded by Ms. Baxter, the Board unanimously approved the Inframark Dog Waste Station proposal to come out once a week, per month, for the Highlands CDD.

160
On a motion from Mr. Echevarria seconded by Ms. Chu, the Board unanimously approved to terminate Poop 911, for the Highlands CDD.

161
162 **EIGHTH ORDER OF BUSINESS** **Consideration of Minutes of the**
163 **2nd Audit Committee Meeting and the**
164 **Regular Meeting Minutes from**
165 **September 12, 2023**
166

On a motion from Ms. Baxter, seconded by Ms. Pharo, the Board unanimously approved the Minutes of the 2nd Audit Committee Meeting and the Regular Meeting Minutes from September 12, 2023, for the Highlands CDD.

167
168 **NINTH ORDER OF BUSINESS** **Consideration of Invoices and Check**
169 **Register**
170

On a motion from Ms. Baxter, seconded by Mr. Bouthot the Board unanimously approved the Invoices and Check Register, for the Highlands CDD.

171
172 **TENTH ORDER OF BUSINESS** **Supervisors Requests**
173
174 Ms. Baxter informed the Board that the pool is not looking good, and Ms. Goldyn
175 will be reaching out to the vendor with photos and details regarding their workmanship.

176
177 Ms. Baxter also informed the Board that Mr. Pendergrast regarding people dumping
178 in the common areas.

179
180 The Board directed Mr. Williams to send an eblast to the community regarding no
181 dumping in the ponds.

182
183 **ELEVENTH ORDER OF BUSINESS** **Audience Comments**
184
185 There were no comments at this time.

186 **TWELFTH ORDER OF BUSINESS**

Adjournment

187

On a motion from Ms. Pharo, seconded by Ms. Chu, the Board unanimously approved to adjourn the meeting at 8:25 p.m., for the Highlands CDD.

188

189

190

191

192 _____
Assistant Secretary

Chair / Vice Chair

HIGHLANDS
Community Development District

Financial Report
September 30, 2023

Table of Contents

	Page #
<u>FINANCIAL STATEMENTS</u>	
Balance Sheet	1 - 2
Statement of Revenues and Expenditures	3 - 13
<u>SUPPORTING SCHEDULES</u>	
Check Register and Invoices	14 - 124

HIGHLANDS
Community Development District

Financial Statements

(Unaudited)

September 30, 2023

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	2013/2014 DEBT SERVICE FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	2013/2014 CAPITAL PROJECTS FUND	SERIES 2016 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS											
Cash - Checking Account	\$ 610,574	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610,574
Due From Other Gov'tl Units	7,481	710	3,324	8,619	4,186	-	-	-	-	-	24,320
Due From Other Funds	-	247,812	3,754	9,735	4,727	-	-	-	-	-	266,028
Investments:											
Money Market Account	20,368	-	-	-	-	-	-	-	-	-	20,368
Construction Fund	-	-	-	-	-	6,444	5,248	620,989	-	-	632,681
Interest Account	-	-	-	-	24	-	-	-	-	-	24
Prepayment Account	-	-	38	3,295	130	-	-	-	-	-	3,463
Reserve Fund	-	-	170,856	501,292	241,976	-	-	-	-	-	914,124
Revenue Fund	-	-	366,652	583,584	331,898	-	-	-	-	-	1,282,134
Sinking fund	-	-	-	-	5	-	-	-	-	-	5
Prepaid Items	14,023	-	-	-	-	-	-	-	-	-	14,023
Deposits	18,740	-	-	-	-	-	-	-	-	-	18,740
Fixed Assets											
Improvements Other Than Buildings (IOTB)	-	-	-	-	-	-	-	-	29,341,248	-	29,341,248
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	4,634,424	4,634,424
Amount To Be Provided	-	-	-	-	-	-	-	-	-	19,035,576	19,035,576
TOTAL ASSETS	\$ 671,186	\$ 248,522	\$ 544,624	\$ 1,106,525	\$ 582,946	\$ 6,444	\$ 5,248	\$ 620,989	\$ 29,341,248	\$ 23,670,000	\$ 56,797,732

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	2013/2014 DEBT SERVICE FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	2013/2014 CAPITAL PROJECTS FUND	SERIES 2016 CAPITAL PROJECTS FUND	SERIES 2018 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
LIABILITIES											
Accounts Payable	\$ 101,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 101,092
Deposits - Rentals	6,291	-	-	-	-	-	-	-	-	-	6,291
Bonds Payable	-	-	-	-	-	-	-	-	-	23,670,000	23,670,000
Due To Other Funds	266,028	-	-	-	-	-	-	-	-	-	266,028
TOTAL LIABILITIES	373,411	-	-	-	-	-	-	-	-	23,670,000	24,043,411
FUND BALANCES											
Nonspendable:											
Prepaid Items	14,023	-	-	-	-	-	-	-	-	-	14,023
Restricted for:											
Debt Service	-	-	544,624	1,106,525	582,946	-	-	-	-	-	2,234,095
Capital Projects	-	-	-	-	-	6,444	5,248	620,989	-	-	632,681
Unassigned:	283,752	248,522	-	-	-	-	-	-	29,341,248	-	29,873,522
TOTAL FUND BALANCES	\$ 297,775	\$ 248,522	\$ 544,624	\$ 1,106,525	\$ 582,946	\$ 6,444	\$ 5,248	\$ 620,989	\$ 29,341,248	\$ -	\$ 32,754,321
TOTAL LIABILITIES & FUND BALANCES	\$ 671,186	\$ 248,522	\$ 544,624	\$ 1,106,525	\$ 582,946	\$ 6,444	\$ 5,248	\$ 620,989	\$ 29,341,248	\$ 23,670,000	\$ 56,797,732

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 2,801	0.00%
Interest - Tax Collector	-	-	817	0.00%
Special Assmnts- Tax Collector	923,025	923,025	940,714	101.92%
Other Miscellaneous Revenues	5,000	5,000	19,282	385.64%
TOTAL REVENUES	928,025	928,025	963,614	103.83%
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	12,000	11,800	98.33%
FICA Taxes	-	-	291	0.00%
ProfServ-Arbitrage Rebate	5,000	5,000	11,000	220.00%
ProfServ-Trustee Fees	23,000	23,000	24,761	107.66%
Assessment Roll	5,200	5,200	5,200	100.00%
Disclosure Report	9,500	9,500	9,500	100.00%
District Counsel	25,431	25,431	17,474	68.71%
District Engineer	12,000	12,000	6,045	50.38%
Administrative Services	4,820	4,820	2,972	61.66%
District Manager	23,352	23,352	40,841	174.89%
Accounting Services	18,720	18,720	11,544	61.67%
Auditing Services	4,500	4,500	-	0.00%
Website Hosting/Email services	6,400	6,400	4,910	76.72%
Public Officials Insurance	3,391	3,391	3,038	89.59%
Legal Advertising	4,500	4,500	5,604	124.53%
Miscellaneous Services	150	150	1,136	757.33%
Bank Fees	800	800	333	41.63%
Financial & Revenue Collections	4,680	4,680	2,886	61.67%
Dues, Licenses, Subscriptions	175	175	175	100.00%
Total Administration	163,619	163,619	159,510	97.49%
<u>Electric Utility Services</u>				
Street Lights	175,000	175,000	197,357	112.78%
Utility Services	16,500	16,500	14,686	89.01%
Utility - Recreation Facilities	500	500	442	88.40%
Utility-Pool	2,000	2,000	1,260	63.00%
Total Electric Utility Services	194,000	194,000	213,745	110.18%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Garbage/Solid Waste Services</u>				
Garbage - Recreation Facility	1,596	1,596	2,455	153.82%
Total Garbage/Solid Waste Services	1,596	1,596	2,455	153.82%
<u>Water-Sewer Comb Services</u>				
Utility Services	15,000	15,000	7,568	50.45%
Total Water-Sewer Comb Services	15,000	15,000	7,568	50.45%
<u>Stormwater Control</u>				
R&M-Wetland Monitoring	30,000	30,000	35,893	119.64%
R&M Lake & Pond Bank	2,500	2,500	9,460	378.40%
Fountain Maintenance	1,080	1,080	-	0.00%
Aquatic Maintenance	24,468	24,468	31,601	129.15%
Aquatic Plant Replacement	1,000	1,000	-	0.00%
Total Stormwater Control	59,048	59,048	76,954	130.32%
<u>Other Physical Environment</u>				
Field Services	-	-	1,200	0.00%
Pest Control	3,000	3,000	-	0.00%
Landscape Inspection Services	9,600	9,600	5,920	61.67%
Contracts-Annuals	6,900	6,900	-	0.00%
Insurance - General Liability	3,730	3,730	3,341	89.57%
Property Insurance	14,124	14,124	14,093	99.78%
R&M-Fertilizer	30,000	30,000	-	0.00%
R&M-Irrigation	35,600	35,600	65,502	183.99%
Landscape - Mulch	29,728	29,728	1,257	4.23%
Landscape Maintenance	190,500	190,500	221,919	116.49%
Landscape Replacement	15,000	15,000	20,355	135.70%
Entry & Walls Maintenance	5,000	5,000	275	5.50%
Holiday Decoration	18,500	18,500	18,900	102.16%
Miscellaneous Expenses	5,000	5,000	4,900	98.00%
Total Other Physical Environment	366,682	366,682	357,662	97.54%
<u>Security Operations</u>				
Security Patrol Services	30,000	30,000	35,680	118.93%
Security Monitoring Services	12,500	12,500	6,144	49.15%
Total Security Operations	42,500	42,500	41,824	98.41%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
Clubhouse - Facility Janitorial Service	13,000	13,000	2,069	15.92%
Management Contract	12,000	12,000	45,018	375.15%
Pest Control	950	950	428	45.05%
Employee - Clubhouse Staff	115,069	115,069	87,260	75.83%
Telephone/Fax/Internet Services	2,750	2,750	3,087	112.25%
R&M-Clubhouse	12,000	12,000	17,414	145.12%
R&M-Pools	24,040	24,040	59,183	246.19%
R&M-Fitness Equipment	1,500	1,500	1,229	81.93%
R&M Basketball Courts	1,500	1,500	5,370	358.00%
Furniture Repair/Replacement	2,000	2,000	1,412	70.60%
Access Control Maintenance & Repair	1,750	1,750	3,167	180.97%
Computer Support	500	500	94	18.80%
Office Supplies	1,500	1,500	2,054	136.93%
Dog Waste Station Supplies	6,000	6,000	4,363	72.72%
Pool Permits	275	275	325	118.18%
Total Parks and Recreation	194,834	194,834	232,473	119.32%
<u>Special Events</u>				
Special Events	5,000	5,000	4,710	94.20%
Total Special Events	5,000	5,000	4,710	94.20%
<u>Contingency</u>				
Misc-Contingency	75,000	75,000	93,009	124.01%
Total Reserves	75,000	75,000	93,009	124.01%
TOTAL EXPENDITURES & RESERVES	1,117,279	1,117,279	1,189,910	106.50%
Excess (deficiency) of revenues Over (under) expenditures	(189,254)	(189,254)	(226,296)	119.57%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(189,254)	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(189,254)	-	-	0.00%
Net change in fund balance	\$ (189,254)	\$ (189,254)	\$ (226,296)	119.57%
FUND BALANCE, BEGINNING (OCT 1, 2022)	524,071	524,071	524,071	
FUND BALANCE, ENDING	\$ 334,817	\$ 334,817	\$ 297,775	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ -	\$ 2,251	0.00%
Special Assmnts- Tax Collector	87,550	87,550	88,260	100.81%
TOTAL REVENUES	87,550	87,550	90,511	103.38%
EXPENDITURES				
Reserves				
Capital Reserve	87,550	87,550	72,475	82.78%
Total Reserves	87,550	87,550	72,475	82.78%
TOTAL EXPENDITURES & RESERVES	87,550	87,550	72,475	82.78%
Excess (deficiency) of revenues Over (under) expenditures	-	-	18,036	0.00%
Net change in fund balance	\$ -	\$ -	\$ 18,036	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	230,486	230,486	230,486	
FUND BALANCE, ENDING	\$ 230,486	\$ 230,486	\$ 248,522	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 21,779	0.00%
Special Assmnts- Tax Collector	410,113	410,113	417,580	101.82%
TOTAL REVENUES	410,113	410,113	439,359	107.13%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	95,000	95,000	95,000	100.00%
Interest Expense	315,113	315,113	306,300	97.20%
Total Debt Service	410,113	410,113	401,300	97.85%
TOTAL EXPENDITURES	410,113	410,113	401,300	97.85%
Excess (deficiency) of revenues Over (under) expenditures	-	-	38,059	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	-	(2,380)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	(2,380)	0.00%
Net change in fund balance	\$ -	\$ -	\$ 35,679	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	508,945	508,945	508,945	
FUND BALANCE, ENDING	\$ 508,945	\$ 508,945	\$ 544,624	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 50,635	0.00%
Special Assmnts- Tax Collector	1,063,442	1,063,442	1,082,805	101.82%
TOTAL REVENUES	1,063,442	1,063,442	1,133,440	106.58%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	455,000	455,000	455,000	100.00%
Interest Expense	608,442	608,442	597,225	98.16%
Total Debt Service	1,063,442	1,063,442	1,052,225	98.95%
TOTAL EXPENDITURES	1,063,442	1,063,442	1,052,225	98.95%
Excess (deficiency) of revenues Over (under) expenditures	-	-	81,215	0.00%
Net change in fund balance	\$ -	\$ -	\$ 81,215	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,025,310	1,025,310	1,025,310	
FUND BALANCE, ENDING	\$ 1,025,310	\$ 1,025,310	\$ 1,106,525	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 25,953	0.00%
Special Assmnts- Tax Collector	516,420	516,420	525,823	101.82%
TOTAL REVENUES	516,420	516,420	551,776	106.85%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	145,000	145,000	100.00%
Interest Expense	371,420	371,420	366,400	98.65%
Total Debt Service	516,420	516,420	511,400	99.03%
TOTAL EXPENDITURES	516,420	516,420	511,400	99.03%
Excess (deficiency) of revenues Over (under) expenditures	-	-	40,376	0.00%
Net change in fund balance	\$ -	\$ -	\$ 40,376	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	542,570	542,570	542,570	
FUND BALANCE, ENDING	\$ 542,570	\$ 542,570	\$ 582,946	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 199	0.00%
TOTAL REVENUES	-	-	199	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	199	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	-	2,380	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	2,380	0.00%
Net change in fund balance	\$ -	\$ -	\$ 2,579	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	3,865	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 6,444	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 201	0.00%
TOTAL REVENUES	-	-	201	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	201	0.00%
Net change in fund balance	\$ -	\$ -	\$ 201	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	5,047	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 5,248	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ 23,688	0.00%
TOTAL REVENUES	-	-	23,688	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	23,688	0.00%
Net change in fund balance	\$ -	\$ -	\$ 23,688	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	597,301	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 620,989	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ -	\$ -	0.00%
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	29,341,248	
FUND BALANCE, ENDING	\$ -	\$ -	\$ 29,341,248	

HIGHLANDS
Community Development District

Supporting Schedules

October 31, 2023

HIGHLANDS

Community Development District

**Payment Register by Fund
For the Period from 10/01/23 to 10/31/23
(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 # 1099								
001	10/02/23	AQUA SENTRY	9185	REPLACE BROKEN STENNER PUMP	Pool Repairs	546074-57201	\$595.00	
001	10/02/23	AQUA SENTRY	9435	POOL MAINT 08/2023	Pool Repairs	546074-57201	\$2,610.98	
001	10/02/23	AQUA SENTRY	9453	REMOVE AND REPLACE A LADDER STEP.	Pool Repairs	546074-57201	\$333.57	
							Check Total	\$3,539.55
CHECK # 1100								
001	10/02/23	ARLENE MARTINEZ	09202023	CLUBHOUSE RENTAL DEPOSIT REFUND	Deposits-Rentals	220005	\$350.00	
							Check Total	\$350.00
CHECK # 1101								
001	10/02/23	BCI ENTITIES, LLC	23462	STONE GATE PUMP REPAIR	Irrigation Repairs & Maintenance	546041-53900	\$624.00	
							Check Total	\$624.00
CHECK # 1102								
001	10/02/23	CROSSCREEK ENVIROMENTAL INC	14950	9/2023 AQUATIC MAINT	Wetland Monitoring & Maintenance	546108-53805	\$2,450.00	
001	10/02/23	CROSSCREEK ENVIROMENTAL INC	14640	POND 10 RESTORATION AND STABILIZATION	Lake/Pond Bank Maintenance	546185-53805	\$6,480.00	
							Check Total	\$8,930.00
CHECK # 1103								
001	10/02/23	DUANE SMITH	09202023	CLUBHOUSE RENTAL DEPOSIT REFUND	Deposits-Rentals	220005	\$350.00	
							Check Total	\$350.00
CHECK # 1104								
001	10/02/23	FITNESSMITH	INV97659	LABOR CHARGE - 9/11/23	Fitness Equipment Maintenance & Repairs	546115-57201	\$100.00	
							Check Total	\$100.00
CHECK # 1105								
001	10/02/23	SITE MASTERS OF FL LLC	092023-1	REMAINDER DUE FOR 2 SLABS & BENCHES AT BASKETBALL	Basketball Court Maintenance & Supplies	546161-57201	\$2,650.00	
							Check Total	\$2,650.00
CHECK # 1107								
001	10/03/23	INFRAMARK	98413	MANAGEMENT SRV JULY 2023	mgmt fee	531150-51301	\$5,522.67	
001	10/03/23	INFRAMARK	98413	MANAGEMENT SRV JULY 2023	postage	531150-51301	\$17.40	
001	10/03/23	INFRAMARK	101191	MNAGEMENT SRV SEPT 2023	mgmt fee	531150-51301	\$5,522.67	
001	10/03/23	INFRAMARK	101191	MNAGEMENT SRV SEPT 2023	field ops	531122-53900	\$600.00	
001	10/03/23	INFRAMARK	101191	MNAGEMENT SRV SEPT 2023	proj mgmt	531136-57201	\$15,515.00	
001	10/03/23	INFRAMARK	99904	MANAGEMENT SRV AUG 2023	mgmt fee	531150-51301	\$5,522.67	
001	10/03/23	INFRAMARK	99904	MANAGEMENT SRV AUG 2023	postage	531122-53900	\$1,135.71	
001	10/03/23	INFRAMARK	99904	MANAGEMENT SRV AUG 2023	copies	531150-51301	\$754.40	
001	10/03/23	INFRAMARK	99904	MANAGEMENT SRV AUG 2023	7/17/23 mailing notice	531150-51301	\$653.10	
001	10/03/23	INFRAMARK	99904	MANAGEMENT SRV AUG 2023	email svc	534369-51301	\$94.00	
001	10/03/23	INFRAMARK	99904	MANAGEMENT SRV AUG 2023	email svc	531150-53900	\$600.00	
001	10/03/23	INFRAMARK	99904	MANAGEMENT SRV AUG 2023	email svc	531136-57201	\$7,651.23	
001	10/03/23	INFRAMARK	96993	MANAGEMENT SRV MAY 2023	District Management	531150-51301	\$2,905.07	
001	10/03/23	INFRAMARK	96994	MANAGEMENT SRV JUNE 2023	District Management	531150-51301	\$5,522.67	
							Check Total	\$52,016.59
CHECK # 1108								
001	10/09/23	INNERSYNC	21552	MONTHLY SRV AUG	Website Hosting, Maintenance, Backup (and Email)	534369-51301	\$128.12	
001	10/09/23	INNERSYNC	21507	07/01/23 IMPLEMENTAION FEE	Website Hosting, Maintenance, Backup (and Email)	534369-51301	\$193.75	
001	10/09/23	INNERSYNC	21545	IMPLEMENTATION FEE AUG 23	Website Hosting, Maintenance, Backup (and Email)	534369-51301	\$193.75	
001	10/09/23	INNERSYNC	21308	IMPLEMENTATION FEE JUNE 23	Website Hosting, Maintenance, Backup (and Email)	534369-51301	\$193.75	
							Check Total	\$709.37

HIGHLANDS

Community Development District

**Payment Register by Fund
For the Period from 10/01/23 to 10/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 1109								
001	10/13/23	AQUA SENTRY	9910	POOL MAINT OCT 2023	Pool Repairs	546074-57201	\$2,443.00	
							Check Total	<u>\$2,443.00</u>
CHECK # 1110								
001	10/13/23	BCI ENTITIES, LLC	23473	IRRIGATION MAINT OCT 2023	Irrigation Repairs & Maintenance	546041-53900	\$2,014.17	
001	10/13/23	BCI ENTITIES, LLC	23499	IRRIGATION REPAIRS	Irrigation Repairs & Maintenance	546041-53900	\$2,392.00	
001	10/13/23	BCI ENTITIES, LLC	23504	IRRIGATION REPAIRS - INSTALL PUMP STARTER BOX	Irrigation Repairs & Maintenance	546041-53900	\$1,215.00	
							Check Total	<u>\$5,621.17</u>
CHECK # 1111								
001	10/13/23	BDI ENGINEERING	1230	ENGINEERING SRVCS 9/11-09/29/23	District Engineer	531147-51301	\$707.50	
							Check Total	<u>\$707.50</u>
CHECK # 1112								
001	10/13/23	INNERSYNC	21589	IMPLEMENTATION FEE SEPT 23	Website Hosting, Maintenance, Backup (and Email)	534369-51301	\$193.75	
001	10/13/23	INNERSYNC	21512	MONTHLY SRV JULY 2023	Website Hosting, Maintenance, Backup (and Email)	534369-51301	\$128.12	
001	10/13/23	INNERSYNC	21592	MONTHLY SRV SEPT 23	Website Hosting, Maintenance, Backup (and Email)	534369-51301	\$128.12	
001	10/13/23	INNERSYNC	21781	MONTHLY SERVICE 10/2023	Website Hosting, Maintenance, Backup (and Email)	534369-51301	\$128.12	
							Check Total	<u>\$578.11</u>
CHECK # 1113								
001	10/13/23	KELLEY BECKERT	10112023	REFUND CLUBHOUSE RENTAL DEPOSIT	Deposits-Rentals	220005	\$350.00	
							Check Total	<u>\$350.00</u>
CHECK # 1114								
001	10/13/23	LEISURE CREATIONS	00078753	FURNITURE - TABLE & UMBRELLA	Furniture Repair/Replacement	546988-57201	\$1,018.55	
							Check Total	<u>\$1,018.55</u>
CHECK # 1115								
001	10/13/23	PERSSON, COHEN, MOONEY,	4199	LEGAL SERVICE 9/5/23-9/19/23	District Counsel	531146-51401	\$1,425.00	
							Check Total	<u>\$1,425.00</u>
CHECK # 1116								
001	10/13/23	POOP 911	6598900	WORK DONE ON 2/28/23	Dog Waste Station Supplies	552160-57201	\$391.60	
001	10/13/23	POOP 911	7314308	WORK 6/30/23	Dog Waste Station Supplies	552160-57201	\$391.60	
001	10/13/23	POOP 911	7314307	WORK ON 5/30/23	Dog Waste Station Supplies	552160-57201	\$391.60	
001	10/13/23	POOP 911	6843679	WORK ON 4/25/23	Dog Waste Station Supplies	552160-57201	\$391.60	
001	10/13/23	POOP 911	6703143	WORK ON 3/28/23	Dog Waste Station Supplies	552160-57201	\$391.60	
001	10/13/23	POOP 911	6484187	WORK ON 1/24/23	Dog Waste Station Supplies	552160-57201	\$391.60	
001	10/13/23	POOP 911	7443643	WORK ON 7/30/23	Dog Waste Station Supplies	552160-57201	\$391.60	
							Check Total	<u>\$2,741.20</u>
CHECK # 1117								
001	10/13/23	SECURITEAM	17381	MONTHLY MONITORING REMOTE	Security Services and Patrols	531116-53935	\$450.00	
001	10/13/23	SECURITEAM	17256	SEPTEMBER MONITORING	Security Monitoring Services (Flock)	534368-53935	\$450.00	
001	10/13/23	SECURITEAM	17024	JULY MONITORING	Security Monitoring Services (Flock)	534368-53935	\$450.00	
001	10/13/23	SECURITEAM	13527060723	SERVICE CALL	Security Monitoring Services (Flock)	534368-53935	\$481.25	
001	10/13/23	SECURITEAM	13697072423	SERVICE LABOR - 7/21/23	Security Monitoring Services (Flock)	534368-53935	\$262.50	
001	10/13/23	SECURITEAM	17129	AUGUST MONTHLY MONITORING	Security Monitoring Services (Flock)	534368-53935	\$450.00	
							Check Total	<u>\$2,543.75</u>
CHECK # 1118								
001	10/13/23	YELLOWSTONE LANDSCAPE	TMC 598678	OCT 2023 LANDSCAPE MAINT	Landscape Maintenance	546300-53900	\$17,171.67	
001	10/13/23	YELLOWSTONE LANDSCAPE	TMC 564373	PLANT INSTALL	Landscape Replacement Plants, Shrubs, Trees	546338-53900	\$365.71	
							Check Total	<u>\$17,537.38</u>
CHECK # 1125								

HIGHLANDS
Community Development District

Payment Register by Fund
For the Period from 10/01/23 to 10/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
001	10/18/23	ANGELA SIMPKINS	10122023	CLUBHOUSE RENTAL DEPOSIT REFUND	Deposits-Rentals	220005	\$350.00	
							Check Total	<u>\$350.00</u>
CHECK # 1126								
001	10/18/23	INFRAMARK	101898	POSTAGE SEPT 2023	District Manager	531150-51301	\$19.53	
							Check Total	<u>\$19.53</u>
CHECK # 1127								
001	10/18/23	JODI JONES	10122023	CLUBHOUSE RENTAL DEPOSIT REFUND	Deposits-Rentals	220005	\$350.00	
							Check Total	<u>\$350.00</u>
CHECK # 1128								
001	10/20/23	CROSSCREEK ENVIROMENTAL INC	15159	INSTALLATION OF PLANT MATERIAL	Wetland Monitoring & Maintenance	546108-53805	\$11,975.00	
							Check Total	<u>\$11,975.00</u>
CHECK # 1129								
001	10/20/23	FITNESSMITH	INV98401	QRTRLY PM 10/9/ 2023	Fitness Equipment Maintenance & Repairs	546115-57201	\$250.00	
							Check Total	<u>\$250.00</u>
CHECK # 1130								
001	10/20/23	MARC SECURITY SERVICES	1168	SEC SVCS 10/01-10/29/23	Security Services and Patrols	531116-53935	\$2,755.20	
							Check Total	<u>\$2,755.20</u>
CHECK # 1131								
001	10/20/23	TAMPA BAY TIMES	0000303733	MEETING SCHEDULE - LEGALS NOTICES	Legal Advertising	548002-51301	\$598.00	
							Check Total	<u>\$598.00</u>
CHECK # 1132								
001	10/24/23	CROSSCREEK ENVIROMENTAL INC	15190	ENTRY & WALLS CLEANS AND MAINT	Lake/Pond Bank Maintenance	546185-53805	\$875.00	
							Check Total	<u>\$875.00</u>
CHECK # 1133								
001	10/24/23	INSECT IQ PEST MANAGEMENT SERVICES 85601		PEST MANAGEMENT AUG23	Pest Control	531170-57201	\$77.50	
001	10/24/23	INSECT IQ PEST MANAGEMENT SERVICES 88386		PEST CONTROL	Pest Control	531170-57201	\$77.50	
001	10/24/23	INSECT IQ PEST MANAGEMENT SERVICES 82130		PEST MANAGEMENT - JUN 2023	Pest Control	531170-57201	\$77.50	
							Check Total	<u>\$232.50</u>
CHECK # 1134								
001	10/27/23	FLORIDA DEPARTMENT OF HEALTH	29-BID-6558894 ACH	POOL PERMIT	Pool Permits	554022-57201	\$325.00	
							Check Total	<u>\$325.00</u>
CHECK # 1135								
001	10/27/23	POOP 911	7680175	08/2023 DOG STATION CLEANING & SUPPLIES	Dog Waste Station Supplies	552160-57201	\$391.60	
001	10/27/23	POOP 911	7680176	09/2023 DOG STATION CLEANING / SUPPLIES	Dog Waste Station Supplies	552160-57201	\$391.60	
							Check Total	<u>\$783.20</u>
CHECK # 1136								
001	10/27/23	ST6 SECURITY LLC	INV-0842	400 PROXIMITY FOBS AND ID BADGE PRINTER	Access Control Maintenance & Repair	546998-57201	\$15,475.00	
							Check Total	<u>\$15,475.00</u>
CHECK # DD1065								
001	10/30/23	BOCC ACH	101723-6632320000	BILL PRD 9/14-10/13/23	Utility Services	543063-53600	\$60.15	
							Check Total	<u>\$60.15</u>
CHECK # DD1066								
001	10/30/23	BOCC ACH	101723-5632320000	BILL PRD 9/15-10/13/23	Utility Services	543063-53600	\$46.65	
							Check Total	<u>\$46.65</u>
CHECK # DD1067								
001	10/30/23	ORLANDO O. ECHEVARRIA - EFT	091223-BP	BAORD PAY 9/13/23	Supervisor Fees	511001-51101	\$200.00	

HIGHLANDS
Community Development District

Payment Register by Fund
For the Period from 10/01/23 to 10/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							Check Total	<u>\$200.00</u>
CHECK # DD1068								
001	10/30/23	ORLANDO O. ECHEVARRIA - EFT	101023	BOARD MEETING 10/10/23	Supervisor Fees	511001-51101	\$200.00	
							Check Total	<u>\$200.00</u>
CHECK # DD1069								
001	10/27/23	FRONTIER ACH	91423-3322 ACH	SRV 09/14/23-10/13/23	Telephone Fax, Internet	541009-57201	\$156.73	
							Check Total	<u>\$156.73</u>
CHECK # DD1070								
001	10/27/23	NAVITAS CREDIT CORP. ACH	102523-41100345	SECURITY EQUIPMENT	Security Services and Patrols	531116-53935	\$270.64	
							Check Total	<u>\$270.64</u>
CHECK # DD1071								
001	10/27/23	NAVITAS CREDIT CORP. ACH	100423-40995983 ACH	SECURITY EQUIPMENT OCT 2023	Security Services and Patrols	531116-53935	\$479.31	
							Check Total	<u>\$479.31</u>
CHECK # DD1072								
001	10/27/23	TECO ACH	10052023 ACH	SRVC PERIOD 8/22-9/21/23	Street Lights	543057-53100	\$16,913.70	
001	10/27/23	TECO ACH	10052023 ACH	SRVC PERIOD 8/22-9/21/23	Utility Services	543063-53100	\$1,619.81	
001	10/27/23	TECO ACH	10052023 ACH	SRVC PERIOD 8/22-9/21/23	Utility - Recreation Facilities	543079-53100	\$38.62	
001	10/27/23	TECO ACH	10052023 ACH	SRVC PERIOD 8/22-9/21/23	Utility-Pool	543110-53100	\$247.89	
							Check Total	<u>\$18,820.02</u>
CHECK # DD1057								
001	10/13/23	KANGELIA J. BAXTER	PAYROLL	October 13, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # DD1058								
001	10/13/23	MARK R. BOUTHOT	PAYROLL	October 13, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # DD1059								
001	10/13/23	PHUONG-TRANG CHU	PAYROLL	October 13, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # DD1060								
001	10/13/23	MARGARETA J. IZDEBSKA-PHARO	PAYROLL	October 13, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
							Fund Total	<u>\$159,195.90</u>

Total Checks Paid	\$159,195.90
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Aqua Sentry

13194 US Highway 301 S Suite 154
Riverview, FL 33578 US
813-943-2755
AquaSentryTampa@gmail.com



INVOICE

BILL TO

Highlands CDD
Ayersworth Glen Blvd
Wimauma, FLA 33598 USA

INVOICE # 9453

DATE 08/08/2023

DUE DATE 09/07/2023

TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Repair and replace Replaced 1 ladder step and reinstalled one ladder step still on site. Includes 1.25 hr labor.	1	333.57	333.57

BALANCE DUE

\$333.57

CHECK REQUEST FORM
Highlands CDD

Date: 9/20/2023

Invoice Number: 09202023

Payable To: Arlene Martinez
Mailing Address: 10909 Standing Stone Drive
Wimauma, FL 33598

Check amount: \$350.00

Please cut check from Acct.

Check description/reason: Clubhouse rental deposit

Coding: misc revenues

Mailing instructions:

Due Date for Check: ASAP

Requested By: Will Williams

Authorized By: Jennifer Goldyn

8 white tables
50 white chairs

Aug ~~5+6~~
~~12+13~~
19+20
~~26+27~~

Ayersworth Glen Event Room Rental Agreement

Renter's Name: Arlene Martinez
Address: 10909 Standing Stone Dr., Wimauma, FL 33598
Phone Number: 813.263.4203 E-mail: agmej71@gmail.com
Today's Date: _____ Event Date: 8/19/2023
Type of Event: Wedding Reception Number of Guests: 50

Please note that the facility is unavailable for private events on the following holidays:

- New Year's Day
- Easter Sunday
- Memorial Day
- Fourth of July
- Labor Day
- Thanksgiving
- Christmas Eve
- Christmas Day
- New Year's Eve

Event Room may be reserved for a five (5)-hour window between 11:00 am and 9:00 pm
Time Reserved: start time: 2:00 pm end time: 7:00 pm

(Time allotted includes time for set up and clean up)

_____ Rental Fee - \$200.00 for up to five (5) hours; \$100.00 for up to one (1) additional hour
_____ Rental Deposit - \$350.00

Cancellation Policy: Renter agrees to give written notice of cancellation of the Event to the Ayersworth Glen Clubhouse & Amenities Manager (the "Manager") at least thirty (30) days prior to the Event Date or Renter's deposit will be forfeited.

1. Upon execution of this Agreement, the Renter shall pay to the Highlands Community Development District (the "District") the full amount of the deposit set forth above. The deposit shall be refundable by the District to the Renter within ten (10) days after the Event Date, subject to the Cancellation Policy, minus any amounts deemed necessary to repair any damages inflicted upon the Event Room or other District property by Renter, Renter's guests, or anyone entering the Event Room during the Event.
2. Renter shall pay the full amount of the Rental Fee to the District at least fourteen (14) days prior to the Event. If Event runs longer than scheduled, Renter will be charged proportionally for any additional time as set forth above. Payment for any additional time shall be paid by Renter to the District on or prior to the Event Date. Under no circumstances shall an Event be permitted to end later than 9:00 pm.
3. The Renter shall have access to and use of the Event Room on the Event Date during the Time Reserved as set forth above. Renter shall use the Event Room for the sole purpose of hosting the Renter's Event described above.

Highlands Community Development District

11102 Ayersworth Glen Blvd

2/9/2023

Wimauma, FL 33598

3:42 PM

Custom Amount x 1

\$350.00

deposit for 8/19/23 clubhouse rental Arlene Martinez

Total

\$350.00

Receipt Dx4e

• Visa 3736

Authorization 30580C

**BCI Entities, LLC dba Ballenger
Irrigation**

3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com



INVOICE

BILL TO
Highlands CDD
210 N University Dr
Suite 702
Coral Springs, FL 33071

INVOICE 23462
DATE 09/25/2023
TERMS Net 30
DUE DATE 10/25/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Repairs	Stone Gate Pump Repair	1	624.00	624.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

BALANCE DUE

\$624.00

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 9/19/2023
Invoice # 14950

Bill To

Highlands CDD
c/o Inframark
2654 Cypress Ridge Blvd.
Ste. 101 Wesley Chapel, FL 33544
Attn: Jennifer Goldyn

Project Info

Current Month's Maintenance

P.O. #

Terms

Due on receipt

Due Date

9/19/2023

Description	Amount
<p>Phase 4 (Mitigation area M1)</p> <p>Maintenance of mitigation area from time of initial treatment through planting to inspection and SWFWMD approval. Treatments to occur once a month from April to August & bi-monthly after planting for an additional 12 calendar months. All vegetation to be treated and left in place, targeting all FL listed invasive plants.</p> <p>Total maintenance cost = \$2,450/Treatment (\$26,950 Annually)</p> <p>**Survival of planted native vegetation, crucial for release from SWFWMD to be guaranteed during this time period**</p>	<p>2,450.00</p>

Thank you for your business	<p>Subtotal \$2,450.00</p> <p>Sales Tax (0.0%) \$0.00</p> <p>Total \$2,450.00</p> <p>Payments/Credits \$0.00</p>
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Crosscreek Environmental Inc.	Balance Due \$2,450.00
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CHECK REQUEST FORM
Highlands CDD

Date: 9/20/2023

Invoice Number: 09202023

Payable To: Duane Smith
Mailing Address: 10509 Standing Stone Drive
Wimauma, FL 33598

Check amount: \$350.00

Please cut check from Acct.

Check description/reason: Clubhouse rental deposit

Coding: misc revenues

Mailing instructions:

Due Date for Check: ASAP

Requested By: Will Williams

Authorized By: Jennifer Goldyn

**Ayersworth Glen
Event Room Rental Agreement**

Completed

Renter's Name: Duane Smith
Address: 10509 Standing Stone Dr
Phone Number: 813.944.0812 E-mail: duane.smith0430@gmail.com
Today's Date: 3-10-2023 Event Date: ~~July 29th 2023~~ Sat 9-9-23
Type of Event: Podcast Panel Number of Guests: 30

Please note that the facility is unavailable for private events on the following holidays:

- New Year's Day
- Easter Sunday
- Memorial Day
- Fourth of July
- Labor Day
- Thanksgiving
- Christmas Eve
- Christmas Day
- New Year's Eve

Event Room may be reserved for a five (5)-hour window between 11:00 am and 9:00 pm

Time Reserved: start time: 3:00pm end time: 8:00pm

(Time allotted includes time for set up and clean up)

_____ Rental Fee - \$200.00 for up to five (5) hours; \$100.00 for up to one (1) additional hour
_____ Rental Deposit - \$350.00

Cancellation Policy: Renter agrees to give written notice of cancellation of the Event to the Ayersworth Glen Clubhouse & Amenities Manager (the "Manager") at least thirty (30) days prior to the Event Date or Renter's deposit will be forfeited.

1. Upon execution of this Agreement, the Renter shall pay to the Highlands Community Development District (the "District") the full amount of the deposit set forth above. The deposit shall be refundable by the District to the Renter within ten (10) days after the Event Date, subject to the Cancellation Policy, minus any amounts deemed necessary to repair any damages inflicted upon the Event Room or other District property by Renter, Renter's guests, or anyone entering the Event Room during the Event.
2. Renter shall pay the full amount of the Rental Fee to the District at least fourteen (14) days prior to the Event. If Event runs longer than scheduled, Renter will be charged proportionally for any additional time as set forth above. Payment for any additional time shall be paid by Renter to the District on or prior to the Event Date. Under no circumstances shall an Event be permitted to end later than 9:00 pm.
3. The Renter shall have access to and use of the Event Room on the Event Date during the Time Reserved as set forth above. Renter shall use the Event Room for the sole purpose of hosting the Renter's Event described above.

Highlands Community Development District	
11102 Ayersworth Glen Blvd	3/10/2023
Wimauma, FL 33598	11:47 AM
<hr/>	
Custom Amount x 1	\$550.00
Fee and deposit for 5/13/23 clubhouse rental Duane Smith	
Total	\$550.00
<hr/>	
Receipt zZyB	Visa 4185
Authorization 004711	



Fitnessmith
 PO Box 3569
 Boynton Beach FL 33424
 United States

#INV97659

9/12/2023

Bill To

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

Ship To

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

Due Date: 9/12/2023

Terms	Due Date	PO #	Sales Rep	Shipping Method	Memo
Due on receipt	9/12/2023		Kevin Bechler		END CAP REPLACEMENT

Quantity	Item	Rate	Amount
1	LABOR - SERVICE SERVICE LABOR FITNESSMITH - LABOR CHARGE - 9/11/23 Spirit Tread Sn. 8008451903006842 Installed end cap Fixed: installed parts tested machine	\$100.00	\$100.00

Subtotal	\$100.00
Tax:	\$0.00
Total	\$100.00
Paid Amount	-\$0.00
Amount Due	\$100.00

[Click Here to Pay Now](#)



Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
(813)917-9567

INVOICE
#092023-1

To: Highlands CDD
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Date: September 20, 2023

Constructed 2 slabs and benches at Basketball Court

Contract total	\$5,300
Previously paid	(\$2,650)

TOTAL DUE \$2,650



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#101191

DATE
9/7/2023

CUSTOMER ID
C4953

NET TERMS
Net 30

PO#

DUE DATE
10/7/2023

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

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: September 2023					
Administrative Fees	1	Ea	5,522.67		5,522.67
Field Operations	1	Ea	600.00		600.00
Project Management	1	Ea	15,515.00		15,515.00
Subtotal					21,637.67

Subtotal	\$21,637.67
Tax	\$0.00
Total Due	\$21,637.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#96993

DATE
6/29/2023

CUSTOMER ID
C4953

NET TERMS
Net 30

PO#

DUE DATE
7/29/2023

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

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: May 2023					
Administrative Fees	1	Ea	2,905.07		2,905.07
Subtotal					2,905.07

Subtotal	\$2,905.07
Tax	\$0.00
Total Due	\$2,905.07

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#96994

DATE
6/29/2023

CUSTOMER ID
C4953

NET TERMS
Net 30

PO#

DUE DATE
7/29/2023

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

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: June 2023					
Administrative Fees	1	Ea	5,522.67		5,522.67
Subtotal					5,522.67

Subtotal	\$5,522.67
Tax	\$0.00
Total Due	\$5,522.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#98413

DATE
7/26/2023

CUSTOMER ID
C4953

NET TERMS
Net 30

PO#

DUE DATE
8/25/2023

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

Services provided for the Month of: July 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: July 2023					
Administrative Fees	1	Ea	5,522.67		5,522.67
Postage	1	Ea	17.40		17.40
Subtotal					5,540.07

Subtotal	\$5,540.07
Tax	\$0.00
Total Due	\$5,540.07

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#99904

DATE

8/25/2023

BILL TO

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

CUSTOMER ID

C4953

NET TERMS

Net 30

PO#**DUE DATE**

9/24/2023

Services provided for the Month of: August 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Management Services for the Month of: August 2023					
Administrative Fees	1	Ea	5,522.67		5,522.67
Postage	1	Ea	1,135.71		1,135.71
Copies`	1	Ea	754.40		754.40
7/17/23 Mailing Notice	1	Ea	653.10		653.10
Jennifer Goldyn Mailchimp : District's e-mail service \$47.00 & Mailchimp : District e-mail blast service \$47.00	1	Ea	94.00		94.00
Field Operations	1	Ea	600.00		600.00
Project Management	1	Ea	7,651.23		7,651.23
Subtotal					16,411.11

Subtotal	\$16,411.11
Tax	\$0.00
Total Due	\$16,411.11

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

BILL TO

Highlands CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 21308**DATE** 06/01/2023**DUE DATE** 06/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Implementation - Onboarding of ADA Compliant Website & Remediation of Historical Documents	193.75
Implementation Fee - June 2023	BALANCE DUE
	\$193.75



INVOICE

BILL TO

Highlands CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 21507

DATE 07/01/2023

DUE DATE 07/16/2023

TERMS Net 15

DESCRIPTION	AMOUNT
CDD Implementation - Onboarding of ADA Compliant Website & Remediation of Historical Documents	193.75
Implementation Fee - July 2023	
BALANCE DUE	\$193.75



INVOICE

BILL TO

Highlands CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 21545

DATE 08/01/2023

DUE DATE 08/16/2023

TERMS Net 15

DESCRIPTION	AMOUNT
CDD Implementation - Onboarding of ADA Compliant Website & Remediation of Historical Documents	193.75
Implementation Fee Aug 2023	BALANCE DUE
	\$193.75



INVOICE

BILL TO

Highlands CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 21552**DATE** 08/01/2023**DUE DATE** 08/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	50.00
CDD Ongoing PDF Accessibility Compliance Service	78.12
Monthly service - Aug 2023	BALANCE DUE
	\$128.12

Aqua Sentry
13194 US Highway 301 S Suite 154
Riverview, FL 33578 US
813-943-2755
AquaSentryTampa@gmail.com



INVOICE

BILL TO
Highlands CDD
Ayersworth Glen Blvd
Wimauma, FLA 33598 USA

INVOICE # 9910
DATE 10/01/2023
DUE DATE 10/31/2023
TERMS Net 30

ACTIVITY	QTY	RATE	AMOUNT
Ayersworth Glen Full Service Commercial Cleaning	1	2,443.00	2,443.00

BALANCE DUE **\$2,443.00**

**BCI Entities, LLC dba Ballenger
Irrigation**

3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com



INVOICE

BILL TO
Highlands CDD
c/o Inframark
3434 Coldwell Ave Suite 200
Tampa, FL 33614

INVOICE 23473
DATE 10/06/2023
TERMS Net 30
DUE DATE 11/05/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Contract Maintenance	Monthly Irrigation Maintenance	1	2,014.17	2,014.17

Monthly Irrigation Maintenance

BALANCE DUE

\$2,014.17

Ballenger & Co., Inc

3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com



INVOICE

BILL TO
Highlands CDD
210 N University Dr
Suite 702
Coral Springs, FL 33071

INVOICE 23499
DATE 10/06/2023
TERMS Net 30
DUE DATE 11/05/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Repairs	Troubleshooting electrical issue between Valves 68 and 14	1	2,392.00	2,392.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

BALANCE DUE

\$2,392.00

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

**BCI Entities, LLC dba Ballenger
Irrigation**

3840 68th Ave
Pinellas Park, FL 33781
+1 7275201082
accounting@ballengerirrigation.com
www.ballengerirrigation.com



INVOICE

BILL TO
Highlands CDD
210 N University Dr
Suite 702
Coral Springs, FL 33071

INVOICE 23504
DATE 10/11/2023
TERMS Net 30
DUE DATE 11/10/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Irrigation Repairs	Install Pump Starter Box	1	1,215.00	1,215.00

Please contact the Accounting Department with any questions.
Accounting@BallengerIrrigation.com

BALANCE DUE

\$1,215.00

A 5% late fee will be accessed for past due balances.
Past due invoices will be placed with collections agency.

Brletic Dvorak Inc

536 4th Ave South Unit 4
Saint Petersburg, FL 33701 US
+1 8133611466
sbrletic@bdiengineers.com



INVOICE

BILL TO

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

INVOICE 1230
DATE 09/29/2023
TERMS Net 30
DUE DATE 10/29/2023

PROJECT NAME

Highlands CDD

	DESCRIPTION	QTY	RATE	AMOUNT
Senior Inspector	[Sept 11 – Sept 29]	3:00	115.00	345.00
Project Manager II	[Sept 12]	1:30	175.00	262.50
Project Manager	[Sept 29]	0:30	200.00	100.00

BALANCE DUE **\$707.50**



Highlands COMMUNITY DEVELOPMENT DISTRICT
Sep-23

	<u>HOURS</u>	<u>RATE</u>	<u>PERSON</u>	<u>TOTAL</u>
<u>CDD Activities</u>				
Board Meeting Prep, Attendance, Follow up	0.50	\$200	S. Brletic	\$100.00
Engineer's Reports/Invoicing	1.50	\$175	J. Whited	\$262.50
Phase 2A & 2B Roadway O&M Coorespondence	3.00	\$115	J. Whited	\$345.00
INVOICE TOTAL	5.00			\$707.50



INVOICE

BILL TO

Highlands CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 21512

DATE 07/01/2023

DUE DATE 07/16/2023

TERMS Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	50.00
CDD Ongoing PDF Accessibility Compliance Service	78.12
Monthly service - July 2023	BALANCE DUE
	\$128.12



INVOICE

BILL TO

Highlands CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 21589

DATE 09/01/2023

DUE DATE 09/16/2023

TERMS Net 15

DESCRIPTION	AMOUNT
CDD Implementation - Onboarding of ADA Compliant Website & Remediation of Historical Documents	193.75
Implementation Fee - Sept 2023	BALANCE DUE
	\$193.75



INVOICE

BILL TO

Highlands CDD
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

INVOICE # 21592**DATE** 09/01/2023**DUE DATE** 09/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	50.00
CDD Ongoing PDF Accessibility Compliance Service	78.12
Monthly service - Sept 2023	BALANCE DUE
	\$128.12



INVOICE

BILL TO

Highlands CDD
210 N. University Drive
Suite 702
Coral Springs, FL 33071

INVOICE # 21781**DATE** 10/01/2023**DUE DATE** 10/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	50.00
CDD Ongoing PDF Accessibility Compliance Service	78.12
Monthly service	BALANCE DUE
	\$128.12

LEISURE CREATIONS
 Division of Williams Mfg, Inc.
 PO Box 88
 Russellville, AL 35653

INVOICE
 Due 30 days
 Phone: 866.765.6726
 Fax: 215-243-7230

Invoice Date: 8/7/2023
 Invoice Number: 00078753

Created By Tammy Camp

Bill To Name Inframark LCC Highlands CDD
 Bill To 210 North University Drive
 Ste 702
 Coral Springs, FL 33071

Ship To Name Ayersworth Glen Clubhouse
 Ship To 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202
 US

Contact Name Will Williams
 Phone (813) 633-3322
 Management Inframark, LLC
 Company

Email awgclubhouse@gmail.com

ProductImage	Product	Product description	Customization Summary	Quantity	Sales Price	Total Price
	12942	42" Round Dining Table (With Top Options)	Finish: Textured Espresso 42" RD Table Top Option: Slat	1.00	\$571.13	\$571.13
	UMB75	7.5' Market Umbrella (QS*)	BONNET FABRIC: Pottery CANOPY FABRIC: Pottery TIE FABRIC: Pottery Umbrella Height: STANDARD 7.5' Umb Frame: Champagne	1.00	\$313.57	\$313.57

Subtotal \$884.70
 Tax \$66.35
 Order Freight \$125.00
 Fuel Surcharge \$8.85
 Order Total \$1,084.90

Terms and Conditions

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



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

INVOICE

Invoice # 4199
Date: 10/02/2023
Due On: 11/01/2023

Highlands Community Development District
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, Florida 33544

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$1,425.00) - (\$0.00	= \$1,425.00

Highlands CDD

District Attorney Services

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	RDJ	09/05/2023	Legal research regarding potential fishing restrictions for District ponds.	0.80	\$285.00	\$228.00
Service	RDJ	09/11/2023	Continue research regarding language for signs near District ponds and potential fishing restrictions; review agenda and materials to prepare for upcoming Board of Supervisors meeting.	1.10	\$285.00	\$313.50
Service	RDJ	09/12/2023	Continue preparing for and attend Board of Supervisors meeting.	1.70	\$285.00	\$484.50
Service	RDJ	09/19/2023	Review and revise District's Amenity Rules and Rates to incorporate "Fishing and Pond Policies;" research related to same.	1.40	\$285.00	\$399.00
Subtotal						\$1,425.00
Total						\$1,425.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4199	11/01/2023	\$1,425.00	\$0.00	\$1,425.00
			Outstanding Balance	\$1,425.00
			Total Amount Outstanding	\$1,425.00

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

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

Service Slip/Invoice

POOP 911
 PO BOX 844482
 Dallas, TX 75284-4482
 877-766-7911

INVOICE:	6484187
DATE:	1/24/2023
ORDER:	6484187

Bill To: [164992]
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Location: [164992] 813-633-3322
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Date	Time	Target Pest	Technician	Time In
1/24/2023			BLAKEW	05:32 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
		7/30/2023		05:33 PM

Service	Description	Price
---------	-------------	-------

SPECPRICE	14 stations emptied and bags refilled	\$391.60
		SUBTOTAL \$391.60
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$391.60

AMOUNT DUE \$391.60

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

© Copyright 2018 WORKWAVE - All Rights Reserved
 WORKWAVE 800-762-0301
 EFSS

Service Slip/Invoice

POOP 911
 PO BOX 844482
 Dallas, TX 75284-4482
 877-766-7911

INVOICE: 6598900
DATE: 2/28/2023
ORDER: 6598900

Bill To: [164992]
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Location: [164992] 813-633-3322
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Date	Time	Target Pest	Technician	Time In
2/28/2023			BLAKEW	05:29 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
		7/30/2023		05:30 PM

Service	Description	Price
---------	-------------	-------

SPECPRICE	14 stations emptied and bags refilled	\$391.60
-----------	---------------------------------------	----------

SUBTOTAL	\$391.60
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$391.60

AMOUNT DUE \$391.60

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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 WORKWAVE 800-762-0301
 -FPS-

Service Slip/Invoice

POOP 911
 PO BOX 844482
 Dallas, TX 75284-4482
 877-766-7911

INVOICE:	6703143
DATE:	3/28/2023
ORDER:	6703143

Bill To: [164992]
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Location: [164992] 813-633-3322
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Date	Time	Target Pest	Technician	Time In
3/28/2023			BLAKEW	05:42 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
		7/30/2023		05:43 PM

Service	Description	Price
---------	-------------	-------

SPECPRICE	14 stations emptied and bags refilled	\$391.60
		SUBTOTAL \$391.60
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$391.60

AMOUNT DUE \$391.60

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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 WORKWAVE 800-702-0301
 EFSS

Service Slip/Invoice

POOP 911
 PO BOX 844482
 Dallas, TX 75284-4482
 877-766-7911

INVOICE: 6843679
DATE: 4/25/2023
ORDER: 6843679

Bill To: [164992]
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Location: [164992] 813-633-3322
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Date	Time	Target Pest	Technician	Time In
4/25/2023			BLAKEW	05:57 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
		7/30/2023		05:58 PM

Service	Description	Price
---------	-------------	-------

SPECPRICE	14 stations emptied and bags refilled	\$391.60
-----------	---------------------------------------	----------

SUBTOTAL	\$391.60
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$391.60

AMOUNT DUE \$391.60

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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 WORKWAVE 800-702-0301
 -FPS-

Service Slip/Invoice

POOP 911
 PO BOX 844482
 Dallas, TX 75284-4482
 877-766-7911

INVOICE:	7314307
DATE:	5/30/2023
ORDER:	7314307

Bill To: [164992]
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Location: [164992] 813-633-3322
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Date	Time	Target Pest	Technician	Time In
5/30/2023			BLAKEW	12:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
		7/30/2023		12:00 AM

Service	Description	Price
---------	-------------	-------

SPECPRICE	14 stations emptied and bags refilled	\$391.60
SUBTOTAL		\$391.60
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$391.60

AMOUNT DUE \$391.60

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

© Copyright 2018 WORKWAVE - All Rights Reserved
 WORKWAVE 800-762-0301
 -FPS-

Service Slip/Invoice

POOP 911
 PO BOX 844482
 Dallas, TX 75284-4482
 877-766-7911

INVOICE:	7314308
DATE:	6/30/2023
ORDER:	7314308

Bill To: [164992]
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Location: [164992] 813-633-3322
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Date	Time	Target Pest	Technician	Time In
6/30/2023			BLAKEW	12:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
		7/30/2023		12:00 AM

Service	Description	Price
---------	-------------	-------

SPECPRICE	14 stations emptied and bags refilled	\$391.60
		SUBTOTAL \$391.60
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$391.60

AMOUNT DUE \$391.60

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

© Copyright 2018 WORKWAVE - All Rights Reserved
 WORKWAVE 800-762-0301
 EFSS

Service Slip/Invoice

POOP 911
 PO BOX 844482
 Dallas, TX 75284-4482
 877-766-7911

INVOICE:	7443643
DATE:	7/30/2023
ORDER:	7443643

Bill To: [164992]
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Location: [164992] 813-633-3322
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Date	Time	Target Pest	Technician	Time In
7/30/2023			BLAKEW	12:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
		7/30/2023		12:00 AM

Service	Description	Price
---------	-------------	-------

SPECPRICE	14 stations emptied and bags refilled	\$391.60
SUBTOTAL		\$391.60
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$391.60

AMOUNT DUE \$391.60

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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 WORKWAVE 800-702-0301
 -FPS-

Securiteam
 13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775
 Fax: 888-596-8464

Invoice

PAST DUE

Bill To
Highlands CDD C/O Inframark LLC 210 N University Dr Ste 702 Coral Springs, FL 33071

Ship To
Highlands CDD 11102 Ayersworth Glen Blvd. Wimauma, FL 33598

Date	Invoice #	P.O. No.	Terms	Due Date
07/03/2023	13527060723		Net 30	08/02/2023

QTY	Description
2.75	<p>Service Labor - 1 hour minimum ahartman - Andrew Hartman - Jun 07, 2023 5:45 PM Camera had power but wasn't showing live view on acc. Reset camera and tried defaulting it also, but it still didn't come up. Took camera down and plugged directly into the recorder and it came up immediately. Tested cable and it is bad and will need to be replaced. May require conduit and fittings, etc. there is an empty port on the netgear switch, but the headend is kind of a mess with multiple Poe switches. Some cameras are plugged into the avigilon recorder directly and some and in both poe switches. Should get them to approve a 16 port Araknis poe and call it a day.</p> <p>200' CAT6 DB 2 guys, 4 hours</p> <p>DanielG - Daniel Gainza - 6/6/2023 2:53:36 PM - South Pole Overview camera is out. Please check</p>

	Subtotal	\$481.25
	Sales Tax (0.0%)	\$0.00
	Total	\$481.25
	Payments/Credits	\$0.00
	Balance Due	\$481.25

Securiteam
 13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775
 Fax: 888-596-8464

Invoice

PAST DUE

Bill To
Highlands CDD C/O Inframark LLC 210 N University Dr Ste 702 Coral Springs, FL 33071

Ship To
Highlands CDD 11102 Ayersworth Glen Blvd. Wimauma, FL 33598

Date	Invoice #	P.O. No.	Terms	Due Date
08/04/2023	13697072423		Net 30	09/03/2023

QTY	Description
1.5	<p>Service Labor - 1 hour minimum (ahartman - Andrew Hartman - Jul 24, 2023 10:35 AM</p> <p>Upon arrival spoke to Will and he pointed out the 4 cameras that were down. He also had no knowledge of any monitoring issue(s). Spoke to Bob at rapid and everything was good on his end.</p> <p>Found the 4port POE switch that was added just over a year ago is bad and not powering and putting cameras on the network. That switch was added because the netgear switch on-site has bad ports and it should be replaced so a secondary switch isn't needed.</p> <p>Need to return to replace switch and further diagnose.</p> <p>DanielG - Daniel Gainza - 7/21/2023 10:59:26 AM -</p> <p>There are several cameras down. Get with Rapid and make sure the monitoring is reestablished. There is a note in QB that stated: "Per Will, no monitoring on lobby and fitness center")</p>

	Subtotal	\$262.50
	Sales Tax (0.0%)	\$0.00
	Total	\$262.50
	Payments/Credits	\$0.00
	Balance Due	\$262.50

Securiteam Inc.
 13745 N. Nebraska Ave.
 Tampa, FL 33613
 Phone: 813-909-7775
 Fax: 888-596-8464

Invoice



Bill To
Highlands CDD C/O Rizzetta & Co 3434 Colwell Ave Ste 200 Tampa, FL 33614

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	07/01/2023	17024	07/31/2023	VID0221

Qty	Description
1	Monthly Monitoring Invoice Event Based Remote Video Monitoring

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

Securiteam Inc.

Invoice

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

Fax: 888-596-8464

Bill To
Highlands CDD C/O Inframark LLC 210 N University Dr Ste 702 Coral Springs, FL 33071

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	08/01/2023	17129	08/31/2023	VID0221

Qty	Description
1	Monthly Monitoring Invoice Event Based Remote Video Monitoring

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

Securiteam Inc.

Invoice

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

Fax: 888-596-8464

Bill To
Highlands CDD C/O Inframark LLC 210 N University Dr Ste 702 Coral Springs, FL 33071

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	09/01/2023	17256	10/01/2023	VID0221

Qty	Description
1	Monthly Monitoring Invoice Event Based Remote Video Monitoring

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

Securiteam Inc.

Invoice

13745 N. Nebraska Ave.

Tampa, FL 33613

Phone: 813-909-7775

Fax: 888-596-8464

Bill To
Highlands CDD C/O Inframark LLC 210 N University Dr Ste 702 Coral Springs, FL 33071

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

P.O. No.	Date	Invoice #	Due Date	Acct #
	10/01/2023	17381	10/31/2023	VID0221

Qty	Description
	Monthly Monitoring Invoice
1	Event Based Remote Video Monitoring

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



INVOICE

INVOICE #	INVOICE DATE
TMC 564373	7/28/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Property Name: Highlands CDD

Opp # 314293

Plant replacements for stonegate Mounument

Invoice Due Date: August 27, 2023

Invoice Amount: \$365.71

Description	Current Amount
-------------	----------------

Plant Installation	\$365.71
--------------------	----------

Invoice Total **\$365.71**

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.



INVOICE

INVOICE #	INVOICE DATE
TMC 598678	10/1/2023
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Highlands CDD

Invoice Due Date: October 31, 2023

Invoice Amount: \$17,171.67

Description	Current Amount
Monthly Landscape Maintenance October 2023	\$17,171.67

Invoice Total \$17,171.67

Excellence

IN COMMERCIAL LANDSCAPING

Should you have any questions or inquiries please call (386) 437-6211.

CHECK REQUEST FORM
Highlands CDD

Date: 10/12/2023

Invoice Number: 10122023

Payable To: Angela Simpkins
Mailing Address: 14411 Barley Field Dr
Wimauma, FL 33598

Check amount: \$350.00

Please cut check from Acct.

Check description/reason: Clubhouse rental deposit

Coding: misc revenues

Mailing instructions:

Due Date for Check: ASAP

Requested By: Will Williams

Authorized By: Jennifer Goldyn

**Ayersworth Glen
Event Room Rental Agreement**

Completed

Renter's Name: Angela Sumpkins
Address: 1441 Barleyfield Drive
Phone Number: 813-451-8092 E-mail: anyhay18@gmail.com
Today's Date: ~~7-15-23~~ 7-21-23 Event Date: 9-23-23
Type of Event: Family gathering Number of Guests: 50

Please note that the facility is unavailable for private events on the following holidays:

New Year's Day Easter Sunday Memorial Day Fourth of July

Labor Day Thanksgiving Christmas Eve Christmas Day New Year's Eve

Event Room may be reserved for a five (5)-hour window between 11:00 am and 9:00 pm

Time Reserved: start time: 2pm end time: 9pm

(Time allotted includes time for set up and clean up)

Rental Fee - \$200.00 for up to five (5) hours; \$100.00 for up to one (1) additional hour

Rental Deposit - \$350.00

Cancellation Policy: Renter agrees to give written notice of cancellation of the Event to the Ayersworth Glen Clubhouse & Amenities Manager (the "Manager") at least thirty (30) days prior to the Event Date or Renter's deposit will be forfeited.

1. Upon execution of this Agreement, the Renter shall pay to the Highlands Community Development District (the "District") the full amount of the deposit set forth above. The deposit shall be refundable by the District to the Renter within ten (10) days after the Event Date, subject to the Cancellation Policy, minus any amounts deemed necessary to repair any damages inflicted upon the Event Room or other District property by Renter, Renter's guests, or anyone entering the Event Room during the Event.
2. Renter shall pay the full amount of the Rental Fee to the District at least fourteen (14) days prior to the Event. If Event runs longer than scheduled, Renter will be charged proportionally for any additional time as set forth above. Payment for any additional time shall be paid by Renter to the District on or prior to the Event Date. Under no circumstances shall an Event be permitted to end later than 9:00 pm.
3. The Renter shall have access to and use of the Event Room on the Event Date during the Time Reserved as set forth above. Renter shall use the Event Room for the sole purpose of hosting the Renter's Event described above.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#101898

DATE
9/28/2023

CUSTOMER ID
C4953

NET TERMS
Net 30

PO#

DUE DATE
10/28/2023

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

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Variable Charges for the Month of: September 2023					
Postage	1	Ea	19.53		19.53
Subtotal					19.53

Subtotal	\$19.53
Tax	\$0.00
Total Due	\$19.53

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

CHECK REQUEST FORM
Highlands CDD

Date: 10/12/2023

Invoice Number: 10122023

Payable To: Jodi Jones
Mailing Address: 10933 Rainbow Pyrite Dt
Wimauma, FL 33598

Check amount: \$350.00

Please cut check from Acct.

Check description/reason: Clubhouse rental deposit

Coding: misc revenues

Mailing instructions:

Due Date for Check: ASAP

Requested By: Will Williams

Authorized By: Jennifer Goldyn

Highlands Community Development District
 11102 Ayersworth Glen Blvd 9/12/2023
 Wimauma, FL 33598-6202 3:18 PM
 813-633-3322

Custom Amount \$350.00
 Deposit for 12/3/23 clubhouse rental
 Jodi Jones
Total \$350.00

Receipt 989P Event Date Dec 3rd 2023
 Authorization 051816 Visa 3211

Renter's Name: Jodi Jones
 Address: 10933 Bahama Circle
 Phone Number: 813-787-1247
 Today's Date: 9/12/23
 Type of Event: Clubhouse Rental

Please note that the facility is unavailable for private events on the following holidays:

New Year's Day, Easter Sunday, Memorial Day, Fourth of July

Labor Day, Thanksgiving, Christmas Eve, Christmas Day, New Year's Eve

Clubhouse may be reserved for a five (5) hour window between 11:00 AM and 9:00 PM

Time Reserved: Start time 12:00pm and end 5:00pm

Things included included: table set up and clean up

Rental Fee - \$200.00 for up to five (5) hours. \$100.00 per hour over 5, additional hour

Rental Deposit - \$350.00

Cancellation Policy: Renter agrees to give a written notice of cancellation of the Event to the Highlands Community Development District & Assistant Manager (City Manager) at least thirty (30) days prior to the Event Date or Renter's deposit will be forfeited.

1. Upon execution of this Agreement the Renter is obligated to pay to the District the amount of the deposit for the Event. The responsibility for the deposit is the Renter's within ten (10) days after the date of this Agreement. The Renter is responsible for any damage to the facility or equipment necessary to render the clubhouse unusable during the Event. The Renter is responsible for any damage to the clubhouse during the Event.

2. Rental shall pay the full amount of the rental fee before the Event. In the event of a no-show, the full amount of the rental fee will be charged to the Renter. The Renter is responsible for any damage to the clubhouse during the Event. The Renter is responsible for any damage to the clubhouse during the Event.

3. The Renter shall have access to and use of the clubhouse during the Event. The Renter is responsible for any damage to the clubhouse during the Event. The Renter is responsible for any damage to the clubhouse during the Event.

**Ayersworth Glen
Event Room Rental Agreement**

Renter's Name: Jodi Jones
Address: 10933 Rainbow Pyrite Dr.
Phone Number: 813-767-9249 E-mail: Jones Jodi00@gmail.com
Today's Date: 9/12/23 Event Date: Dec. 3rd 2023
Type of Event: Grad Party Number of Guests: 50

Please note that the facility is unavailable for private events on the following holidays:

New Year's Day Easter Sunday Memorial Day Fourth of July
Labor Day Thanksgiving Christmas Eve Christmas Day New Year's Eve

Event Room may be reserved for a five (5)-hour window between 11:00 am and 9:00 pm

Time Reserved: start time: 12pm end time: 5:00pm

(Time allotted includes time for set up and clean up)

_____ Rental Fee - \$200.00 for up to five (5) hours; \$100.00 for up to one (1) additional hour

_____ Rental Deposit - \$350.00

Cancellation Policy: Renter agrees to give written notice of cancellation of the Event to the Ayersworth Glen Clubhouse & Amenities Manager (the "Manager") at least thirty (30) days prior to the Event Date or Renter's deposit will be forfeited.

1. Upon execution of this Agreement, the Renter shall pay to the Highlands Community Development District (the "District") the full amount of the deposit set forth above. The deposit shall be refundable by the District to the Renter within ten (10) days after the Event Date, subject to the Cancellation Policy, minus any amounts deemed necessary to repair any damages inflicted upon the Event Room or other District property by Renter, Renter's guests, or anyone entering the Event Room during the Event.
2. Renter shall pay the full amount of the Rental Fee to the District at least fourteen (14) days prior to the Event. If Event runs longer than scheduled, Renter will be charged proportionally for any additional time as set forth above. Payment for any additional time shall be paid by Renter to the District on or prior to the Event Date. Under no circumstances shall an Event be permitted to end later than 9:00 pm.
3. The Renter shall have access to and use of the Event Room on the Event Date during the Time Reserved as set forth above. Renter shall use the Event Room for the sole purpose of hosting the Renter's Event described above.



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 10/13/2023

Invoice # 15159

Bill To
Highlands CDD c/o Inframark 2654 Cypress Ridge Blvd. Ste. 101 Wesley Chapel, FL 33544 Attn: Jennifer Goldyn

Project Info

P.O. #

Terms

Due on receipt

Ship Date 10/13/2023

Due Date 10/13/2023

Description	Qty	Price	Amount
Phase 4 (Mitigation Area M1)			
Installation of the following plant material following proper herbicide applications:			
Wax Myrtle (3 gal)	100	14.50	1,450.00
Laurel Oaks (3 gal)	100	14.50	1,450.00
Spikerush (BR)	1,500	0.98	1,470.00
Arrowhead (BR)	1,500	0.98	1,470.00
Pickrelweed (BR)	3,000	0.98	2,940.00
Thalia (BR)	1,500	0.98	1,470.00
Bulrush (Californicus, BR)	1,500	1.15	1,725.00

30% deposit due prior to commencement of work. Amount to be deducted from final invoice.

Thank you for your business	Subtotal	\$11,975.00
	Sales Tax (6.5%)	\$0.00
	Total	\$11,975.00
	Payments/Credits	\$0.00
	Balance Due	\$11,975.00

Crosscreek Environmental Inc.



Fitnessmith
 PO Box 3569
 Boynton Beach FL 33424
 United States

#INV98401

10/10/2023

Bill To

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

Ship To

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

Due Date: 10/10/2023

Terms	Due Date	PO #	Sales Rep	Shipping Method	Memo
Due on receipt	10/10/2023		Garrett Gilbertson		PM SERVICE QUARTERLY - OCTOBER

Quantity	Item	Rate	Amount
1	PM SERVICE QUARTERLY PREVENTATIVE MAINTENANCE SERVICE	\$250.00	\$250.00

QUARTERLY PREVENTATIVE MAINTENANCE PLAN:
 COMPLETED 10/9/23

PM completed
 Treadmills vacuumed all out. Wiped down all hoods and
 rails.

Elliptical wiped down tracks test and inspected
 Recumbent bike wiped down seat tracks. Test and
 inspected.

Dual adjustable machine lubricated rods.

Spirit

Treadmill

M# ST8000

S# 8008451903006844

Diagnosed power inlet was broken. Temporarily fixed
 until parts come in. Added black tape to wires so it won't
 spark. Put black tape around plug to hold in place. See
 pic in files. Also vacuumed out. Test and inspected.

Spirit

Treadmill

M# ST800

S# 8008451903006843

Diagnosed power inlet was broken. Temporarily fixed
 until parts come in. Added black tape to wires so it won't
 spark. Put black tape around plug to hold in place. Also
 vacuumed out. Test and inspected.

Spirit

Elliptical

M# XE795

S# 7950151902000848

Missing back end caps. See pic in files.

Spirit

Recumbent bike

M# XBR95

S# 951151903002776

Missing front end cap. See pic in files.

Test and I inspected.



INV98401



Fitnessmith
PO Box 3569
Boynton Beach FL 33424
United States

#INV98401

10/10/2023

Subtotal	\$250.00
Tax:	\$0.00
Total	\$250.00
Paid Amount	- \$0.00
Amount Due	\$250.00

[Click Here to Pay Now](#)



INV98401

MARC SECURITY SERVICES

5118 N 56th St Ste 122

FL US

+1 8772626372

invoices@marcss.com



BILL TO

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

INVOICE 1168

DATE 10/15/2023 TERMS Net 15

DUE DATE 10/30/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/01/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	11	22.40	246.40
10/06/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	22.40	134.40
10/07/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	11	22.40	246.40
10/08/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	11	22.40	246.40
10/13/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	22.40	134.40
10/14/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	11	22.40	246.40
10/15/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	11	22.40	246.40

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/20/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	22.40	134.40
10/21/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	11	22.40	246.40
10/22/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	11	22.40	246.40
10/27/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	6	22.40	134.40
10/28/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	11	22.40	246.40
10/29/2023	SECURITY OFFICER	HIGHLAND CDD/ AYERS GLEN COMMUNITY UARMED SECURITY GUARD 1800-0000	11	22.40	246.40

SUBTOTAL	2,755.20
TAX	0.00
TOTAL	2,755.20

TOTAL DUE	\$2,755.20
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Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
10/ 1/23		HIGHLANDS CDD	
Billing Date		Sales Rep	Customer Account
10/01/2023		Deirdre Bonett	329817
Total Amount Due			Ad Number
\$598.00			0000303733

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/01/23	10/01/23	0000303733	Times	Legals CLS	Meetings Schedule	1	2x54 L	\$594.00
10/01/23	10/01/23	0000303733	Tampabay.com	Legals CLS	Meetings Schedule AffidavitMaterial	1	2x54 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
10/ 1/23		HIGHLANDS CDD	
Billing Date		Sales Rep	Customer Account
10/01/2023		Deirdre Bonett	329817
Total Amount Due			Ad Number
\$598.00			0000303733

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

HIGHLANDS CDD
 C/O INFRAMARK
 210 N UNIVERSITY DR, SUITE 702
 POMPANO BEACH, FL 33071

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

Tampa Bay Times Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meetings Schedule** was published in said newspaper by print in the issues of **10/ 1/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper

DB

Signature Affiant

Sworn to and subscribed before me this **10/01/2023**

Judy Allen
Signature of Notary Public

Personally known or produced identification

Type of identification produced _____

NOTICE OF PUBLIC MEETING DATES HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Highlands Community Development District will hold their regular monthly meetings for the Fiscal Year 2023/2024 at 6:00 p.m. and will be held at the Ayersworth Glen Clubhouse, located at 11102 Ayersworth Glen Blvd., Wimauma, FL 33598. The meeting dates are as follows:

- October 10, 2023
- November 14, 2023
- December 12, 2023
- January 9, 2024
- February 13, 2024
- March 12, 2024
- April 9, 2024
- May 14, 2024
- June 11, 2024
- July 9, 2024
- August 13, 2024
- September 10, 2024

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Inframark, located at 313 Campus Street, Celebration, FL 34747, (813) 652-2454, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 652-2454. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Jennifer Goldyn District Manager Run Date: 10-01-23 0000303733





Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221

Invoice

Date 10/17/2023
Invoice # 15190

Bill To
Highlands CDD
c/o Inframark
2654 Cypress Ridge Blvd.
Ste. 101 Wesley Chapel, FL 33544
Attn: Jennifer Goldyn

Project Info

P.O. #
Terms Due on receipt

Ship Date 10/17/2023
Due Date 10/17/2023

Description	Qty	Price	Amount
SWFWMD Permit 26476.007 Report from BDi			
Scope includes: * Removal of debris being dumped near inlet * Clearing of sediment from underneath skimmer to a depth of 12 inches * Removal of debris from outfall box	1	875.00	875.00

Thank you for your business Crosscreek Environmental Inc.	Subtotal	\$875.00
	Sales Tax (0.0%)	\$0.00
	Total	\$875.00
	Payments/Credits	\$0.00
	Balance Due	\$875.00



Insect IQ, Inc
 5002 West Linebaugh Ave Suite F
 Tampa, FL, 33624
 (855) 930-2847
 customerservice@insectiq.com

INVOICE

Bill To:
Highlands CDD c/o Inframark
 201 N. University Drive Suite 702
 Coral Springs, FL 33071

Service Address:
 11102 Ayersworth Glen Blvd
 Wimauma, FL 33598

INVOICE #	ACCOUNT #	INVOICE DATE
82130	208	Jun 13, 2023

INVOICE TOTAL	AMOUNT DUE
\$77.50	\$77.50 Due Jun 20, 2023

Invoice Detail - Pest Management - E2M

ITEM	DESCRIPTION	PRICE	QTY	TOTAL
Regular Service	Pest Management - E2M - Regular Service Charge	\$77.50	1	\$77.50

DETAILS

Service Category: Pest Management - E2M
 Appointment Type: Regular
 Payment is due June 20, 2023. Make checks payable to Insect IQ, Inc..
 Access your account online and pay your bill at
<https://insectiq.briostack.com/customer/index.html?branchId=10001>.

Subtotal	\$77.50
Tax	\$0.00
Total	\$77.50
Payments	\$0.00
Amount Due	\$77.50

Thank you for your business!



Insect IQ, Inc
 5002 West Linebaugh Ave Suite F
 Tampa, FL, 33624
 (855) 930-2847
 customerservice@insectiq.com

INVOICE

Bill To:
Highlands CDD c/o Inframark
 201 N. University Drive Suite 702
 Coral Springs, FL 33071

Service Address:
 11102 Ayersworth Glen Blvd
 Wimauma, FL 33598

INVOICE #	ACCOUNT #	INVOICE DATE
85601	208	Aug 11, 2023

INVOICE TOTAL	AMOUNT DUE
\$77.50	\$77.50 Due Aug 18, 2023

Invoice Detail - Pest Management - E2M

ITEM	DESCRIPTION	PRICE	QTY	TOTAL
Regular Service	Pest Management - E2M - Regular Service Charge	\$77.50	1	\$77.50

DETAILS

Service Category: Pest Management - E2M
 Appointment Type: Regular
 Payment is due August 18, 2023. Make checks payable to Insect IQ, Inc..
 Access your account online and pay your bill at
<https://insectiq.briostack.com/customer/index.html?branchId=10001>.

Subtotal	\$77.50
Tax	\$0.00
Total	\$77.50
Payments	\$0.00
Amount Due	\$77.50

Thank you for your business!



Insect IQ, Inc
 5002 West Linebaugh Ave Suite F
 Tampa, FL, 33624
 (855) 930-2847
 customerservice@insectiq.com

INVOICE

Bill To:
Highlands CDD c/o Inframark
 201 N. University Drive Suite 702
 Coral Springs, FL 33071

Service Address:
 11102 Ayersworth Glen Blvd
 Wimauma, FL 33598

INVOICE #	ACCOUNT #	INVOICE DATE
88386	208	Oct 9, 2023

INVOICE TOTAL	AMOUNT DUE
\$77.50	\$77.50 Due Oct 16, 2023

Invoice Detail - Pest Management - E2M

ITEM	DESCRIPTION	PRICE	QTY	TOTAL
Regular Service	Pest Management - E2M - Regular Service Charge	\$77.50	1	\$77.50

DETAILS

Service Category: Pest Management - E2M
 Appointment Type: Regular
 Payment is due October 16, 2023. Make checks payable to Insect IQ, Inc..
 Access your account online and pay your bill at
<https://insectiq.briostack.com/customer/index.html?branchId=10001>.

Subtotal	\$77.50
Tax	\$0.00
Total	\$77.50
Payments	\$0.00
Amount Due	\$77.50

Thank you for your business!



**State of Florida
Department of Health
Notification of Fees Due**

Identification Number: 29-60-02735
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-6558894
Fee Amount: \$325.00

To: **Cdd, Highlands**
210 N University Dr Ste 702
Pompano Beach, FL 33071

Total Amount Due:	\$325.00
-------------------	----------

Payment Due 06/30/2023 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to Hillsborough County

Account Information for: 29-60-02735
Facility Name: Ayersworth Glen Main Pool
Location Address 1: 11102 Ayersworth Blvd
Location Address 2:
City: Wimauma
State: FL
Zip Code: 33598

County Mailing Address 1: P O Box 5135
County Mailing Address 2:
County Mailing City: Tampa
County Mailing State: FL
County Mailing Zip Code: 33675

Owner Name: Cdd, Highlands
Owner Address 1: 210 N University Dr Ste 702
Owner Address 2: Pompano Beach, FL 33071
Owner City: Pompano Beach
Owner State: FL
Owner Zip Code: 33071
Work Phone:
Home Phone: (813) 938-4810

Facility Contact Name: Cdd, Highlands
Work Phone:
Home Phone: (813) 938-4810

Signature: Date:

[Environmental Health Division - Account Information Copy]



**State of Florida
Department of Health
Notification of Fees Due**

Identification Number: 29-60-02735
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 29-BID-6558894
Fee Amount: \$325.00

To: **Cdd, Highlands**
210 N University Dr Ste 702
Pompano Beach, FL 33071

Total Amount Due: \$325.00
Payment Due 06/30/2023 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
[Business Office - Cashiering & Accounting Copy]

Service Slip/Invoice

POOP 911
 PO BOX 844482
 Dallas, TX 75284-4482
 877-766-7911

INVOICE:	7680175
DATE:	8/30/2023
ORDER:	7680175

Bill To: [164992]
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Location: [164992] 813-633-3322
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Date	Time	Target Pest	Technician	Time In
8/30/2023			BLAKEW	12:00 AM
			Blake Wanecski	
Purchase Order	Terms	Last Service	Map Code	Time Out
		9/30/2023		12:00 AM

Service	Description	Price
---------	-------------	-------

SPECPRICE	14 stations emptied and bags refilled	\$391.60
		SUBTOTAL \$391.60
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$391.60

AMOUNT DUE \$391.60

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

WORKWAVE 800-702-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

Service Slip/Invoice

POOP 911
 PO BOX 844482
 Dallas, TX 75284-4482
 877-766-7911

INVOICE:	7680176
DATE:	9/30/2023
ORDER:	7680176

Bill To: [164992]
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Location: [164992] 813-633-3322
 Ayersworth Glen
 11102 AYERSWORTH GLEN BLVD
 WIMAUMA, FL 33598-6202

Work Date	Time	Target Pest	Technician	Time In
9/30/2023			BLAKEW	12:00 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
		9/30/2023		12:00 AM

Service	Description	Price
---------	-------------	-------

SPECPRICE	14 stations emptied and bags refilled	\$391.60
		SUBTOTAL \$391.60
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$391.60

AMOUNT DUE \$391.60

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

© Copyright 2018 WORKWAVE - All Rights Reserved
 WORKWAVE 800-702-0301
 -FPS-



INVOICE

Highlands CDD (Ayersworth Glen)
 Attention: c/o Inframark, LLC
 210 N. University Drive
 Suite 702
 CORAL SPRINGS FL 33071
 USA

Invoice Date
 Oct 17, 2023

Invoice Number
 INV-0842

Reference
 Fobs

ST6 Security LLC
 6515 Salt Creek Ave
 APOLLO BEACH FL 33572
 USA
 CAGE: 9HDX0 | NAICS:
 561622
 Lic # HCLOC22016
 -
 +1-813-851-0472 -
 Service@ST6Security.com

Description	Quantity	Unit Price	Tax	Amount USD
OEM - Paxton Net2 Credential - Proximity Fob - Box of 10 -MSRP is \$46.00, Additional discounts have been extended for a bulk/initial quantity purchase. -These fobs have a lifetime guarantee.	400.00	39.1875	CST Exempt Sales Tax	15,675.00
ST6 Security LLC will extend an additional credit for the "buy-back" of the existing Evolis Zenius Red ID Badge Printer. ---Pending receipt of printer as of 10/17 -GN	1.00	(200.00)	CST Exempt Sales Tax	(200.00)
			Subtotal	15,475.00
			TOTAL TAX	0.00
			TOTAL USD	15,475.00

Due Date: Nov 16, 2023



[View and pay online now](#)



Hillsborough County Florida

CUSTOMER NAME HIGHLAND CDD	ACCOUNT NUMBER 6632320000	BILL DATE 10/17/2023	DUE DATE 11/07/2023
--------------------------------------	-------------------------------------	--------------------------------	-------------------------------



Service Address: 10501 AYERSWORTH GLEN BLVD I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
40611209	09/14/2023	5400	10/13/2023	5494	9400 GAL	ACTUAL	WATER

Service Address Charges

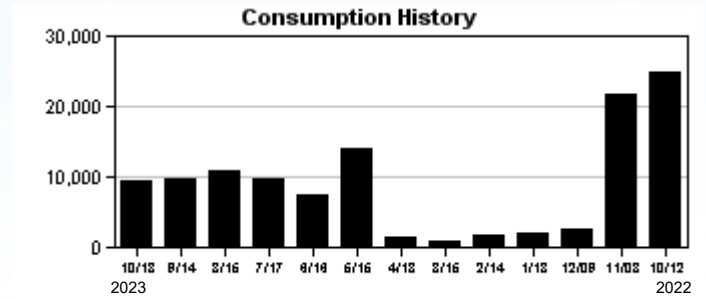
Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$28.39
Water Base Charge	\$10.98
Water Usage Charge	\$15.50

Summary of Account Charges

Previous Balance	\$62.36
Net Payments - Thank You	\$-62.36
Total Account Charges	\$60.15
AMOUNT DUE	\$60.15

Important Message

This account has ACH payment method
 BOCC approved rate increases are effective Oct. 1, 2023.
 Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.00 per month.
 Visit HCFLGov.net/Water, Water Rates & Fees tab for details.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **6632320000**



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
 Internet Payments: HCFLGov.net/WaterBill
 Additional Information: HCFLGov.net/Water

THANK YOU!



HIGHLAND CDD
 210 N UNIVERSITY DR
 CORAL SPRINGS FL 33071-7394

7,586 8

DUE DATE	11/07/2023
AMOUNT DUE	\$60.15
AMOUNT PAID	



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
HIGHLAND CDD	5632320000	10/17/2023	11/07/2023



Service Address: 11299 AYERSWORTH GLEN BLVD I

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
40611210	09/15/2023	7172	10/13/2023	7226	5400 GAL	ACTUAL	WATER

Service Address Charges

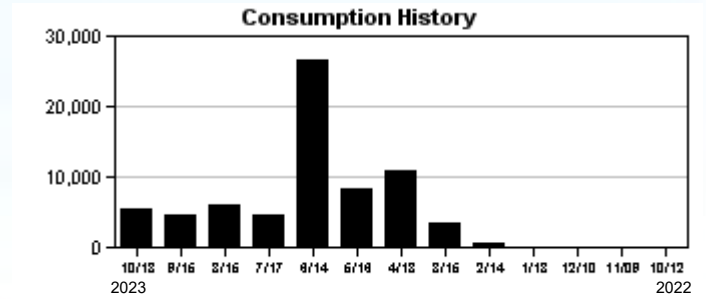
Customer Service Charge	\$5.28
Purchase Water Pass-Thru	\$16.31
Water Base Charge	\$20.20
Water Usage Charge	\$4.86

Summary of Account Charges

Previous Balance	\$43.12
Net Payments - Thank You	\$-43.12
Total Account Charges	\$46.65
AMOUNT DUE	\$46.65

Important Message

This account has ACH payment method
 BOCC approved rate increases are effective Oct. 1, 2023.
 Residential customers using 6,000 gallons of water monthly will have an average bill increase of approximately \$5.00 per month.
 Visit HCFLGov.net/Water, Water Rates & Fees tab for details.



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 5632320000



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
 Internet Payments: HCFLGov.net/WaterBill
 Additional Information: HCFLGov.net/Water

THANK YOU!



HIGHLAND CDD
 210 N UNIVERSITY DR
 CORAL SPRINGS FL 33071-7394

6,514 8

DUE DATE	11/07/2023
AMOUNT DUE	\$46.65
AMOUNT PAID	

0056323200008 00000046656

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Highlands CDD

Board Meeting Date: September 12, 2023

Name	In Attendance Please X	Paid
1 Orlando Echevarria	X	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:


District Manager Signature

9/13/2023
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

REVISED 9/13/2023 10:03

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Highlands CDD
Board Meeting Date: October 10,2023

Name	In Attendance Please X	Paid
1 Orlando Echevarria	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jennifer Goldyn
District Manager Signature

10.10.23
Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

REVISED 10/11/2023 10:52

TEXT CODE: FLBBB
PIN: 7685

PAGE 1 OF 3

Date of Bill 9/14/23

New Charges Due Date 10/10/23

Account Number 813/633-3322 Total Amount Due \$156.73

HIGHLAND CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614

Amount Paid

336140000 0

0630078136333322081320000000000000156735

www.frontier.com
Business

1-800-921-8102

Account Number 813/633-3322 Date of Bill 9/14/23

Previous Balance	153.90
Payments Received Thru 9/07/23	-153.90
Thank you for your payment!	
Balance Forward	.00
New Charges	156.73

You are all set with Auto Pay! To review your account, go to
frontier.com or MyFrontier mobile app.

Total Amount Due \$156.73

CURRENT BILLING SUMMARY

Local Service from 09/14/23 to 10/13/23

Qty Description	813/633-3322.0	Charge
Basic Charges		
Carrier Cost Recovery Surcharge		13.99
Federal Subscriber Line Charge - Bus		6.50
Frontier Roadwork Recovery Surcharge		2.75
Access Recovery Charge-Business		2.50
FCA Long Distance - Federal USF Surcharge		4.09
Federal USF Recovery Charge		2.63
FL State Communications Services Tax		1.60
County Communications Services Tax		1.56
FL State Gross Receipts Tax		.50
Hillsborough County 911 Surcharge		.40
Federal Excise Tax		.36
FL Telecommunications Relay Service		.09
FL State Gross Receipts Tax		.04
Total Basic Charges		37.01
Non Basic Charges		
FiberOptic Internet 100 Static IP w/ OneVoice		100.98
OneVoice Access Line		
Business FiberOptic 100/100M Static IP		
FL State Communications Services Tax		1.48
County Communications Services Tax		1.44
Federal Excise Tax		.90
FL State Gross Receipts Tax		.71
FL State Gross Receipts Tax		.04
Total Non Basic Charges		105.55
Toll/Other		
Federal Primary Carrier Single Line Charge		9.99
FCA Long Distance - Federal USF Surcharge		2.92
FL State Communications Services Tax		.64
County Communications Services Tax		.62
Total Toll/Other		14.17

TOTAL 156.73

813/633-3322

Date of Bill 9/14/23

=====

Detail of Frontier Charges

Toll charged to 813/633-3322

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	1 SEP 05	9:19A	2.0	DD	BRADENTON FL (941)920-2587	.00 U
					813/633-3322	Subtotal .00

Subtotal Minutes: 2.0 ***REP LINE ONLY

*****Resume printing of detail

=====

Detail of Frontier Com of America Charges

Toll charged to 813/633-3322

*****Start suppression of detail

Ref #	Date	Time	Min	*Type	Place and Number Called	Charge
E	2 AUG 15	2:23P	6.0	DD	JUPITER FL (561)529-5590	.00 U
E	3 AUG 15	2:30P	4.0	DD	FREDONIA NY (716)467-0335	.00 U
E	4 AUG 15	5:15P	1.0	DD	KISSIMMEE FL (407)973-4363	.00 U
E	5 AUG 16	12:38P	3.0	DD	KISSIMMEE FL (407)973-4363	.00 U
E	6 AUG 17	11:43A	1.0	DD	KISSIMMEE FL (407)973-4363	.00 U
E	7 AUG 18	12:19P	2.0	DD	PTST LUCIE FL (772)985-5654	.00 U
E	8 AUG 18	3:52P	1.0	DD	KISSIMMEE FL (407)973-4363	.00 U
E	9 AUG 25	3:59P	2.0	DD	JUPITER FL (561)529-5590	.00 U
E	10 SEP 06	11:17A	2.0	DD	MILWAUKEE WI (414)517-8044	.00 U
E	11 SEP 06	5:10P	2.0	DD	ARLINGTON TX (682)551-0476	.00 U
E	12 SEP 07	11:30A	6.0	DD	CORAL SPG FL (954)228-2804	.00 U
E	13 SEP 08	1:47P	1.0	DD	DEERFLDBCH FL (954)857-1194	.00 U
E	14 SEP 11	12:40P	1.0	DD	ST CLOUD FL (407)556-4376	.00 U
					813/633-3322	Subtotal .00

Subtotal Minutes: 32.0 ***REP LINE ONLY

*****Resume printing of detail

Legend Call Types:

DD - Day

Caller Summary Report

	Calls	Minutes	Amount
Main Number	14	34	.00
***Customer Summary	14	34	.00

Caller Summary Report

	Calls	Minutes	Amount
Intra-Lata	1	2	.00
Interstate	3	8	.00
Intrastate	10	24	.00
***Customer Summary	14	34	.00

813/633-3322

Date of Bill 9/14/23

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$85.74 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective October 1, 2023, Frontier will no longer print the call detail for zero-rated toll-free usage. To view the call detail log into your online account to access your electronic bill. Call detail will only be supplied where toll-free charges apply.

Beginning with this bill, your Federal Primary Carrier Single Line Charge has increased to \$9.99 per month, per line.

RETURN: Frontier
P.O. Box 709
South Windsor, CT 06074-9998

REMITTANCE: FRONTIER
PO BOX 740407
CINCINNATI OH 45274-0407
CDPIFLBBB81381363333614FLFT-FLABUSB1 5342NY 0000000000000156.73
NYNNNNNNNNYNNNNNNNNNNNNNNNNNNNNNNNNNNNNNN 1-800-921-8102



201 EXECUTIVE CENTER DR., SUITE 100
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 10/04/2023

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT
ACCOUNTS PAYABLE:
210 N UNIV DRIVE SUITE 702
CORAL SPRINGS FL 33071-7320

Remittance Section

Contract Number: 41100345
Due Date: 10/25/2023
Amount Due: \$270.64

This statement is for information purposes only. We will be debiting the bank account you provided to us for the amount due on the due date as specified above.

000411003452023100400000270642

Keep lower portion for your records - Please return upper portion with your payment.



DUE DATE 10/25/2023	CONTRACT NO. 41100345	EQUIPMENT DESCRIPTION SECURITY EQUIPMENT
CUSTOMER NAME HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

INTRODUCING... <http://my.navitascredit.com>

Managing your account at Navitas has never been easier. Your secure sign-on lets you access your account when it's convenient for you. 24X7 service at my.navitascredit.com is now a simple click away.

- ➔ Update Account Information
- ➔ Download Invoices
- ➔ Manage Payments
- ➔ Access Additional Credit

Register Today at: <http://my.navitascredit.com>
Click the Link Above



CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
41100345-1	Contract Payment	10/25/2023	\$251.21			\$19.43		\$270.64
SUBTOTALS:			\$251.21			\$19.43		\$270.64

Have you moved or changed your phone number or email address?

Please log onto my.navitascredit.com or email customerservice@navitascredit.com

Your Opinion Matters

Navitas values your opinion; the more we listen to our customers, the better we can satisfy their equipment financing needs. Please take a few minutes to let us know how we are doing. Click the link below to get started.

<https://engage.navitascredit.com/Satisfaction-Survey>

Thank you for your business!

IMPORTANT REMINDER: Enclose remittance slip with your check and remit to the address shown below for payments to ensure accurate and timely processing of your payment. For prompt review and handling, please send other correspondence and notices separately to the attention of: **NAVITAS CREDIT CORP. 201 EXECUTIVE CENTER DR. SUITE 100 COLUMBIA, SC 29210**



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
10/25/2023	41100345	SECURITY EQUIPMENT
CUSTOMER NAME		
HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT		

For Payments

Online: <http://my.navitascredit.com>

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: customerservice@navitascredit.com
- For correspondence other than payments:

NAVITAS CREDIT CORP.
201 EXECUTIVE CENTER DR.
SUITE 100
COLUMBIA, SC 29210

For 24/7 online support, visit us @ <http://my.navitascredit.com>



201 EXECUTIVE CENTER DR., SUITE 100
COLUMBIA, SC 29210

Return Service Requested

Invoice Date: 10/04/2023

HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT
ACCOUNTS PAYABLE:
210 N UNIV DRIVE SUITE 702
CORAL SPRINGS FL 33071-7320

Remittance Section

Contract Number: 40995983
Due Date: 10/25/2023
Amount Due: \$479.31

This statement is for information purposes only. We will be debiting the bank account you provided to us for the amount due on the due date as specified above.

000409959832023100400000479312

Keep lower portion for your records - Please return upper portion with your payment.



DUE DATE 10/25/2023	CONTRACT NO. 40995983	EQUIPMENT DESCRIPTION SECURITY EQUIPMENT
CUSTOMER NAME HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT		

PH: 888-978-6353

Important Messages

INTRODUCING... <http://my.navitascredit.com>

Managing your account at Navitas has never been easier. Your secure sign-on lets you access your account when it's convenient for you. 24X7 service at my.navitascredit.com is now a simple click away.

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. PJAGERT@RIZZETTA.COM

CONTRACT NUMBER	DESCRIPTION	DUE DATE	PAYMENT AMOUNT	SALES/ USE TAX	LATE CHARGE	INSURANCE CHARGES	OTHER CHARGES	TOTAL AMOUNT
40995983-1	Contract Payment	10/25/2023	\$452.11			\$27.20		\$479.31
SUBTOTALS:			\$452.11			\$27.20		\$479.31

Have you moved or changed your phone number or email address?

Please log onto my.navitascredit.com or email customerservice@navitascredit.com

Your Opinion Matters

Navitas values your opinion; the more we listen to our customers, the better we can satisfy their equipment financing needs. Please take a few minutes to let us know how we are doing. Click the link below to get started.

<https://engage.navitascredit.com/Satisfaction-Survey>

Thank you for your business!

IMPORTANT REMINDER: Enclose remittance slip with your check and remit to the address shown below for payments to ensure accurate and timely processing of your payment. For prompt review and handling, please send other correspondence and notices separately to the attention of: **NAVITAS CREDIT CORP. 201 EXECUTIVE CENTER DR. SUITE 100 COLUMBIA, SC 29210**



PH: 888-978-6353

DUE DATE	CONTRACT NO.	EQUIPMENT DESCRIPTION
10/25/2023	40995983	SECURITY EQUIPMENT
CUSTOMER NAME		
HIGHLANDS COMMUNITY DEVELOPMENT DISTRICT		

For Payments

Online: <http://my.navitascredit.com>

By Check:

NAVITAS CREDIT CORP.
PO BOX 935204
ATLANTA, GA 311935204

To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: customerservice@navitascredit.com
- For correspondence other than payments:

NAVITAS CREDIT CORP.
201 EXECUTIVE CENTER DR.
SUITE 100
COLUMBIA, SC 29210

For 24/7 online support, visit us @ <http://my.navitascredit.com>

HIGHLANDS CDD		ACH		
TECO	FY2023		INVOICE	10052023 ACH
			STATEMENT DATE	10/5/2023
Account No.	Service Address	Descrip/Meter	Meter #	8/22-9/21/23
211004160142	324 S FALKENBURG RD	STREET LIGHTS	66 Poles	\$ 1,959.62
211004160407	10955 AYERSWORTH GLEN BLVD	GEN - NON DEMAND	1000554078	\$ 30.39
211004160639	10951 AYERSWORTH GLEN WQL	GEN - NON DEMAND	1000468286	\$ 218.71
211004160985	14451 LOCH LAUREN WY	WELL - NON DEMAND	1000489595	\$ 39.79
211004161157	11102 AYERSWORTH GLEN BLVD	GEN - CLB HOUSE	1000555873	\$ 38.62
211004161421	11102 AYERSWORTH GLEN BLVD	GEN - NON DEMAND	1000555876	\$ 688.02
211004161561	11102 AYERSWORTH GLEN BLVD	STREET LIGHTS	5 POLES	\$ 312.91
211004161793	11299 AYERSWORTH GLEN WL	GEN - NON DEMAND	1000554079	\$ 374.76
211004162023	AYERSWORTH GLN PH 2B	STREET LIGHTS	85/47 POLES	\$ 6,283.04
211004162247	AYERSWORTH GLEN PH 2A	STREET LIGHTS	33 POLES	\$ 1,532.50
211004162452	11407 RD 672	GEN NON DEMAND	SUMP PUMP	\$ 42.33
211004162908	RD 672/301/5ESS	STREET LIGHTS	74 POLES	\$ 2,213.89
211004163138	HIGHLAND ESTS S PH 1	STREET LIGHTS	41 POLES	\$ 1,217.34
211018229834	14904 TROPICAL VIOLET WAY PMP	NON DEMAND - PMP	1000555189	\$ 229.47
211023911210	11104 AYERSWORTH GLEN BLVD	SIGN	1000651539	\$ 30.39
211023936407	11195 AYERSWORTH GLEN BLVD	LIGHTING	1000599122	\$ 30.39
221007665757	AYERSWORTH GLEN PH 5	STREET LIGHTS	9 POLES	\$ 417.96
221007846795	AYERSWORTH GLEN PH 3B	STREET LIGHTS	34 POLES	\$ 1,578.96
221007860416	AYERSWORTH GLEN PH 4	STREET LIGHTS	27 POLES	\$ 1,336.70
211004160787	10501 AYERSWORTH GLEN WL	GEN NON DEMAND	1000468285	\$ 247.89
		CREDITS		\$ (3.66)
Total (20)				\$ 18,820.02
	CODE TO:	Street Lights	543057.53100	\$ 16,913.70
		Utility Services	543063.53100	\$ 1,619.81
		Recreation Facilities	543079.53100	\$ 38.62
		Pool	543110.53100	\$ 247.89
		TOTAL		\$ 18,820.02



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

Statement Date: October 05, 2023

Amount Due: \$18,820.02

Due Date: October 19, 2023
Account #: 321000017129

Your Locations With The Highest Usage

- 11102 AYERSWORTH GLEN BLVD, WIMAUMA, FL 33598-6202 **3,928 KWH**
- 11299 AYERSWORTH GLEN WL, WIMAUMA, FL 33598-0000 **2,065 KWH**

DO NOT PAY. Your account will be drafted on October 19, 2023

Account Summary

Previous Amount Due	\$18,378.43
Payment(s) Received Since Last Statement	-\$18,382.09
Credit Balance After Payments and Credits	-\$3.66
Current Month's Charges	\$18,823.68

Amount Due by October 19, 2023 \$18,820.02

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

Scan here to interact with your bill online.

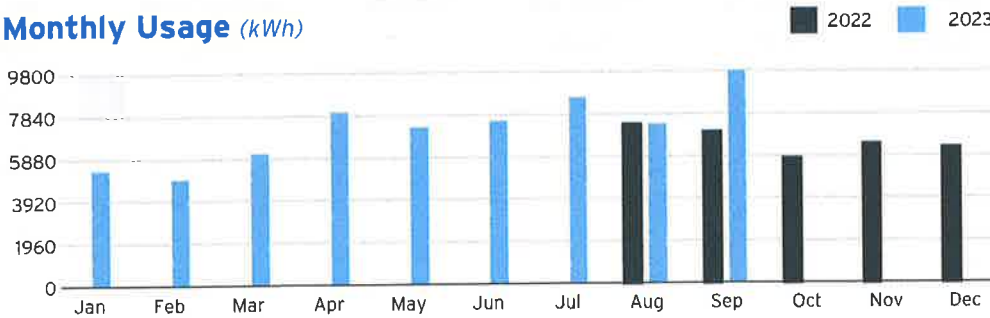
DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

00000009-0000070-Page 3 of 28

Monthly Usage (kWh)



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

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



Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Account #: 321000017129
Due Date: October 19, 2023

Amount Due: \$18,820.02
Payment Amount: \$ _____

700625002686

Your account will be drafted on October 19, 2023

HIGHLANDS CDD
 C/O ANNA GOLOVAN
 210 N UNIVERSITY DR, STE 702
 CORAL SPRINGS, FL 33071-7394

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

Summary of Charges by Service Address

Account Number: 321000017129

Energy Usage From Last Month

▲ Increased
 ▬ Same
 ▼ Decreased

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

Sub-Account Number: 211004160142

Amount: \$1,959.62

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

Sub-Account Number: 211004160407

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000554078	09/11/2023	1,471		1,454		17 kWh	1	33 Days	\$30.39
								▬	0.0%

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

Sub-Account Number: 211004160639

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000468286	09/11/2023	33,664		32,527		1,137 kWh	1	33 Days	\$218.71
								▲	11.1%

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

Sub-Account Number: 211004160985

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000489595	09/11/2023	2,205		2,132		73 kWh	1	33 Days	\$39.79
								▲	23.7%

Continued on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person
Find list of Payment Agents at TampaElectric.com



Mail A Check Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone
Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online: TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

00000008-0000070-Page 4 of 28

Summary of Charges by Service Address


Account Number: 321000017129

Energy Usage From Last Month

Increased
 Same
 Decreased


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

Sub-Account Number: 211018229834

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000555189	09/11/2023	13,627		12,426		1,201 kWh	1	33 Days	\$229.47
									 174.8%


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

Sub-Account Number: 211023911210

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000651539	09/11/2023	409		392		17 kWh	1	33 Days	\$30.39
									 13.3%

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

Sub-Account Number: 211023936407

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000599122	09/11/2023	388		371		17 kWh	1	33 Days	\$30.39
									 21.4%

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

Sub-Account Number: 221007665757

Amount: **\$417.96**

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

Sub-Account Number: 221007846795

Amount: **\$1,578.96**


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

Sub-Account Number: 221007860416

Amount: **\$1,336.70**

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

Sub-Account Number: 211004160787

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000468285	09/11/2023	68,791		67,608		1,183 kWh	1	33 Days	\$247.89
									 583.8%

Total Current Month's Charges **\$18,823.68**

00000008-00000071-Page 6 of 28

Summary of Charges by Service Address

Account Number: 321000017129

Energy Usage From Last Month

▲ Increased
 ▬ Same
 ▼ Decreased

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

Sub-Account Number: 211004161157



Meter	Read Date	Current	-	Previous	=	Total Used
1000555873	09/11/2023	3,496		3,430		66 kWh

Multiplier	Billing Period	Amount
1	33 Days	\$38.62
		▲ 24.5%

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

Sub-Account Number: 211004161421

Meter	Read Date	Current	-	Previous	=	Total Used
1000555876	09/11/2023	79,429		75,501		3,928 kWh

Multiplier	Billing Period	Amount
1	33 Days	\$688.02
		▲ 14.0%

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

Sub-Account Number: 211004161561

Amount: \$312.91

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

Sub-Account Number: 211004161793

Meter	Read Date	Current	-	Previous	=	Total Used
1000554079	09/11/2023	69,110		67,045		2,065 kWh

Multiplier	Billing Period	Amount
1	33 Days	\$374.76
		▼ 2.2%

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

Sub-Account Number: 211004162023

Amount: \$6,283.04

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

Sub-Account Number: 211004162247

Amount: \$1,532.50

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

Sub-Account Number: 211004162452

Meter	Read Date	Current	-	Previous	=	Total Used
1000852366	09/11/2023	7,640		7,552		88 kWh

Multiplier	Billing Period	Amount
1	33 Days	\$42.33
		▲ 151.4%

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

Sub-Account Number: 211004162908

Amount: \$2,213.89

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

Sub-Account Number: 211004163138

Amount: \$1,217.34

Continued on next page →

00000008-0000071-Page 5 of 28



Sub-Account #: 211004160142
Statement Date: 10/02/2023

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

Service Period: 08/22/2023 - 09/21/2023

Rate Schedule: Lighting Service



Charge Details



Electric Charges

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

Lighting Energy Charge	1056 kWh @ \$0.03511/kWh	\$37.08
Fixture & Maintenance Charge	66 Fixtures	\$609.18
Lighting Pole / Wire	66 Poles	\$1098.90
Lighting Fuel Charge	1056 kWh @ \$0.05169/kWh	\$54.58
Storm Protection Charge	1056 kWh @ \$0.01466/kWh	\$15.48
Clean Energy Transition Mechanism	1056 kWh @ \$0.00036/kWh	\$0.38
Storm Surcharge	1056 kWh @ \$0.00326/kWh	\$3.44
Florida Gross Receipt Tax		\$2.85
State Tax		\$137.73

Lighting Charges \$1,959.62

Current Month's Electric Charges \$1,959.62

Billing information continues on next page →

00000008-0000072-Page 7 of 28



Sub-Account #: 211004160407
Statement Date: 10/02/2023

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

Meter Read

Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000554078	09/11/2023	1,471	1,454	17 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	17 kWh @ \$0.07990/kWh	\$1.36
Fuel Charge	17 kWh @ \$0.05239/kWh	\$0.89
Storm Protection Charge	17 kWh @ \$0.00400/kWh	\$0.07
Clean Energy Transition Mechanism	17 kWh @ \$0.00427/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.01061/kWh	\$0.18
Florida Gross Receipt Tax		\$0.70
Electric Service Cost		\$28.02
State Tax		\$2.37
Total Electric Cost, Local Fees and Taxes		\$30.39



Current Month's Electric Charges \$30.39

Billing information continues on next page →

00000008-00000072-Page 8 of 28



Sub-Account #: 211004160639
Statement Date: 10/02/2023

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

Meter Read

Service Period: 08/10/2023 - 09/11/2023 **Rate Schedule:** General Service - Non Demand



Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000468286	09/11/2023	33,664	32,527	1,137 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



00000008-000073-Page 9 of 28

⚡ Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	1,137 kWh @ \$0.07990/kWh	\$90.85
Fuel Charge	1,137 kWh @ \$0.05239/kWh	\$59.57
Storm Protection Charge	1,137 kWh @ \$0.00400/kWh	\$4.55
Clean Energy Transition Mechanism	1,137 kWh @ \$0.00427/kWh	\$4.85
Storm Surcharge	1,137 kWh @ \$0.01061/kWh	\$12.06
Florida Gross Receipt Tax		\$5.04
Electric Service Cost		\$201.67
State Tax		\$17.04
Total Electric Cost, Local Fees and Taxes		\$218.71

Current Month's Electric Charges \$218.71

Billing information continues on next page →



Sub-Account #: 211004160985
Statement Date: 10/02/2023

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

Meter Read

Meter Location: WELL

Service Period: 08/10/2023 - 09/11/2023

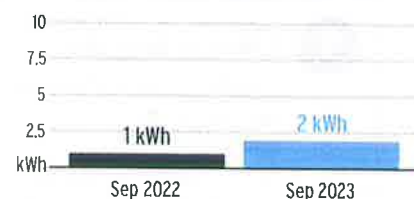
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000489595	09/11/2023	2,205	2,132	73 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	73 kWh @ \$0.07990/kWh	\$5.83
Fuel Charge	73 kWh @ \$0.05239/kWh	\$3.82
Storm Protection Charge	73 kWh @ \$0.00400/kWh	\$0.29
Clean Energy Transition Mechanism	73 kWh @ \$0.00427/kWh	\$0.31
Storm Surcharge	73 kWh @ \$0.01061/kWh	\$0.77
Florida Gross Receipt Tax		\$0.92
Electric Service Cost		\$36.69
State Tax		\$3.10
Total Electric Cost, Local Fees and Taxes		\$39.79



Current Month's Electric Charges \$39.79

Billing information continues on next page →

00000008-00000073-Page 10 of 28



Sub-Account #: 211004161157
Statement Date: 10/02/2023

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

Meter Read

Meter Location: Cbhs

Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000555873	09/11/2023	3,496	3,430		66 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	66 kWh @ \$0.07990/kWh	\$5.27
Fuel Charge	66 kWh @ \$0.05239/kWh	\$3.46
Storm Protection Charge	66 kWh @ \$0.00400/kWh	\$0.26
Clean Energy Transition Mechanism	66 kWh @ \$0.00427/kWh	\$0.28
Storm Surcharge	66 kWh @ \$0.01061/kWh	\$0.70
Florida Gross Receipt Tax		\$0.89
Electric Service Cost		\$35.61
State Tax		\$3.01
Total Electric Cost, Local Fees and Taxes		\$38.62

Avg kWh Used Per Day



Current Month's Electric Charges

\$38.62

Billing information continues on next page →

00000008-0000074-Page 11 of 28



Sub-Account #: 211004161421
Statement Date: 10/02/2023

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

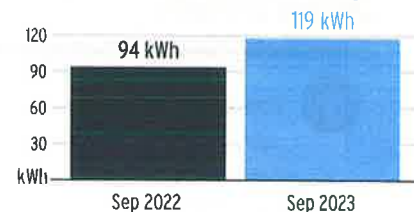
Meter Read

Service Period: 08/10/2023 - 09/11/2023 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000555876	09/11/2023	79,429	75,501	3,928 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	3,928 kWh @ \$0.07990/kWh	\$313.85
Fuel Charge	3,928 kWh @ \$0.05239/kWh	\$205.79
Storm Protection Charge	3,928 kWh @ \$0.00400/kWh	\$15.71
Clean Energy Transition Mechanism	3,928 kWh @ \$0.00427/kWh	\$16.77
Storm Surcharge	3,928 kWh @ \$0.01061/kWh	\$41.68
Florida Gross Receipt Tax		\$15.86
Electric Service Cost		\$634.41
State Tax		\$53.61
Total Electric Cost, Local Fees and Taxes		\$688.02

Current Month's Electric Charges \$688.02

Billing information continues on next page →

00000008-0000074- Page 12 of 28



Sub-Account #: 211004161561
Statement Date: 10/02/2023

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

Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: Lighting Service



Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	252 kWh @ \$0.03511/kWh	\$8.85
Fixture & Maintenance Charge	5 Fixtures	\$102.52
Lighting Pole / Wire	5 Poles	\$161.15
Lighting Fuel Charge	252 kWh @ \$0.05169/kWh	\$13.03
Storm Protection Charge	252 kWh @ \$0.01466/kWh	\$3.69
Clean Energy Transition Mechanism	252 kWh @ \$0.00036/kWh	\$0.09
Storm Surcharge	252 kWh @ \$0.00326/kWh	\$0.82
Florida Gross Receipt Tax		\$0.68
State Tax		\$22.08

Lighting Charges **\$312.91**

Current Month's Electric Charges \$312.91

Billing information continues on next page →

00000006-0000075-Page 13 of 28



Sub-Account #: 211004161793
Statement Date: 10/02/2023

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

Meter Read

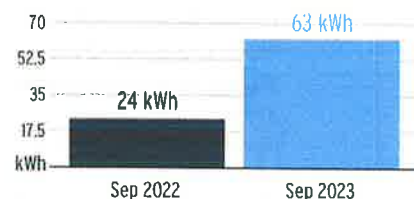
Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000554079	09/11/2023	69,110	67,045		2,065 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



00000008-10000075-Page 14 of 28

⚡ Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	2,065 kWh @ \$0.07990/kWh	\$164.99
Fuel Charge	2,065 kWh @ \$0.05239/kWh	\$108.19
Storm Protection Charge	2,065 kWh @ \$0.00400/kWh	\$8.26
Clean Energy Transition Mechanism	2,065 kWh @ \$0.00427/kWh	\$8.82
Storm Surcharge	2,065 kWh @ \$0.01061/kWh	\$21.91
Florida Gross Receipt Tax		\$8.64
Electric Service Cost		\$345.56
State Tax		\$29.20
Total Electric Cost, Local Fees and Taxes		\$374.76

Current Month's Electric Charges \$374.76

Billing information continues on next page →



Sub-Account #: 211004162023
Statement Date: 10/02/2023

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

Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: Lighting Service



Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	1508 kWh @ \$0.03511/kWh	\$52.95
Fixture & Maintenance Charge	85 Fixtures	\$907.39
Lighting Pole / Wire	85 Poles	\$2739.55
Lighting Fuel Charge	1508 kWh @ \$0.05169/kWh	\$77.95
Storm Protection Charge	1508 kWh @ \$0.01466/kWh	\$22.11
Clean Energy Transition Mechanism	1508 kWh @ \$0.00036/kWh	\$0.54
Storm Surcharge	1508 kWh @ \$0.00326/kWh	\$4.92
Florida Gross Receipt Tax		\$4.06
State Tax		\$287.25
State Tax		\$153.00

Lighting Charges \$4,249.72

Current Month's Electric Charges \$4,249.72

Billing information continues on next page →

00000008-0000076-Page 15 of 28




Sub-Account #: 211004162023
Statement Date: 10/02/2023

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

Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	752 kWh @ \$0.03511/kWh	\$26.40
Fixture & Maintenance Charge	47 Fixtures	\$433.81
Lighting Pole / Wire	47 Poles	\$1514.81
Lighting Fuel Charge	752 kWh @ \$0.05169/kWh	\$38.87
Storm Protection Charge	752 kWh @ \$0.01466/kWh	\$11.02
Clean Energy Transition Mechanism	752 kWh @ \$0.00036/kWh	\$0.27
Storm Surcharge	752 kWh @ \$0.00326/kWh	\$2.45
Florida Gross Receipt Tax		\$2.03
State Tax		\$2.44
State Tax		\$1.22
Lighting Charges		\$2,033.32

Current Month's Electric Charges \$2,033.32

Billing information continues on next page →

00000008-0000076-Page 16 of 28



Sub-Account #: 211004162247
Statement Date: 10/02/2023

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

Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: Lighting Service



Charge Details

00000008-00000077-Page 17 of 28

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	528 kWh @ \$0.03511/kWh	\$18.54
Fixture & Maintenance Charge	33 Fixtures	\$304.59
Lighting Pole / Wire	33 Poles	\$1063.59
Lighting Fuel Charge	528 kWh @ \$0.05169/kWh	\$27.29
Storm Protection Charge	528 kWh @ \$0.01466/kWh	\$7.74
Clean Energy Transition Mechanism	528 kWh @ \$0.00036/kWh	\$0.19
Storm Surcharge	528 kWh @ \$0.00326/kWh	\$1.72
Florida Gross Receipt Tax		\$1.42
State Tax		\$107.42
Lighting Charges		\$1,532.50

Current Month's Electric Charges \$1,532.50

Billing information continues on next page →



Sub-Account #: 211004162452
Statement Date: 10/02/2023

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

Meter Read

Meter Location: SUMP PUMP

Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000852366	09/11/2023	7,640	7,552	88 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	88 kWh @ \$0.07990/kWh	\$7.03
Fuel Charge	88 kWh @ \$0.05239/kWh	\$4.61
Storm Protection Charge	88 kWh @ \$0.00400/kWh	\$0.35
Clean Energy Transition Mechanism	88 kWh @ \$0.00427/kWh	\$0.38
Storm Surcharge	88 kWh @ \$0.01061/kWh	\$0.93
Florida Gross Receipt Tax		\$0.98
Electric Service Cost		\$39.03
State Tax		\$3.30
Total Electric Cost, Local Fees and Taxes		\$42.33

Avg kWh Used Per Day



Current Month's Electric Charges \$42.33

Billing information continues on next page →

00000008-0000077-Page 18 of 28



Sub-Account #: 211004162908
Statement Date: 10/02/2023

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

Service Period: 08/22/2023 - 09/21/2023

Rate Schedule: Lighting Service



Charge Details



Electric Charges

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

Lighting Energy Charge	1184 kWh @ \$0.03511/kWh	\$41.57
Fixture & Maintenance Charge	74 Fixtures	\$683.02
Lighting Pole / Wire	74 Poles	\$1247.68
Lighting Fuel Charge	1184 kWh @ \$0.05169/kWh	\$61.20
Storm Protection Charge	1184 kWh @ \$0.01466/kWh	\$17.36
Clean Energy Transition Mechanism	1184 kWh @ \$0.00036/kWh	\$0.43
Storm Surcharge	1184 kWh @ \$0.00326/kWh	\$3.86
Florida Gross Receipt Tax		\$3.19
State Tax		\$155.58

Lighting Charges **\$2,213.89**

Current Month's Electric Charges **\$2,213.89**

Billing information continues on next page →

00000008-0000078-Page 19 of 28




Sub-Account #: 211004163138
Statement Date: 10/02/2023

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

Service Period: 08/22/2023 - 09/21/2023

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	656 kWh @ \$0.03511/kWh	\$23.03
Fixture & Maintenance Charge	41 Fixtures	\$378.43
Lighting Pole / Wire	41 Poles	\$682.65
Lighting Fuel Charge	656 kWh @ \$0.05169/kWh	\$33.91
Storm Protection Charge	656 kWh @ \$0.01466/kWh	\$9.62
Clean Energy Transition Mechanism	656 kWh @ \$0.00036/kWh	\$0.24
Storm Surcharge	656 kWh @ \$0.00326/kWh	\$2.14
Florida Gross Receipt Tax		\$1.77
State Tax		\$85.55
Lighting Charges		\$1,217.34

00000008-0000078-Page 20 of 28

Current Month's Electric Charges \$1,217.34

Billing information continues on next page →



Sub-Account #: 211018229834
Statement Date: 10/02/2023

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

Meter Read



Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000555189	09/11/2023	13,627	12,426	1,201 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	1,201 kWh @ \$0.07990/kWh	\$95.96
Fuel Charge	1,201 kWh @ \$0.05239/kWh	\$62.92
Storm Protection Charge	1,201 kWh @ \$0.00400/kWh	\$4.80
Clean Energy Transition Mechanism	1,201 kWh @ \$0.00427/kWh	\$5.13
Storm Surcharge	1,201 kWh @ \$0.01061/kWh	\$12.74
Florida Gross Receipt Tax		\$5.29
Electric Service Cost		\$211.59
State Tax		\$17.88
Total Electric Cost, Local Fees and Taxes		\$229.47



00000008-0000079- Page 21 of 28

Current Month's Electric Charges \$229.47

Billing information continues on next page →



Sub-Account #: 211023911210
Statement Date: 10/02/2023

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

Meter Read

Service Period: 08/10/2023 - 09/11/2023

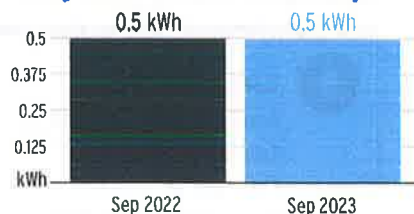
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000651539	09/11/2023	409	392	17 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	17 kWh @ \$0.07990/kWh	\$1.36
Fuel Charge	17 kWh @ \$0.05239/kWh	\$0.89
Storm Protection Charge	17 kWh @ \$0.00400/kWh	\$0.07
Clean Energy Transition Mechanism	17 kWh @ \$0.00427/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.01061/kWh	\$0.18
Florida Gross Receipt Tax		\$0.70
Electric Service Cost		\$28.02
State Tax		\$2.37
Total Electric Cost, Local Fees and Taxes		\$30.39

Avg kWh Used Per Day



Current Month's Electric Charges \$30.39

Billing information continues on next page →

0000008-0000079-Page 22 of 28



Sub-Account #: 211023936407
Statement Date: 10/02/2023

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

Meter Read

Meter Location: LIGHTING

Service Period: 08/10/2023 - 09/11/2023

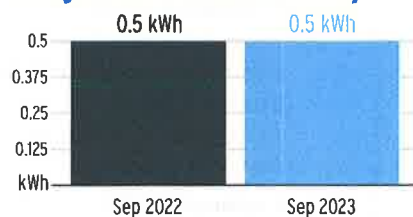
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000599122	09/11/2023	388	371		17 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	17 kWh @ \$0.07990/kWh	\$1.36
Fuel Charge	17 kWh @ \$0.05239/kWh	\$0.89
Storm Protection Charge	17 kWh @ \$0.00400/kWh	\$0.07
Clean Energy Transition Mechanism	17 kWh @ \$0.00427/kWh	\$0.07
Storm Surcharge	17 kWh @ \$0.01061/kWh	\$0.18
Florida Gross Receipt Tax		\$0.70
Electric Service Cost		\$28.02
State Tax		\$2.37
Total Electric Cost, Local Fees and Taxes		\$30.39

Avg kWh Used Per Day



00000008-00000000-Page 23 of 28

Current Month's Electric Charges \$30.39

Billing information continues on next page →



Sub-Account #: 221007665757
Statement Date: 10/02/2023

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

Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	144 kWh @ \$0.03511/kWh	\$5.06
Fixture & Maintenance Charge	9 Fixtures	\$83.07
Lighting Pole / Wire	9 Poles	\$290.07
Lighting Fuel Charge	144 kWh @ \$0.05169/kWh	\$7.44
Storm Protection Charge	144 kWh @ \$0.01466/kWh	\$2.11
Clean Energy Transition Mechanism	144 kWh @ \$0.00036/kWh	\$0.05
Storm Surcharge	144 kWh @ \$0.00326/kWh	\$0.47
Florida Gross Receipt Tax		\$0.39
State Tax		\$29.30

Lighting Charges **\$417.96**

Current Month's Electric Charges \$417.96

Billing information continues on next page →

00000008-0000080-Page 24 of 28



Sub-Account #: 221007846795
Statement Date: 10/02/2023

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

Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: Lighting Service



Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	544 kWh @ \$0.03511/kWh	\$19.10
Fixture & Maintenance Charge	34 Fixtures	\$313.82
Lighting Pole / Wire	34 Poles	\$1095.82
Lighting Fuel Charge	544 kWh @ \$0.05169/kWh	\$28.12
Storm Protection Charge	544 kWh @ \$0.01466/kWh	\$7.98
Clean Energy Transition Mechanism	544 kWh @ \$0.00036/kWh	\$0.20
Storm Surcharge	544 kWh @ \$0.00326/kWh	\$1.77
Florida Gross Receipt Tax		\$1.47
State Tax		\$110.68

Lighting Charges **\$1,578.96**

Current Month's Electric Charges **\$1,578.96**

Billing information continues on next page →

00000008-0000081-Page 25 of 28



Sub-Account #: 221007860416
Statement Date: 10/02/2023

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

Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	432 kWh @ \$0.03511/kWh	\$15.17
Fixture & Maintenance Charge	27 Fixtures	\$249.21
Lighting Pole / Wire	27 Poles	\$870.21
Lighting Fuel Charge	432 kWh @ \$0.05169/kWh	\$22.33
Storm Protection Charge	432 kWh @ \$0.01466/kWh	\$6.33
Clean Energy Transition Mechanism	432 kWh @ \$0.00036/kWh	\$0.16
Storm Surcharge	432 kWh @ \$0.00326/kWh	\$1.41
Florida Gross Receipt Tax		\$1.16
Franchise Fee		\$76.37
State Tax		\$94.35

Lighting Charges \$1,336.70

Current Month's Electric Charges \$1,336.70

Billing information continues on next page →

00000008-0000001-Page 26 of 28



Sub-Account #: 211004160787
Statement Date: 10/02/2023

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

Meter Read

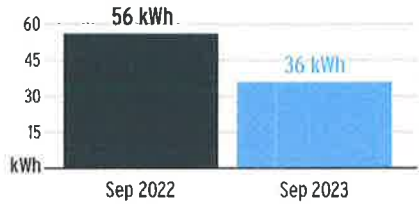
Service Period: 08/10/2023 - 09/11/2023

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000468285	09/11/2023	68,791	67,608		1,183 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	1,183 kWh @ \$0.07990/kWh	\$94.52
Fuel Charge	1,183 kWh @ \$0.05239/kWh	\$61.98
Storm Protection Charge	1,183 kWh @ \$0.00400/kWh	\$4.73
Clean Energy Transition Mechanism	1,183 kWh @ \$0.00427/kWh	\$5.05
Storm Surcharge	1,183 kWh @ \$0.01061/kWh	\$12.55
Florida Gross Receipt Tax		\$5.22

Electric Service Cost		\$208.80
State Tax		\$17.64
Total Electric Cost, Local Fees and Taxes		\$226.44



Other Fees and Charges

Zap Cap Systems

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

Business Surge LDC Monthly	1 unit @ \$19.95	\$19.95
State Tax		\$1.50

Zap Cap Systems Cost		\$21.45
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Current Month's Electric Charges \$247.89

Total Current Month's Charges \$18,823.68

Important Messages

Removing Your Envelope. We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

00000008-0000082-Page 27 of 28