Board of Supervisors:
Michael Lawson - Chairman
Doug Draper - Vice Chairman
Lori Price - Assistant Secretary
Christie Ray - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

District Staff:
Audette Bruce - District Manager
Brian Quillen - Operations Director
Jim Bugos - Field Services Manager
Tyson Waag - District Engineer
John Vericker - District Counsel

Brightwater Community Development District

Regular Meeting Agenda

Tuesday, October 28, 2025 at 2:00 P.M.
Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905
Zoom:
Dial In: +1 312-626-6799 Meeting ID: 492 506 1038 Passcode: 543210

Dear Supervisors:

the Board of Supervisors of the Brightwater Community Development District is scheduled for **Tuesday, October 28, 2025, at 2:00 p.m.** at the **Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905**. The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items
   - A. Notice of Boundary Amendment — **Exhibit 1**
   - B. Ordinance 25-19 – Amending the Boundary — **Exhibit 2**
   - C. Presentation of Amended Supplemental Engineer's Report — **Exhibit 3**
   - D. Presentation of Amended Supplemental Assessment Methodology Reports — **Exhibit 4**
   - E. Consideration for Adoption – **Resolution 2026-01**, Declaring Special Assessments — **Exhibit 5**
   - F. Consideration for Adoption – **Resolution 2026-02**, Setting Public Hearing on Special Assessments — **Exhibit 6**
   - G. Consideration for Adoption – **Resolution 2026-03**, Development Acquisition Agreement — **Exhibit 7**
     - ➢ Exhibit A – Development Acquisition Agreement — ***Under Separate Cover***
   - H. Consideration for Approval – Water Science Associates – Water Use Permit - $21,250.00 — **Exhibit 8**
   - I. Consideration for Adoption – **Resolution 2026-04**, District Objectives and Goals for FY 2026 — **Exhibit 9**

District Office:
Kai (*formerly Breeze/BreezeHome)*
2502 N. Rocky Point Dr.,
Suite 1000, Tampa, FL 33607

Meeting Location:
Hyatt Place Ft. Myers at the Forum
2600 Champion Ring Road
Fort Myers, FL 33905

- Objectives and Goals **Exhibit 10**

4. Consent Agenda
   A. Acceptance of the Fiscal Year 2024 Audited Financial Report Ending on September 30, 2024
      - Letter from Auditors **Exhibit 11**
      - Audit Report **Exhibit 12**

   B. Consideration for Acceptance – The Unaudited August 2025 Financials **Exhibit 13**
      - The Negative Variance for August 2025 **Exhibit 14**

   C. Consideration for Acceptance – The Unaudited September 2025 Financials **Exhibit 15**
      - The Negative Variance for September 2025 **Exhibit 16**

   D. Consideration for Acceptance – The Annual Arbitrage Report for the Period August 6, 2024 to August 6, 2025 **Exhibit 17**

   E. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing August 26, 2025 **Exhibit 18**

5. Staff Reports
   A. District Counsel
   B. District Engineer
   C. Field Operations Manager: Kai – Jim Bugos
      - Field Inspection Report Dated October 12, 2025 **Exhibit 19**

   D. District Manager

6. Supervisors Requests
7. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)
8. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Audette Bruce
District Manager

EXHIBIT 1

AGENDA

Kevin C. Karnes, Lee County Clerk of the Circuit Court & Comptroller
INSTR# 2025000274751, DocType NOT, Pages 9, Recorded 10/14/2025 at 11:17 AM, DeputyClerk BMILLER
Rec Fees: $78.00 ERECORD

This Instrument Prepared By:
John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33606

Notice of Boundary Amendment of the Brightwater Community Development District

(Boundary Amendment)

The Brightwater Community Development District (the "**District**") previously recorded a *Notice of Establishment* on March 21, 2018, at Instrument #2018000066129 in the public records of Lee County, Florida for its original boundary of 340.29 acres, more or less.

In accordance with Sections 190.0485 and 190.046(1)(h)5, Florida Statutes, notice is hereby given of an amendment to the *Notice of Establishment* to reflect the revised boundaries of the District pursuant to the Lee County Board of County Commissioners Ordinance No. 25-19 which amended 1.25 acres from the District's boundaries due to changed development plans. The revised boundary of the District now encompasses **339.04 acres** of property located in Lee County, Florida, as more particularly described in the legal description attached hereto as **Exhibit A**.

The District is a special purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities and duties of the District may be obtained by examining Chapter 190, Florida Statutes and the full text of the boundary amendment ordinance, or by contacting the Florida Department of Commerce in accordance with section 189.014, Florida Statutes.

THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

[Signature Page to Follow]

Witnesses:

Name:
Address: 1510 W. Cleveland Street
Tampa, Florida 33606

Name: Lynn A. Carver
Address: 1510 W. Cleveland Street
Tampa, Florida 33606

Brightwater Community Development District

John M. Vericker
District Counsel

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence, on October 13, 2025, by John M. Vericker, as District Counsel for the Brightwater Community Development District, on behalf of the District, who is personally known to me.

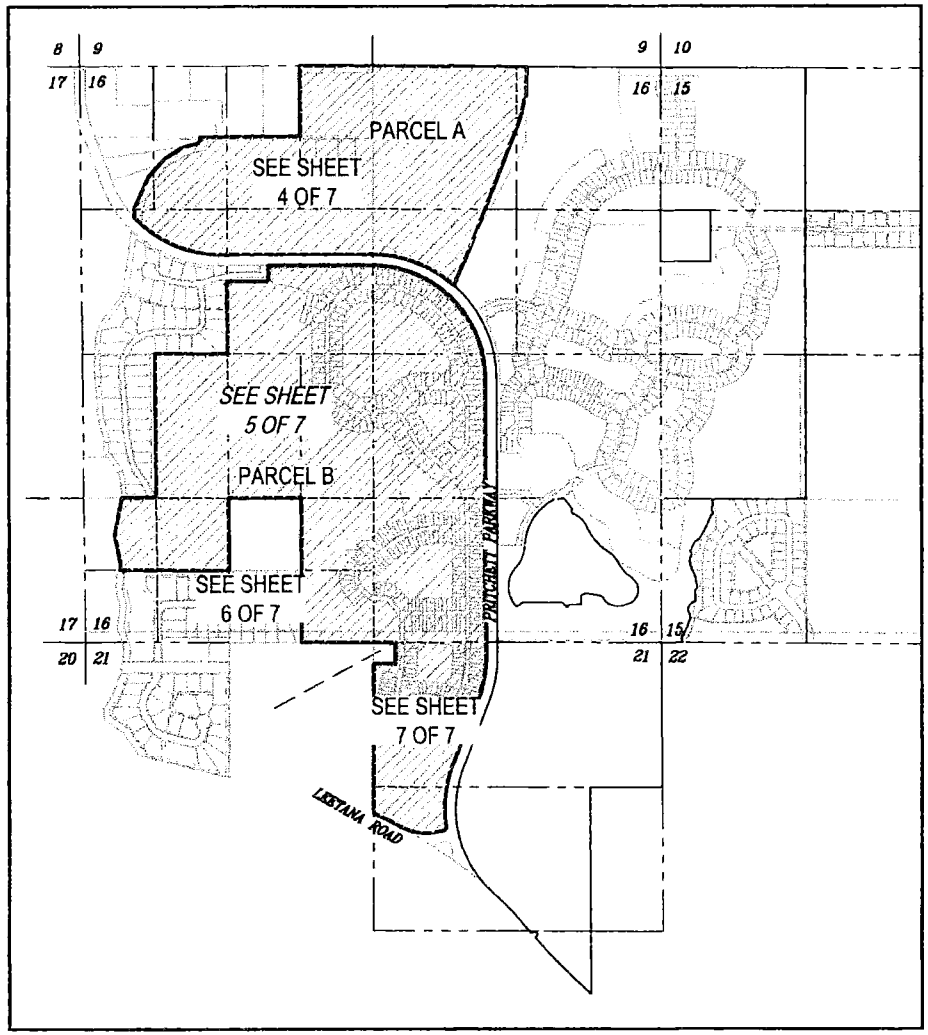
Notary Public Signature

Notary Public State of Florida
Lynn A Carver
My Commission HH 619713
Expires 2/27/2026

Notary Stamp

Exhibit "A"

KEY MAP



NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA AS BEING S 89°30'46" E.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
IN	INSTRUMENT NUMBER
PG	PAGE(S)
LCEC	LEE COUNTY ELECTRIC COOPERATIVE
R/W	RIGHT-OF-WAY
•	DENOTES CHANGE IN DIRECTION

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-613
SCALE:	N/A
DATE:	4/3/2025
FILE:	25-613-BW
SHEET:	1 of 7

NOT COMPLETE WITHOUT SHEETS 1 – 7 OF 7

NOT A SURVEY

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Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED
Digitally signed by Todd B. Short
Date: 2025.04.17 09:33:51 -04'00'

TODD B. SHORT, P.S.M
FL LICENSE #7587
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-613-BW.DWG

INSTR# 2025000274751 Page Number: 3 of 9

DESCRIPTION

PARCEL "A"
A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°30'46" EAST ALONG THE NORTH LINE OF SAID FRACTION, , FOR 1,411.00 FEET; THENCE SOUTH 00°29'14" WEST, DEPARTING SAID NORTH LINE, FOR 284.35 FEET; THENCE NORTH 72°51'13" WEST, FOR 1.88 FEET; THENCE SOUTH 17°02'11" WEST, FOR 121.00 FEET; THENCE SOUTH 01°15'28" WEST, FOR 41.77 FEET; THENCE SOUTH 19°00'32" WEST, FOR 121.00 FEET; THENCE SOUTH 21°13'44" WEST, FOR 1,180.91 FEET; THENCE SOUTH 22°39'29" WEST, FOR 121.00 FEET; THENCE SOUTH 24°29'22" WEST, FOR 40.02 FEET; THENCE SOUTH 22°39'29" WEST, FOR 242.73 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY) AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) WESTERLY 832.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 41°28'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 69°13'17" WEST FOR 814.37 FEET; 2) THENCE NORTH 89°57'29" WEST, FOR 1,399.20 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHWESTERLY 875.93 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 47°47'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 66°03'35" WEST FOR 850.75 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF TRACT "C", AS DESCRIBED IN INSTRUMENT NUMBER 2020000093873, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, 1) NORTH 04°31'15" EAST, FOR 90.77 FEET; 2) THENCE NORTH 23°43'00" EAST, FOR 306.54 FEET; 3) THENCE NORTH 41°43'58" EAST, FOR 222.54 FEET; 4) THENCE NORTH 59°40'11" EAST, FOR 199.30 FEET; 5) THENCE NORTH 75°52'07" EAST, FOR 136.18 FEET; 6) THENCE NORTH 38°58'12" EAST, FOR 33.51 FEET; 7) THENCE NORTH 02°11'01" EAST, FOR 39.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89°59'04" EAST, ALONG SAID SOUTH LINE, FOR 915.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 00°08'03" WEST ALONG THE WEST LINE OF SAID FRACTION, FOR 667.04 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE NORTH 89°55'12" EAST ALONG THE NORTH LINE OF SAID FRACTION, FOR 672.59 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 109.34 ACRES, MORE OR LESS.

CONTINUED ON SHEET 3 OF 7

NOT COMPLETE WITHOUT SHEETS 1 - 7 OF 7

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Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-613
SCALE:	N/A
DATE:	4/3/2025
FILE:	25-613-BW
SHEET:	2 of 7

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-613-BW.DWG

INSTR# 2025000274751 Page Number: 4 of 9

DESCRIPTION (CONTINUED)

PARCEL "B"
A PARCEL OF LAND LOCATED IN SECTIONS 16, AND 21, TOWNSHIP 43 SOUTH RANGE 25 EAST, AND ALL OF BRIGHTWATER, RECORDED IN INSTRUMENT NUMBER 202300013053, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 89°52'02" WEST ALONG THE SOUTH LINE OF SAID FRACTION, FOR 661.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16 THE SAME BEING A POINT ON THE EAST BOUNDARY OF COLONIAL PINES, PLAT BOOK 36, PAGES 26 THROUGH 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 00°08'04" WEST ALONG SAID EAST BOUNDARY, FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID COLONIAL PINES; THENCE CONTINUE NORTH 00°08'04" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE NORTH 89°50'44" WEST ALONG THE NORTH LINE OF SAID FRACTION, FOR 664.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE SOUTH 00°15'04" EAST ALONG THE WEST LINE OF SAID FRACTION, FOR 664.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE NORTH 89°51'23" WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES, FOR 998.54 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) NORTH 01°16'07" EAST, FOR 58.82 FEET; 2) THENCE NORTH 11°05'51" WEST, FOR 270.22 FEET; 3) THENCE NORTH 10°49'37" EAST, FOR 347.01 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, THE SAME BEING A POINT OF INTERSECTION WITH THE BOUNDARY OF HUNTER'S GLEN, PLAT BOOK 59 AT PAGES 92 THROUGH 94, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE ALONG THE BOUNDARY OF SAID HUNTER'S GLEN FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) SOUTH 89°50'44" EAST, FOR 316.69 FEET; 2) THENCE NORTH 00°22'06" WEST, FOR 1,329.62 FEET; 3) THENCE SOUTH 89°49'27" EAST, FOR 667.18 FEET; 4) THENCE NORTH 00°15'04" WEST, FOR 666.28 FEET; 5) THENCE SOUTH 89°53'18" EAST, FOR 378.81 FEET; 6) THENCE NORTH 00°02'31" EAST, FOR 150.55 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES, 1) SOUTH 89°57'29" EAST, FOR 942.66 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHEASTERLY 1,647.95 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 89°55'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°59'46" EAST FOR 1,483.94 FEET; 3) THENCE SOUTH 00°02'02" EAST, FOR 2,572.50 FEET TO A POINT OF CURVATURE; 4) THENCE SOUTHERLY 386.92 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 21°06'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 10°31'22" WEST FOR 384.74 FEET; 5) THENCE SOUTH 21°04'46" WEST, FOR 652.71 FEET TO A POINT OF CURVATURE; 6) THENCE SOUTHERLY 589.01 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 29°20'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°24'23" WEST FOR 582.60 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE SOUTHWESTERLY 45.10 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 86°07'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 34°47'46" WEST FOR 40.97 FEET; 8) THENCE SOUTH 77°51'33" WEST, FOR 75.93 FEET TO A POINT OF CURVATURE; 9) THENCE WESTERLY 325.68 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET THROUGH A CENTRAL ANGLE OF 41°28'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°24'27" WEST FOR 318.62 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF LEETANA DRIVE (86 FEET WIDE) AND A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 286.17 FEET ALONG SAID RIGHT-OF-WAY AND THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 4,064.06 FEET THROUGH A CENTRAL ANGLE OF 04°02'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°41'28" WEST FOR 286.11 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°05'39" EAST, ALONG SAID WEST LINE, FOR 1,381.74 FEET TO THE SOUTHWEST CORNER OF PARCEL 122 AS DESCRIBED IN INSTRUMENT NUMBER 2011000178885, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS FOR ALL OF THE REMAINING COURSES AND DISTANCES, SOUTH 89°53'32" EAST, FOR 200.00 FEET; THENCE NORTH 00°05'39" EAST, FOR 200.00 FEET; THENCE NORTH 89°53'32" WEST, FOR 200.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 229.70 ACRES, MORE OR LESS.

TOTAL OF PARCELS "A" AND "B" CONTAINING 339.04 ACRES, MORE OR LESS.

NOT COMPLETE WITHOUT SHEETS 1 – 7 OF 7

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Q. Grady Minor and Associates, LLC
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Bonita Springs, Florida 34134

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Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

SKETCH AND DESCRIPTION

PARCEL OF LAND

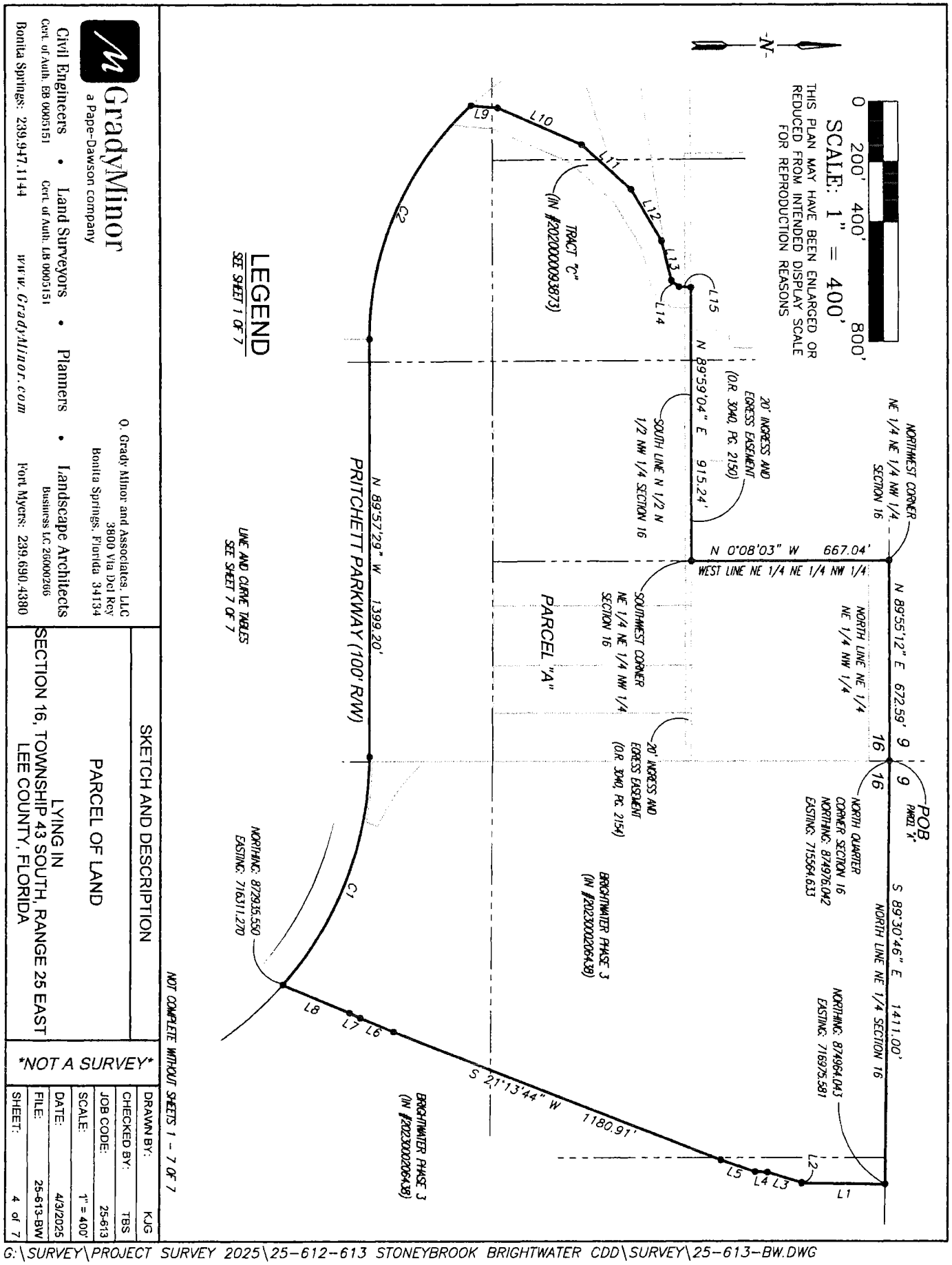
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

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CHECKED BY:	TBS
JOB CODE:	25-613
SCALE:	N/A
DATE:	4/3/2025
FILE:	25-613-BW
SHEET:	3 of 7

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Bonita Springs: 239.947.1144 www.GradyMinor.com	

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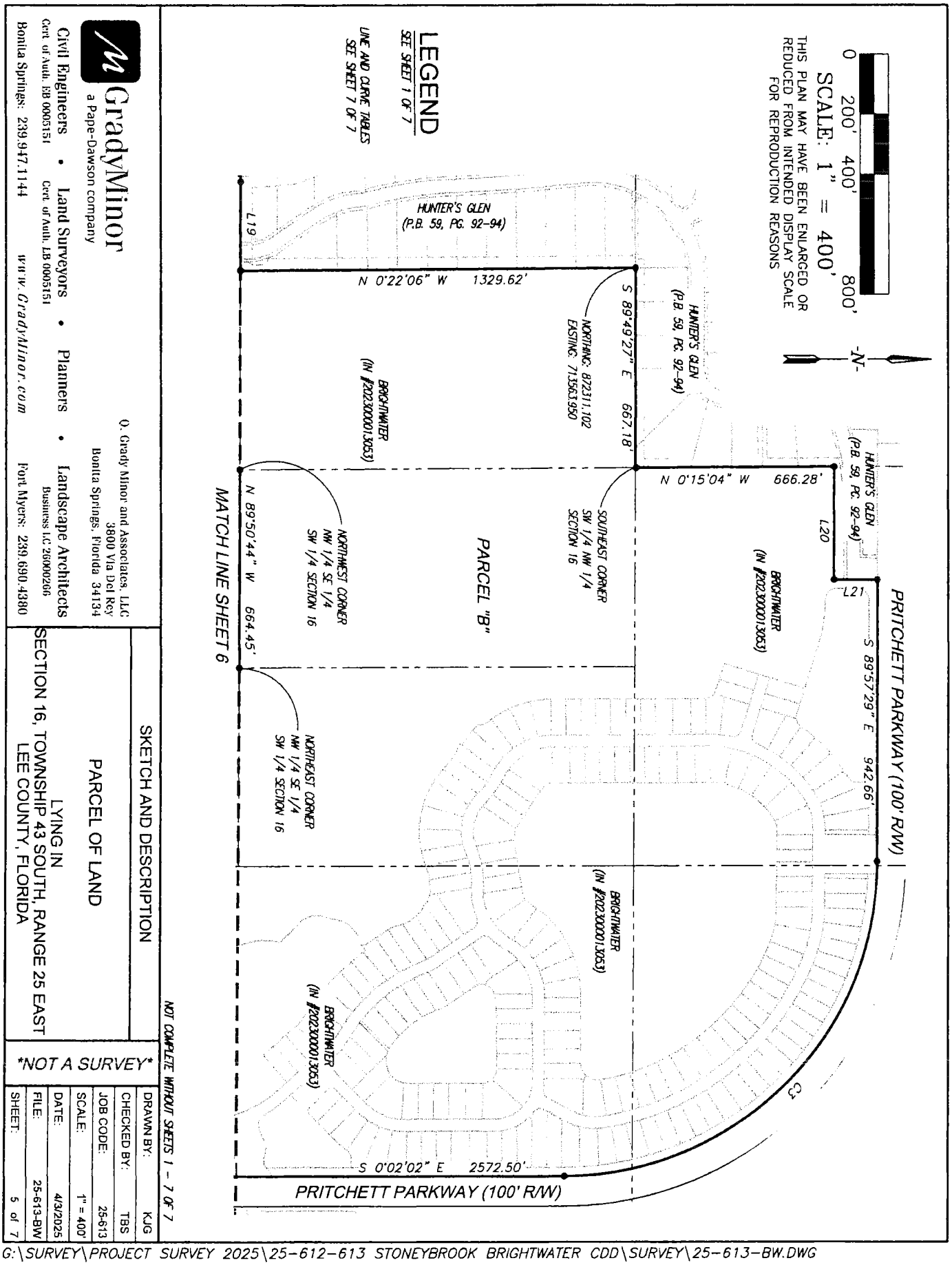
PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-613
SCALE:	1" = 400'
DATE:	4/3/2025
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SHEET:	4 of 7

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SKETCH AND DESCRIPTION

PARCEL OF LAND

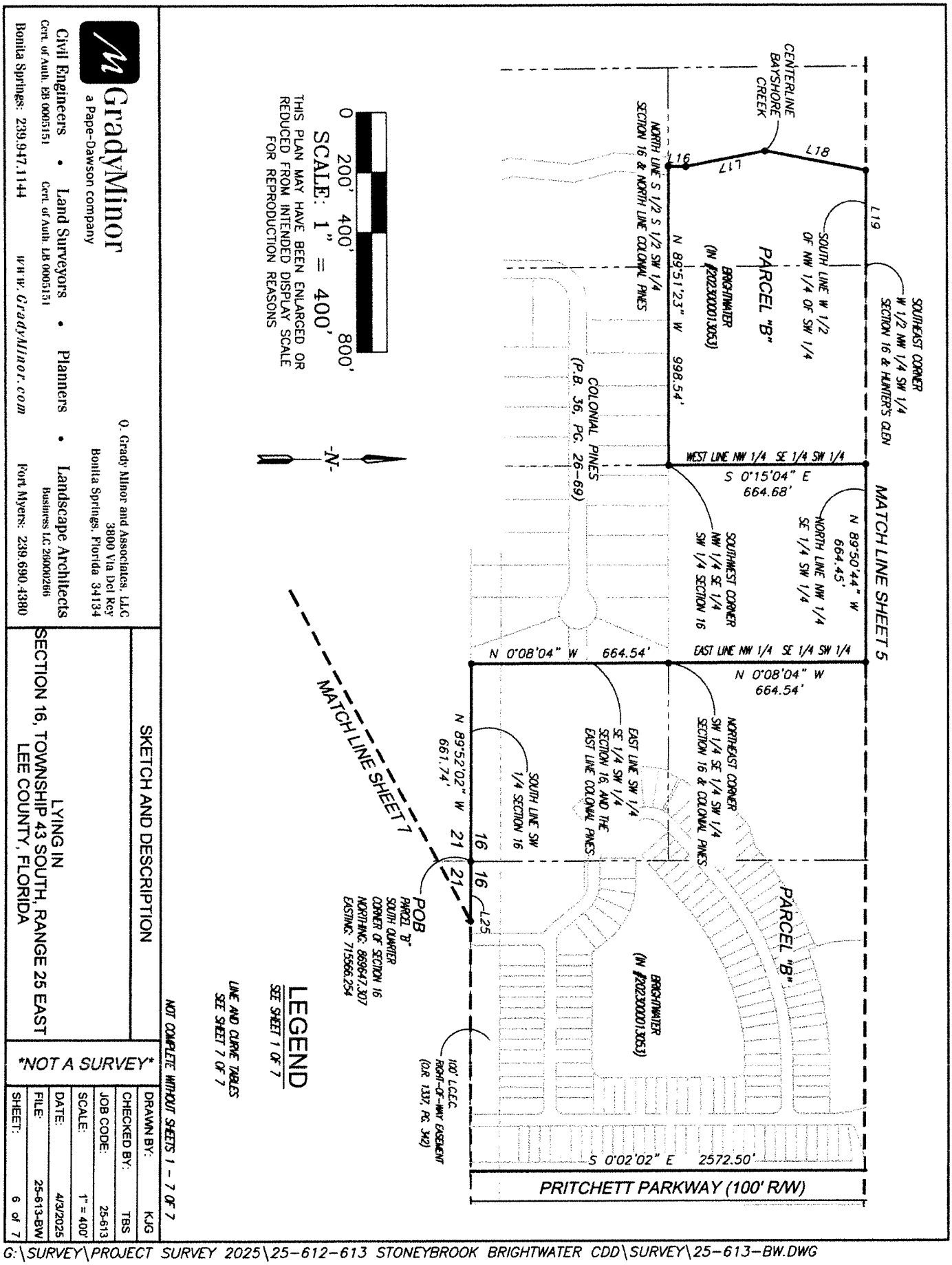
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LEE COUNTY, FLORIDA

NOT A SURVEY

NOT COMPLETE WITHOUT SHEETS 1 - 7 OF 7

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SHEET:	5 of 7

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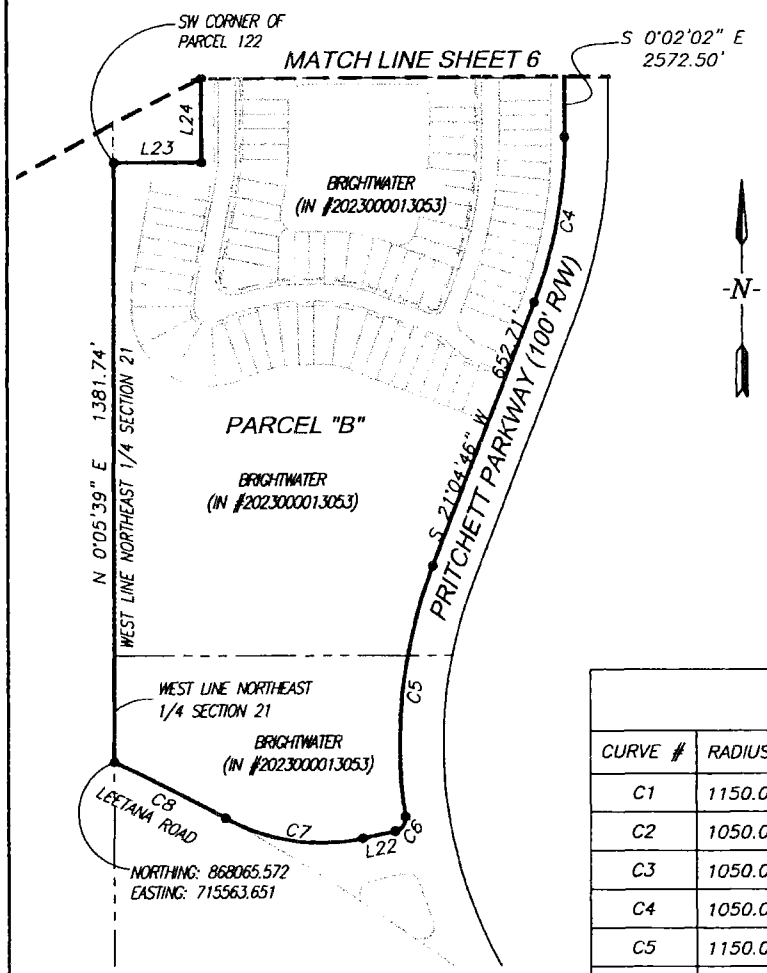
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

NOT COMPLETE WITHOUT SHEETS 1 - 7 OF 7

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CHECKED BY:	TBS
JOB CODE:	25-613
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-N-

0 100' 200' 400'

SCALE: 1" = 400'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

LEGEND

SEE SHEET 1 OF 7

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1150.00'	832.43'	41°28'25"	N 69°13'17" W	814.37'
C2	1050.00'	875.93'	47°47'50"	N 66°03'35" W	850.75'
C3	1050.00'	1647.95'	89°55'27"	S 44°59'46" E	1483.94'
C4	1050.00'	386.92'	21°06'48"	S 10°31'22" W	384.74'
C5	1150.00'	589.01'	29°20'46"	S 6°24'23" W	582.60'
C6	30.00'	45.10'	86°07'33"	S 34°47'46" W	40.97'
C7	450.00'	325.68'	41°28'01"	N 81°24'27" W	318.62'
C8	4064.06'	286.17'	4°02'04"	N 62°41'28" W	286.11'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 0°29'14" W	284.35'
L2	N 72°51'13" W	1.88'
L3	S 17°02'11" W	121.00'
L4	S 1°15'28" W	41.77'
L5	S 19°00'32" W	121.00'
L6	S 22°39'29" W	121.00'
L7	S 24°29'22" W	40.02'
L8	S 22°39'29" W	242.73'
L9	N 4°31'15" E	90.77'
L10	N 23°43'00" E	306.54'
L11	N 41°43'58" E	222.54'
L12	N 59°40'11" E	199.30'
L13	N 75°52'07" E	136.18'
L14	N 38°58'12" E	33.51'
L15	N 2°11'01" E	39.99'
L16	N 1°16'07" E	58.82'
L17	N 11°05'51" W	270.22'
L18	N 10°49'37" E	347.01'
L19	S 89°50'44" E	316.69'
L20	S 89°53'18" E	378.81'
L21	N 0°02'31" E	150.55'
L22	S 77°51'33" W	75.93'
L23	S 89°53'32" E	200.00'
L24	N 0°05'39" E	200.00'
L25	N 89°53'32" W	200.00'

NOT COMPLETE WITHOUT SHEETS 1 – 7 OF 7

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Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-613
SCALE:	1" = 400'
DATE:	4/3/2025
FILE:	25-613-BW
SHEET:	7 of 7

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-613-BW.DWG

INSTR# 2025000274751 Page Number: 9 of 9

EXHIBIT 2

AGENDA

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 8, 2025

Kevin Karnes
Clerk of the Circuit Courts
Lee County
Post Office Box 2469
Fort Myers, Florida 33902-2469

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 25-19, which was filed in this office on October 8, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

ORDINANCE NO. 25-19

AN ORDINANCE OF THE COUNTY OF LEE, STATE OF FLORIDA, AMENDING CHAPTER 25 OF THE LEE COUNTY CODE OF ORDINANCES, ARTICLE II, DIVISION 28 - BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT, SECTION 25-889 ESTABLISHMENT OF COMMUNITY DEVELOPMENT DISTRICT TO PROVIDE FOR THE MODIFICATION OF THE BOUNDARIES OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR ORDINANCE AUTHORITY; AUTHORIZATION TO MODIFY BOUNDARIES; STATUTORY PROVISIONS GOVERNING THE DISTRICT; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICT, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Brightwater Community Development District was established in accordance with Florida Statutes §190.005(2) resulting in Lee County Ordinance No. 18-02 being adopted by the Lee County Board of County Commissioners on January 16, 2018; and

WHEREAS, Ordinance No. 18-02 establishing the Brightwater Community Development District has been codified in the Lee County Code of Ordinance in Chapter 25, Article II, Division 28; and

WHEREAS, Brightwater Community Development District has petitioned the Lee County Board of County Commissioners for authorization to modify its boundaries pursuant to Florida Statutes §190.046; and

WHEREAS, an established Community Development District may modify its boundaries only after the Lee County Board of County Commissioners consent to such a modification of District's boundaries; and

WHEREAS, Brightwater Community Development District specifically requests permission to expand/contract the lands to the District, resulting in the new District boundary as set forth in attached Exhibit "A"; and

WHEREAS, staff review of the request to modify the boundaries of the Brightwater Community Development District and all related information indicates there is no rational basis to refuse the requests set forth in the District's petition; and

WHEREAS, the requested modification of the District's boundaries is not inconsistent and will always be subject to the Lee County Comprehensive Land Use Plan and all related land development regulations and are activities of the District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA:

SECTION ONE: AMENDMENT TO CODE OF ORDINANCES, CHAPTER 25

CHAPTER 25 – SPECIAL DISTRICTS

ARTICLE II. – COMMUNITY DEVELOPMENT DISTRICTS

DIVISION 28. - BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT

The boundaries of the real property described in Exhibit "A", in Section 25-889, as approved on January 16, 2018, is hereby amended and replaced with Exhibit "A" attached.

SECTION TWO: CODIFICATION AND SCRIVENER'S ERRORS

The Board of County Commissioners intend that this ordinance will be made part of the Lee County Code of Ordinances. Sections of this ordinance can be renumbered or relettered and the word "ordinance" can be changed to "section", "article," or other appropriate word or phrase to accomplish codification, and regardless of whether this ordinance is ever codified, the ordinance can be renumbered or relettered and typographical errors that do not affect the intent can be corrected with the authorization of the County Attorney, or the County Manager or designee, without the need for a public hearing.

SECTION THREE: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FOUR: CONFLICT AND SEVERABILITY

In the event this Ordinance conflicts with any other Lee County ordinance or other applicable law, the more restrictive will apply. If any phase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion will be deemed a separate, distinct and independent provision and such holding will not affect the validity of the remaining portion.

SECTION FIVE: EFFECTIVE DATE

This Ordinance becomes effective upon filing with the Office of the Secretary of the Florida Department of State.

Commissioner Hamman made a motion to adopt the foregoing ordinance, seconded by Commissioner Mulicka. The vote was as follows:

Kevin Ruane	Absent
Cecil L Pendergrass	Aye
David Mulicka	Aye
Brian Hamman	Aye
Mike Greenwell	Absent

DULY PASSED AND ADOPTED THIS 7th day of October, 2025.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

By: _____
~~Kevin Ruane, Chair~~ Commissioner Cecil L Pendergrass, Chairman
Lee County Board of County Commissioners
District 2

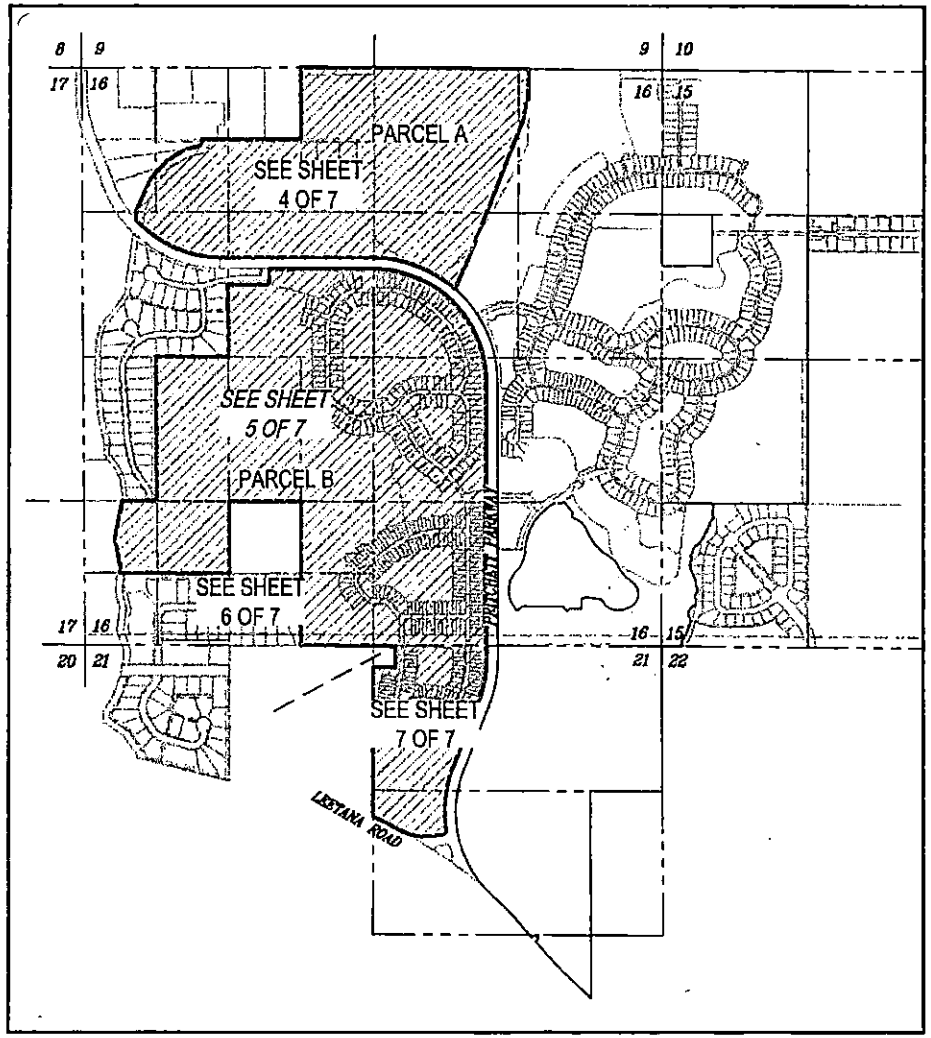
APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

By: _____
Office of County Attorney

Exhibit A: The new District boundary

Exhibit "A"

KEY MAP



NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA AS BEING S 89°30'46" E.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
IN	INSTRUMENT NUMBER
PG	PAGE(S)
LCEC	LEE COUNTY ELECTRIC COOPERATIVE
R/W	RIGHT-OF-WAY
•	DENOTES CHANGE IN DIRECTION

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-613
SCALE:	N/A
DATE:	4/3/2025
FILE:	25-613-BW
SHEET:	1 of 7

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Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED
Digitally signed by Todd B. Short
Date: 2025.04.17 09:33:51 -04'00'

TODD B. SHORT, P.S.M
FL LICENSE #7587
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-613-BW.DWG

DESCRIPTION

PARCEL "A"
A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°30'46" EAST ALONG THE NORTH LINE OF SAID FRACTION, , FOR 1,411.00 FEET; THENCE SOUTH 00°29'14" WEST, DEPARTING SAID NORTH LINE, FOR 284.35 FEET; THENCE NORTH 72°51'13" WEST, FOR 1.88 FEET; THENCE SOUTH 17°02'11" WEST, FOR 121.00 FEET; THENCE SOUTH 01°15'28" WEST, FOR 41.77 FEET; THENCE SOUTH 19°00'32" WEST, FOR 121.00 FEET; THENCE SOUTH 21°13'44" WEST, FOR 1,180.91 FEET; THENCE SOUTH 22°39'29" WEST, FOR 121.00 FEET; THENCE SOUTH 24°29'22" WEST, FOR 40.02 FEET; THENCE SOUTH 22°39'29" WEST, FOR 242.73 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY) AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) WESTERLY 832.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 41°28'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 69°13'17" WEST FOR 814.37 FEET; 2) THENCE NORTH 89°57'29" WEST, FOR 1,399.20 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHWESTERLY 875.93 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 47°47'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 66°03'35" WEST FOR 850.75 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF TRACT "C", AS DESCRIBED IN INSTRUMENT NUMBER 2020000093873, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, 1) NORTH 04°31'15" EAST, FOR 90.77 FEET; 2) THENCE NORTH 23°43'00" EAST, FOR 306.54 FEET; 3) THENCE NORTH 41°43'58" EAST, FOR 222.54 FEET; 4) THENCE NORTH 59°40'11" EAST, FOR 199.30 FEET; 5) THENCE NORTH 75°52'07" EAST, FOR 136.18 FEET; 6) THENCE NORTH 38°58'12" EAST, FOR 33.51 FEET; 7) THENCE NORTH 02°11'01" EAST, FOR 39.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89°59'04" EAST, ALONG SAID SOUTH LINE, FOR 915.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 00°08'03" WEST ALONG THE WEST LINE OF SAID FRACTION, FOR 667.04 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE NORTH 89°55'12" EAST ALONG THE NORTH LINE OF SAID FRACTION, FOR 672.59 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 109.34 ACRES, MORE OR LESS.

CONTINUED ON SHEET 3 OF 7

NOT COMPLETE WITHOUT SHEETS 1 - 7 OF 7

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O. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-613
SCALE:	N/A
DATE:	4/3/2025
FILE:	25-613-BW
SHEET:	2 of 7

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-613-BW.DWG

DESCRIPTION (CONTINUED)

PARCEL "B"
A PARCEL OF LAND LOCATED IN SECTIONS 16, AND 21, TOWNSHIP 43 SOUTH RANGE 25 EAST, AND ALL OF BRIGHTWATER, RECORDED IN INSTRUMENT NUMBER 202300013053, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 89°52'02" WEST ALONG THE SOUTH LINE OF SAID FRACTION, FOR 661.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16 THE SAME BEING A POINT ON THE EAST BOUNDARY OF COLONIAL PINES, PLAT BOOK 36, PAGES 26 THROUGH 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 00°08'04" WEST ALONG SAID EAST BOUNDARY, FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID COLONIAL PINES; THENCE CONTINUE NORTH 00°08'04" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE NORTH 89°50'44" WEST ALONG THE NORTH LINE OF SAID FRACTION, FOR 664.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE SOUTH 00°15'04" EAST ALONG THE WEST LINE OF SAID FRACTION, FOR 664.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE NORTH 89°51'23" WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES, FOR 998.54 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) NORTH 01°16'07" EAST, FOR 58.82 FEET; 2) THENCE NORTH 11°05'51" WEST, FOR 270.22 FEET; 3) THENCE NORTH 10°49'37" EAST, FOR 347.01 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, THE SAME BEING A POINT OF INTERSECTION WITH THE BOUNDARY OF HUNTER'S GLEN, PLAT BOOK 59 AT PAGES 92 THROUGH 94, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE ALONG THE BOUNDARY OF SAID HUNTER'S GLEN FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) SOUTH 89°50'44" EAST, FOR 316.69 FEET; 2) THENCE NORTH 00°22'06" WEST, FOR 1,329.62 FEET; 3) THENCE SOUTH 89°49'27" EAST, FOR 667.18 FEET; 4) THENCE NORTH 00°15'04" WEST, FOR 666.28 FEET; 5) THENCE SOUTH 89°53'18" EAST, FOR 378.81 FEET; 6) THENCE NORTH 00°02'31" EAST, FOR 150.55 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES, 1) SOUTH 89°57'29" EAST, FOR 942.66 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHEASTERLY 1,647.95 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 89°55'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°59'46" EAST FOR 1,483.94 FEET; 3) THENCE SOUTH 00°02'02" EAST, FOR 2,572.50 FEET TO A POINT OF CURVATURE; 4) THENCE SOUTHERLY 386.92 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 21°06'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 10°31'22" WEST FOR 384.74 FEET; 5) THENCE SOUTH 21°04'46" WEST, FOR 652.71 FEET TO A POINT OF CURVATURE; 6) THENCE SOUTHERLY 589.01 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 29°20'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°24'23" WEST FOR 582.60 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE SOUTHWESTERLY 45.10 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 86°07'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 34°47'46" WEST FOR 40.97 FEET; 8) THENCE SOUTH 77°51'33" WEST, FOR 75.93 FEET TO A POINT OF CURVATURE; 9) THENCE WESTERLY 325.68 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET THROUGH A CENTRAL ANGLE OF 41°28'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°24'27" WEST FOR 318.62 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF LEETANA DRIVE (86 FEET WIDE) AND A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 286.17 FEET ALONG SAID RIGHT-OF-WAY AND THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 4,064.06 FEET THROUGH A CENTRAL ANGLE OF 04°02'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°41'28" WEST FOR 286.11 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°05'39" EAST, ALONG SAID WEST LINE, FOR 1,381.74 FEET TO THE SOUTHWEST CORNER OF PARCEL 122 AS DESCRIBED IN INSTRUMENT NUMBER 2011000178885, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS FOR ALL OF THE REMAINING COURSES AND DISTANCES, SOUTH 89°53'32" EAST, FOR 200.00 FEET; THENCE NORTH 00°05'39" EAST, FOR 200.00 FEET; THENCE NORTH 89°53'32" WEST, FOR 200.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 229.70 ACRES, MORE OR LESS.

TOTAL OF PARCELS "A" AND "B" CONTAINING 339.04 ACRES, MORE OR LESS.

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SKETCH AND DESCRIPTION

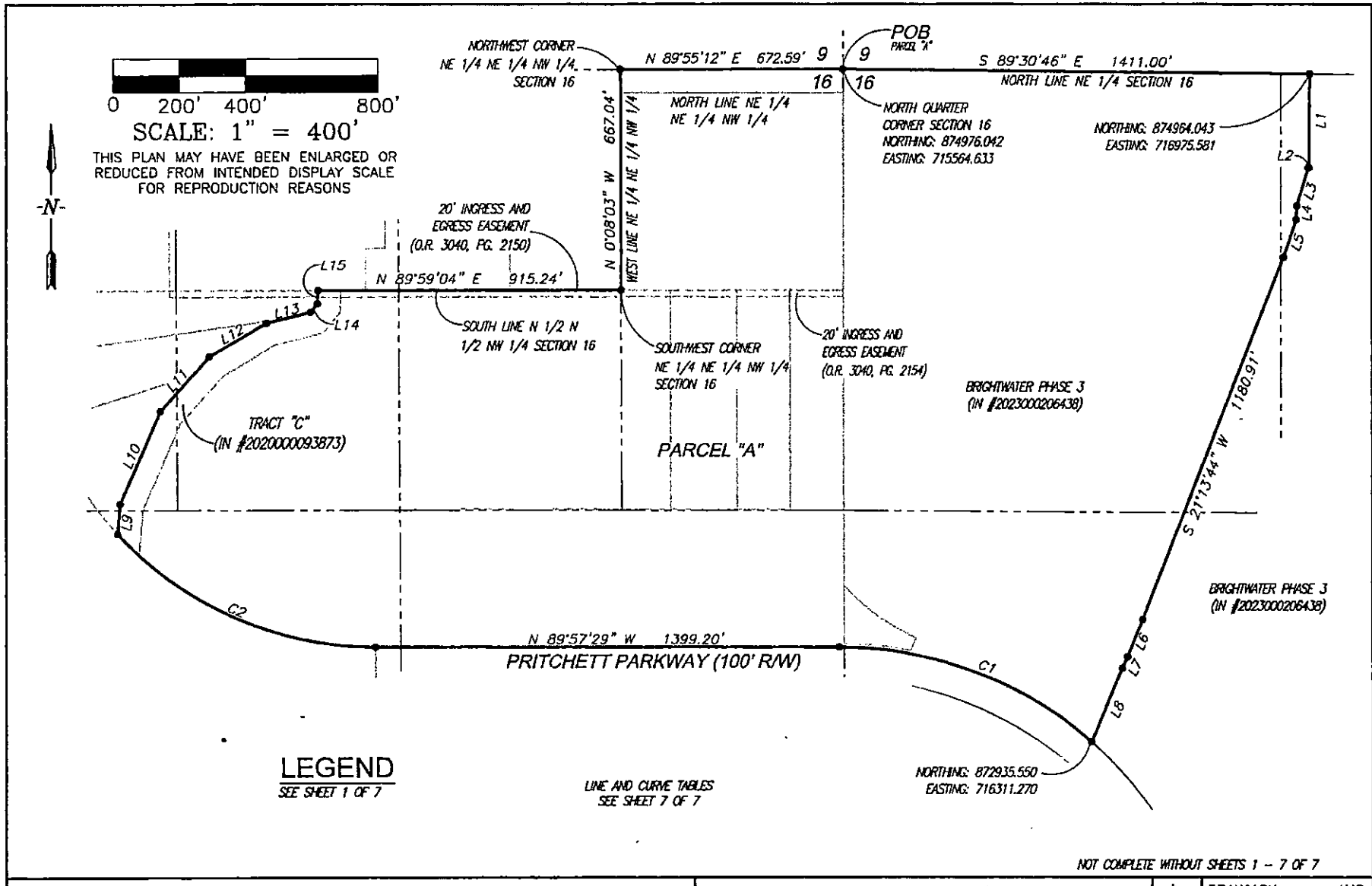
PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-613
SCALE:	N/A
DATE:	4/3/2025
FILE:	25-613-BW
SHEET:	3 of 7

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LEGEND
SEE SHEET 1 OF 7

LINE AND CURVE TABLES
SEE SHEET 7 OF 7

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SKETCH AND DESCRIPTION

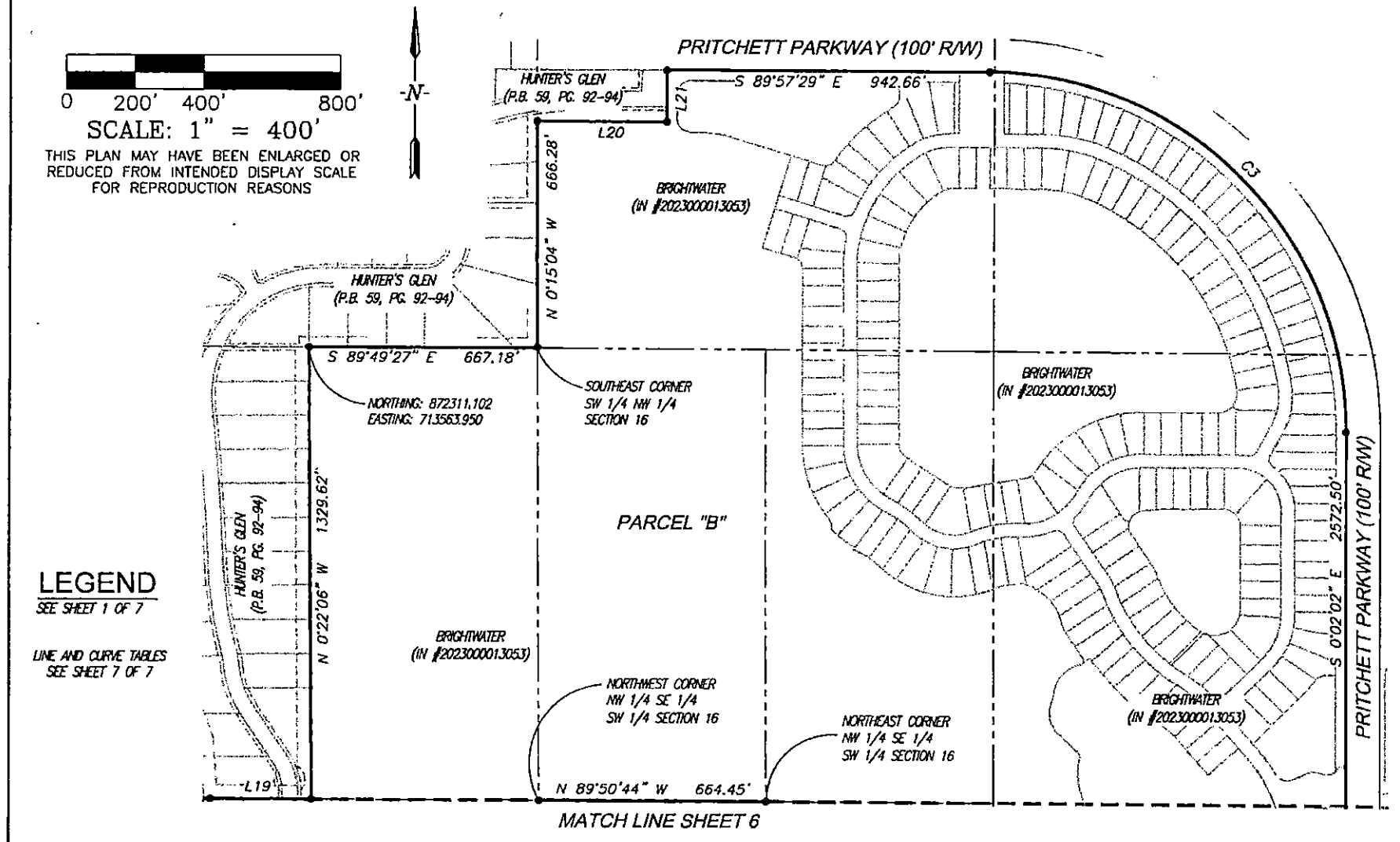
PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-613
SCALE:	1" = 400'
DATE:	4/3/2025
FILE:	25-613-BW
SHEET:	4 of 7

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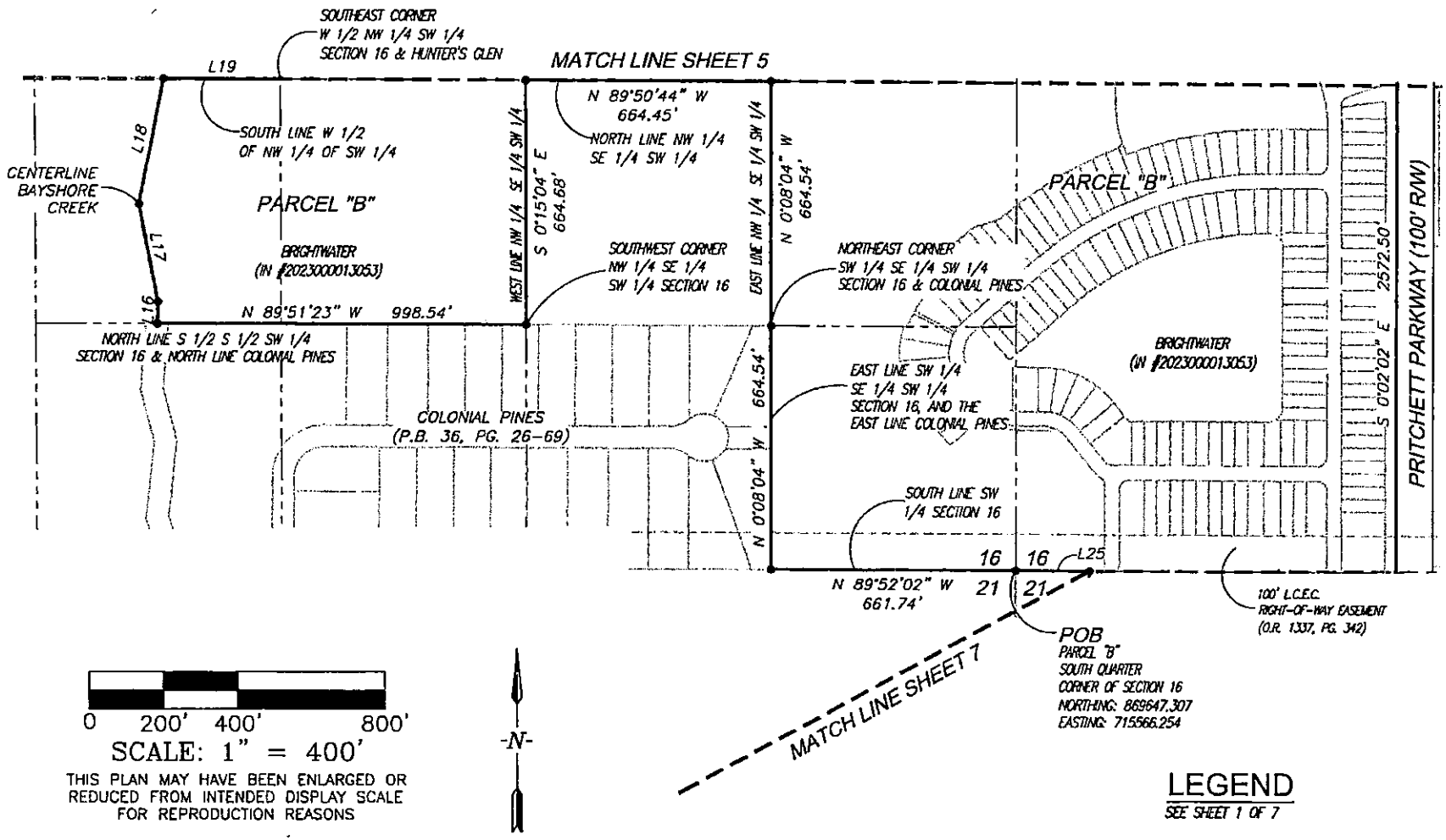
PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

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DRAWN BY:	KJG
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SCALE:	1" = 400'
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SHEET:	5 of 7

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THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

LEGEND

SEE SHEET 1 OF 7

LINE AND CURVE TABLES
SEE SHEET 7 OF 7

NOT COMPLETE WITHOUT SHEETS 1 – 7 OF 7

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3800 Via Del Rey
Bonita Springs, Florida 34134

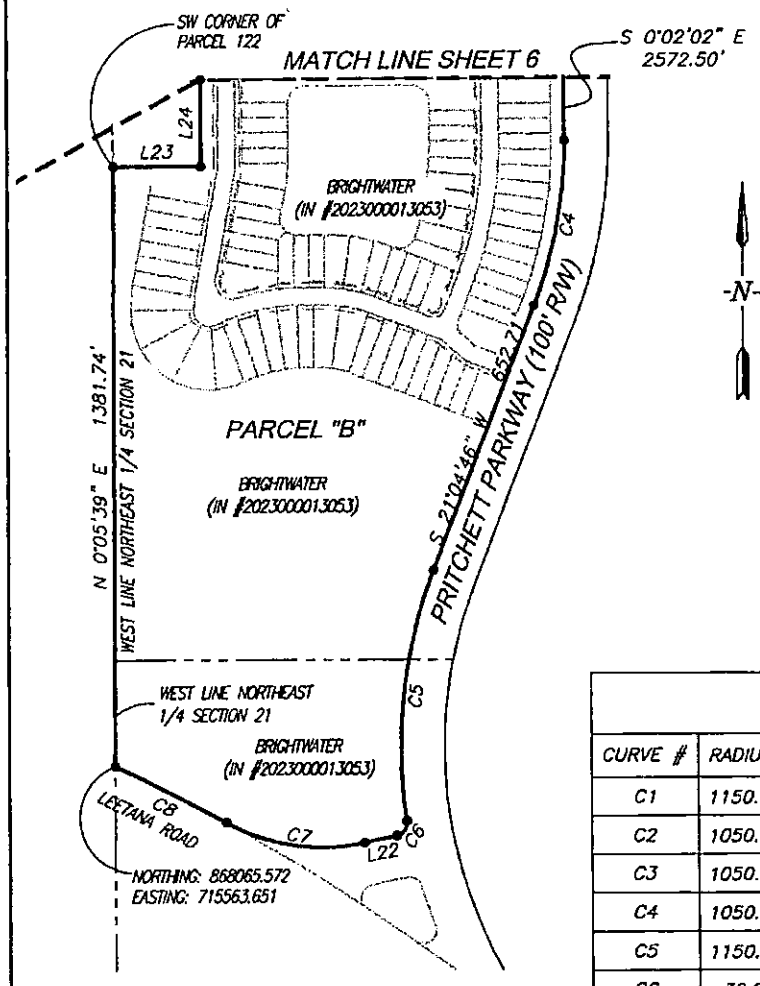
SKETCH AND DESCRIPTION

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	25-613
SCALE:	1" = 400'
DATE:	4/3/2025
FILE:	25-613-BW
SHEET:	6 of 7

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-613-BW.DWG



-N-

0 100' 200' 400'

SCALE: 1" = 400'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

LEGEND

SEE SHEET 1 OF 7

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1150.00'	832.43'	41°28'25"	N 69°13'17" W	814.37'
C2	1050.00'	875.93'	47°47'50"	N 66°03'35" W	850.75'
C3	1050.00'	1647.95'	89°55'27"	S 44°59'46" E	1483.94'
C4	1050.00'	386.92'	21°06'48"	S 10°31'22" W	384.74'
C5	1150.00'	589.01'	29°20'46"	S 6°24'23" W	582.60'
C6	30.00'	45.10'	86°07'33"	S 34°47'46" W	40.97'
C7	450.00'	325.68'	41°28'01"	N 81°24'27" W	318.62'
C8	4064.06'	286.17'	4°02'04"	N 62°41'28" W	286.11'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 0°29'14" W	284.35'
L2	N 72°51'13" W	1.88'
L3	S 17°02'11" W	121.00'
L4	S 1°15'28" W	41.77'
L5	S 19°00'32" W	121.00'
L6	S 22°39'29" W	121.00'
L7	S 24°29'22" W	40.02'
L8	S 22°39'29" W	242.73'
L9	N 4°31'15" E	90.77'
L10	N 23°43'00" E	306.54'
L11	N 41°43'58" E	222.54'
L12	N 59°40'11" E	199.30'
L13	N 75°52'07" E	136.18'
L14	N 38°58'12" E	33.51'
L15	N 2°11'01" E	39.99'
L16	N 1°16'07" E	58.82'
L17	N 11°05'51" W	270.22'
L18	N 10°49'37" E	347.01'
L19	S 89°50'44" E	316.69'
L20	S 89°53'18" E	378.81'
L21	N 0°02'31" E	150.55'
L22	S 77°51'33" W	75.93'
L23	S 89°53'32" E	200.00'
L24	N 0°05'39" E	200.00'
L25	N 89°53'32" W	200.00'

NOT COMPLETE WITHOUT SHEETS 1 – 7 OF 7

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Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000206
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380
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Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND

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SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
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FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM

COUNTY: Lee **COUNTY ORDINANCE #:** 25-19

(e.g.,93-001)

PRIMARY KEYFIELD DESCRIPTOR: Special Districts

SECONDARY KEYFIELD DESCRIPTOR: Local Government

OTHER KEYFIELD DESCRIPTOR: Governmental Agencies

ORDINANCE DESCRIPTION: Brightwater CDD

(25 Characters Maximum Including Spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1: 18-02 **AMENDMENT #2:**

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: ; **REPEAL #3:**

REPEAL #2: ; **REPEAL #4:**

(Others Repealed: List All That Apply):

(FOR OFFICE USE ONLY): **COUNTY CODE NUMBER:**

KEYFIELD 1 CODE: **KEYFIELD 2 CODE:**

KEYFIELD 3 CODE:

Rev. 09/11/02
CODING

MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY

VIA HAND DELIVERY

DATE: October 8, 2025

TO: Commissioner Kevin Ruane
Chair, Board of County Commissioners

FROM: Amanda L. Swindle
Assistant County Attorney, Senior

RE: **Ordinance No. 25-19**
Ordinance Modifying Brightwater Community Development District
Agenda Item PH#60, October 7, 2025

Attached, approved as to form, please find the original of the above-referenced ordinance adopted by the Board of County Commissioners on October 7, 2025.

The original ordinance is attached to the memorandum for execution. Kindly execute the ordinance at your earliest convenience and then forward to the Minutes Department for filing and transmittal to Tallahassee.

By copy of this memorandum to the Minutes Department, I request that a clerk attest to the Chair's signature on the attached ordinance and return the fully executed copy with all exhibits to my attention via email.

Insofar as State Statute mandates that the ordinance reach Tallahassee within ten (10) days of the adoption, please expedite the above request so that the ordinance arrives in Tallahassee no later than October 17, 2025.

Also attached please find the Data Retrieval form. Kindly include this ordinance on the Lee County Website.

Thank you for your prompt attention to this matter.

ALS/slk

Attachment

VIA EMAIL ONLY:
Claudia Curtin, County Clerk & Records Management Manager
leeclerkminutes@leeclerk.org

2025 OCT -8 AM 5:40
MINUTES OFFICE

Lee County
Southwest Florida

AGENDA ITEM REPORT

DATE: October 7, 2025
DEPARTMENT: County Attorney
REQUESTER: Amanda L. Swindle
TITLE: Conduct Public Hearing to Adopt Ordinance Modifying Boundaries of Brightwater CDD

I. MOTION REQUESTED

Conduct Public Hearing to adopt an Ordinance modifying the boundaries of the Brightwater Community Development District.

II. ITEM SUMMARY

Conduct Public Hearing to adopt an Ordinance authorizing the Brightwater Community Development District to amend Lee County Ordinance #18-02 to contract the District's external boundary.

Brightwater CDD submitted a petition to remove 1.25 acres, contiguous to the original District property, and amend the district's external boundary. The request is consistent with the Lee County Comprehensive Plan.

III. BACKGROUND AND IMPLICATIONS OF ACTION

The Brightwater Community Development District is a uniform community development district established by the Board through adoption of Lee County Ordinance #18-02 on January 16, 2018.

Currently, the Brightwater Community Development District is comprised of 340.29 acres and has the power to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for the following basic infrastructure: water management; water supply; sewer and waste water management; bridges and culverts; district roads; and other projects within or without the district boundary for which a development order is issued.
In accordance with Florida Statutes Ch. 190, the Brightwater Community Development District has petitioned the Board of County Commissioners to conduct a public hearing for the purpose of adopting a non-emergency ordinance to:

Contract the Brightwater Community Development District to remove 1.25 acres, contiguous to the original Brightwater Community Development District property, and amend the district's external boundary.

The Brightwater Community Development District's request for boundary expansion/contraction/modification is consistent with the Lee County Comprehensive Plan.

At the subject public hearing, inquiry will focus on whether a change has occurred since the creation of the District that would render authorization for expansion/contraction/modification of the boundaries inappropriate. Staff has reviewed the factors set forth in Florida Statutes Ch. 190 and finds no new information relevant to those factors that is inconsistent with the expansion or contraction of District boundaries.

The Office of the County Attorney and Planning Staff recommend that the Board of County Commissioners grant the Brightwater Community Development District's petition by adopting the proposed amendment to Lee County Ordinance #18-02.

IV. FINANCIAL INFORMATION

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Is this a revenue or expense item? N/A
Is this Discretionary or Mandatory? N/A
Will this item impact future budgets? N/A

Program:
Project:
Account Strings:
Fund Type?

V. RECOMMENDATION
Approve

ATTACHMENTS:
Brightwater CDD Ordinance, Brightwater - Petition to Amend Boundaries, Brightwater CDD- Staff Report, Brightwater - FAIS Form

REVIEWERS:
Sandra Kokotilo, County Attorney — Created -
Amanda Swindle, County Attorney
Richard Wesch, County Attorney
Anne Henkel, Budget Services
Peter Winton, County Manager

EXHIBIT 3

AGENDA

Brightwater Community Development District

Amended Master Report
of the District Engineer



Prepared for:
Board of Supervisors
Brightwater Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

2 F V

1.0 INTRODUCTION

The Brightwater Community Development District ("the District") original boundary encompassed approximately 340.29 acres, but was later amended, reducing the area by approximately 1.25 acres. The current District boundary now encompasses approximately 339.04 acres. The District is located within Sections 16 and 21, Township 43 South, Range 25 East, and is generally located between Interstate 75 and State Road 31, and North of State Road 78 (Bayshore Road) in Lee County.

See Appendix A for a Vicinity Map and Appendix B for the Legal Description of the District.

2.0 PURPOSE

The Petition to Establish Brightwater Community Development District was approved the Lee County Board of County Commissioners on January 16, 2018 by Ordinance 18-02. A Petition to Amend the District boundary was approved by the Lee County Board of County Commissioners on October 7, 2025 by Ordinance 25-19. The District was established for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Amended Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the District.

See Appendix C for a Site Plan.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner North Brook Holdings, LLC currently plans to build 797 residential units. Including both single family detached and duplex units. The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation. 282 residential lots in Phases 2A and 2B are developed and platted. Phase 2C with 308 lots is under development. The remaining 207 lots will be developed in the future.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Lee County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.

2. To protect the development within the District from regulatory-defined rainfall events.

3. To maintain natural hydroperiods in the wetlands and connecting flow ways.

4. To insure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.

5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.

6. To preserve the function of the flood plain storage during the 100 year storm event.

Water management and control systems will be designed in accordance with Lee County technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

The District is located within the Lee County Utilities' service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Lee County technical standards. It is anticipated that Lee County Utilities will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Florida Governmental Utility Authority's (FGUA) wastewater service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary

sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with FGUA technical standards. It is anticipated that FGUA will own and maintain these facilities.

4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the Lee County technical standards and are anticipated to be owned and maintained by the Lee County.

4.5 PARKS AND RECREATIONAL FACILITIES

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Lee County, FGUA and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities. Fees associated with performance and warranty financial securities covering Lee County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix D for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

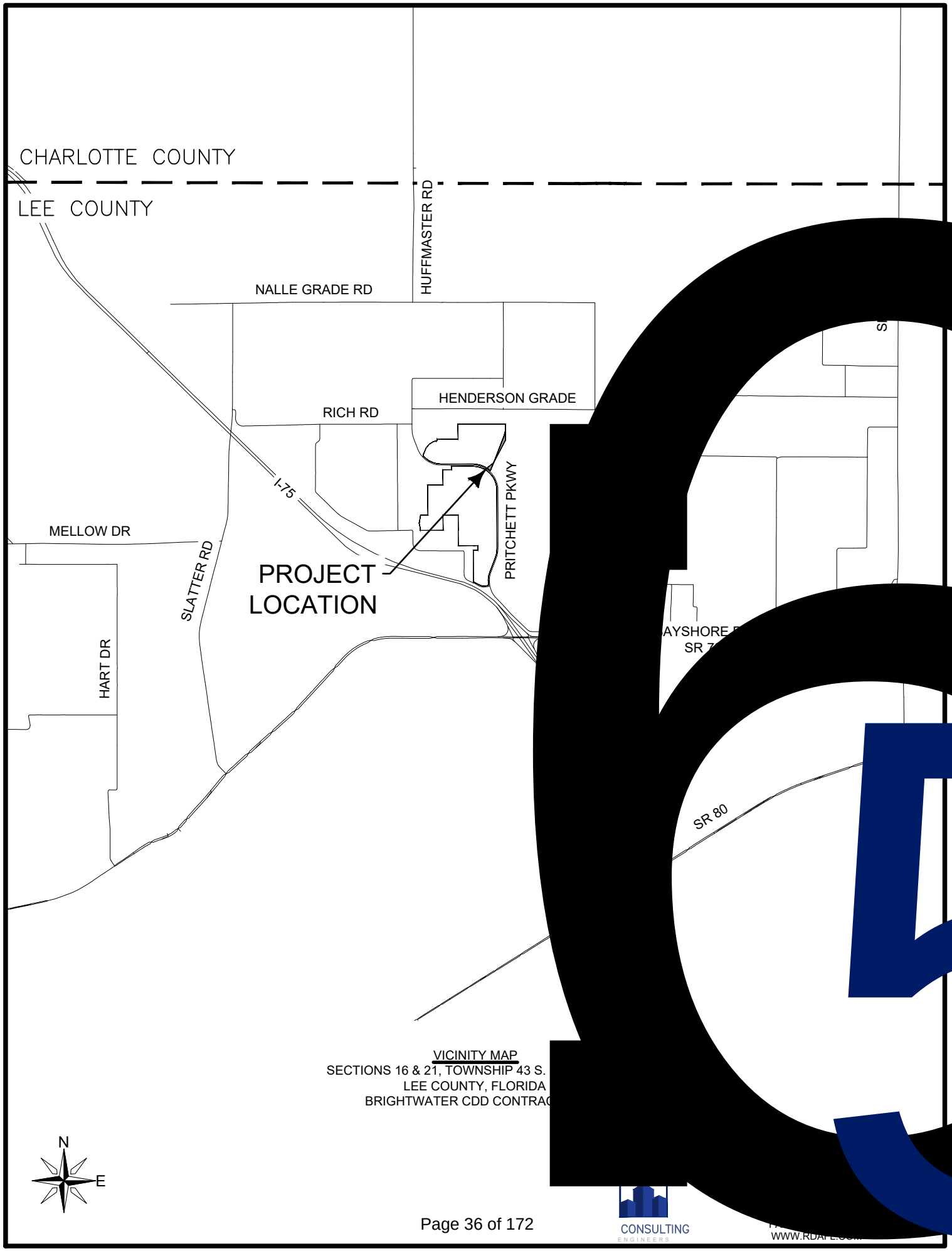
Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Lee County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja L. Stewart, P.E.
Florida License No. 47704

Appendix A VICINITY MAP

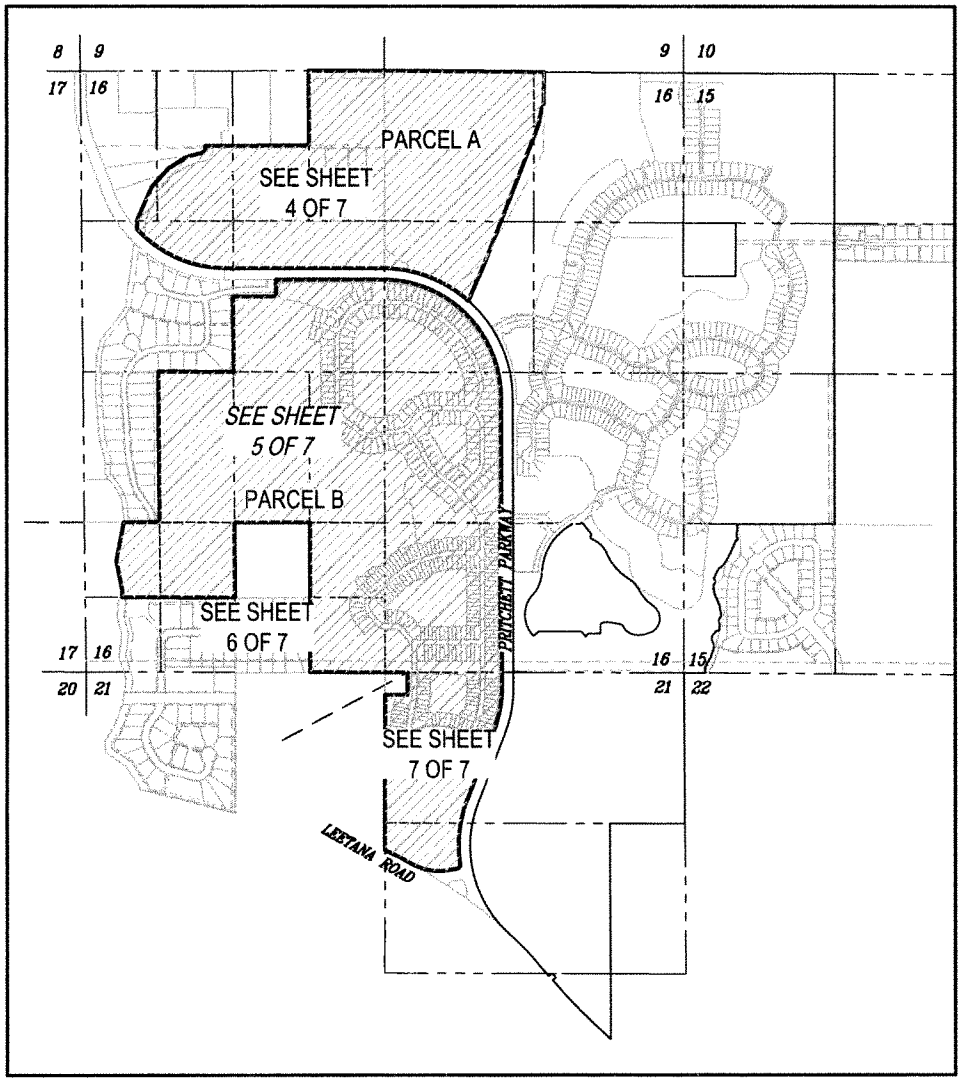


VICINITY MAP
SECTIONS 16 & 21, TOWNSHIP 43 S.
LEE COUNTY, FLORIDA
BRIGHTWATER CDD CONTRAC

CONSULTING ENGINEERS

Appendix B LEGAL DESCRIPTION OF THE DISTRICT

KEY MAP



NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA AS BEING S 89°30'46" E.

2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE DIGITAL SIGNATURE AND DIGITAL SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
IN	INSTRUMENT NUMBER
PG	PAGE(S)
LCEC	LEE COUNTY ELECTRIC COOPERATIVE
R/W	RIGHT-OF-WAY
•	DENOTES CHANGE IN DIRECTION

DRAWN BY:	KJG
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SHEET:	1 of 7

NOT COMPLETE WITHOUT SHEETS 1 – 7 OF 7

NOT A SURVEY

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Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

DATE SIGNED
Digitally signed by Todd B. Short
Date: 2025.04.17 09:33:51 -04'00'

TODD B. SHORT, P.S.M
FL LICENSE #7587
FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-613-BW.DWG

DESCRIPTION

PARCEL "A"
A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°30'46" EAST ALONG THE NORTH LINE OF SAID FRACTION, , FOR 1,411.00 FEET; THENCE SOUTH 00°29'14" WEST, DEPARTING SAID NORTH LINE, FOR 284.35 FEET; THENCE NORTH 72°51'13" WEST, FOR 1.88 FEET; THENCE SOUTH 17°02'11" WEST, FOR 121.00 FEET; THENCE SOUTH 01°15'28" WEST, FOR 41.77 FEET; THENCE SOUTH 19°00'32" WEST, FOR 121.00 FEET; THENCE SOUTH 21°13'44" WEST, FOR 1,180.91 FEET; THENCE SOUTH 22°39'29" WEST, FOR 121.00 FEET; THENCE SOUTH 24°29'22" WEST, FOR 40.02 FEET; THENCE SOUTH 22°39'29" WEST, FOR 242.73 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY) AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) WESTERLY 832.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 41°28'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 69°13'17" WEST FOR 814.37 FEET; 2) THENCE NORTH 89°57'29" WEST, FOR 1,399.20 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHWESTERLY 875.93 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 47°47'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 66°03'35" WEST FOR 850.75 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF TRACT "C", AS DESCRIBED IN INSTRUMENT NUMBER 2020000093873, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, 1) NORTH 04°31'15" EAST, FOR 90.77 FEET; 2) THENCE NORTH 23°43'00" EAST, FOR 306.54 FEET; 3) THENCE NORTH 41°43'58" EAST, FOR 222.54 FEET; 4) THENCE NORTH 59°40'11" EAST, FOR 199.30 FEET; 5) THENCE NORTH 75°52'07" EAST, FOR 136.18 FEET; 6) THENCE NORTH 38°58'12" EAST, FOR 33.51 FEET; 7) THENCE NORTH 02°11'01" EAST, FOR 39.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89°59'04" EAST, ALONG SAID SOUTH LINE, FOR 915.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 00°08'03" WEST ALONG THE WEST LINE OF SAID FRACTION, FOR 667.04 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE NORTH 89°55'12" EAST ALONG THE NORTH LINE OF SAID FRACTION, FOR 672.59 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 109.34 ACRES, MORE OR LESS.

CONTINUED ON SHEET 3 OF 7

NOT COMPLETE WITHOUT SHEETS 1 - 7 OF 7

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Q. Grady Minor and Associates, LLC
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SHEET:	2 of 7

G:\SURVEY\PROJECT SURVEY 2025\25-612-613 STONEYBROOK BRIGHTWATER CDD\SURVEY\25-613-BW.DWG

DESCRIPTION (CONTINUED)

PARCEL "B"
A PARCEL OF LAND LOCATED IN SECTIONS 16, AND 21, TOWNSHIP 43 SOUTH RANGE 25 EAST, AND ALL OF BRIGHTWATER, RECORDED IN INSTRUMENT NUMBER 202300013053, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 89°52'02" WEST ALONG THE SOUTH LINE OF SAID FRACTION, FOR 661.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16 THE SAME BEING A POINT ON THE EAST BOUNDARY OF COLONIAL PINES, PLAT BOOK 36, PAGES 26 THROUGH 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 00°08'04" WEST ALONG SAID EAST BOUNDARY, FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID COLONIAL PINES; THENCE CONTINUE NORTH 00°08'04" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE NORTH 89°50'44" WEST ALONG THE NORTH LINE OF SAID FRACTION, FOR 664.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE SOUTH 00°15'04" EAST ALONG THE WEST LINE OF SAID FRACTION, FOR 664.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE NORTH 89°51'23" WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES, FOR 998.54 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) NORTH 01°16'07" EAST, FOR 58.82 FEET; 2) THENCE NORTH 11°05'51" WEST, FOR 270.22 FEET; 3) THENCE NORTH 10°49'37" EAST, FOR 347.01 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, THE SAME BEING A POINT OF INTERSECTION WITH THE BOUNDARY OF HUNTER'S GLEN, PLAT BOOK 59 AT PAGES 92 THROUGH 94, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE ALONG THE BOUNDARY OF SAID HUNTER'S GLEN FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) SOUTH 89°50'44" EAST, FOR 316.69 FEET; 2) THENCE NORTH 00°22'06" WEST, FOR 1,329.62 FEET; 3) THENCE SOUTH 89°49'27" EAST, FOR 667.18 FEET; 4) THENCE NORTH 00°15'04" WEST, FOR 666.28 FEET; 5) THENCE SOUTH 89°53'18" EAST, FOR 378.81 FEET; 6) THENCE NORTH 00°02'31" EAST, FOR 150.55 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES, 1) SOUTH 89°57'29" EAST, FOR 942.66 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHEASTERLY 1,647.95 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 89°55'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°59'46" EAST FOR 1,483.94 FEET; 3) THENCE SOUTH 00°02'02" EAST, FOR 2,572.50 FEET TO A POINT OF CURVATURE; 4) THENCE SOUTHERLY 386.92 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 21°06'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 10°31'22" WEST FOR 384.74 FEET; 5) THENCE SOUTH 21°04'46" WEST, FOR 652.71 FEET TO A POINT OF CURVATURE; 6) THENCE SOUTHERLY 589.01 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 29°20'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°24'23" WEST FOR 582.60 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE SOUTHWESTERLY 45.10 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 86°07'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 34°47'46" WEST FOR 40.97 FEET; 8) THENCE SOUTH 77°51'33" WEST, FOR 75.93 FEET TO A POINT OF CURVATURE; 9) THENCE WESTERLY 325.68 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET THROUGH A CENTRAL ANGLE OF 41°28'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°24'27" WEST FOR 318.62 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF LEETANA DRIVE (86 FEET WIDE) AND A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 286.17 FEET ALONG SAID RIGHT-OF-WAY AND THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 4,064.06 FEET THROUGH A CENTRAL ANGLE OF 04°02'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°41'28" WEST FOR 286.11 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°05'39" EAST, ALONG SAID WEST LINE, FOR 1,381.74 FEET TO THE SOUTHWEST CORNER OF PARCEL 122 AS DESCRIBED IN INSTRUMENT NUMBER 2011000178885, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS FOR ALL OF THE REMAINING COURSES AND DISTANCES, SOUTH 89°53'32" EAST, FOR 200.00 FEET; THENCE NORTH 00°05'39" EAST, FOR 200.00 FEET; THENCE NORTH 89°53'32" WEST, FOR 200.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 229.70 ACRES, MORE OR LESS.

TOTAL OF PARCELS "A" AND "B" CONTAINING 339.04 ACRES, MORE OR LESS.

NOT COMPLETE WITHOUT SHEETS 1 – 7 OF 7

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a Pape-Dawson company

Q. Grady Minor and Associates, LLC
3800 Via Del Rey
Bonita Springs, Florida 34134

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SKETCH AND DESCRIPTION

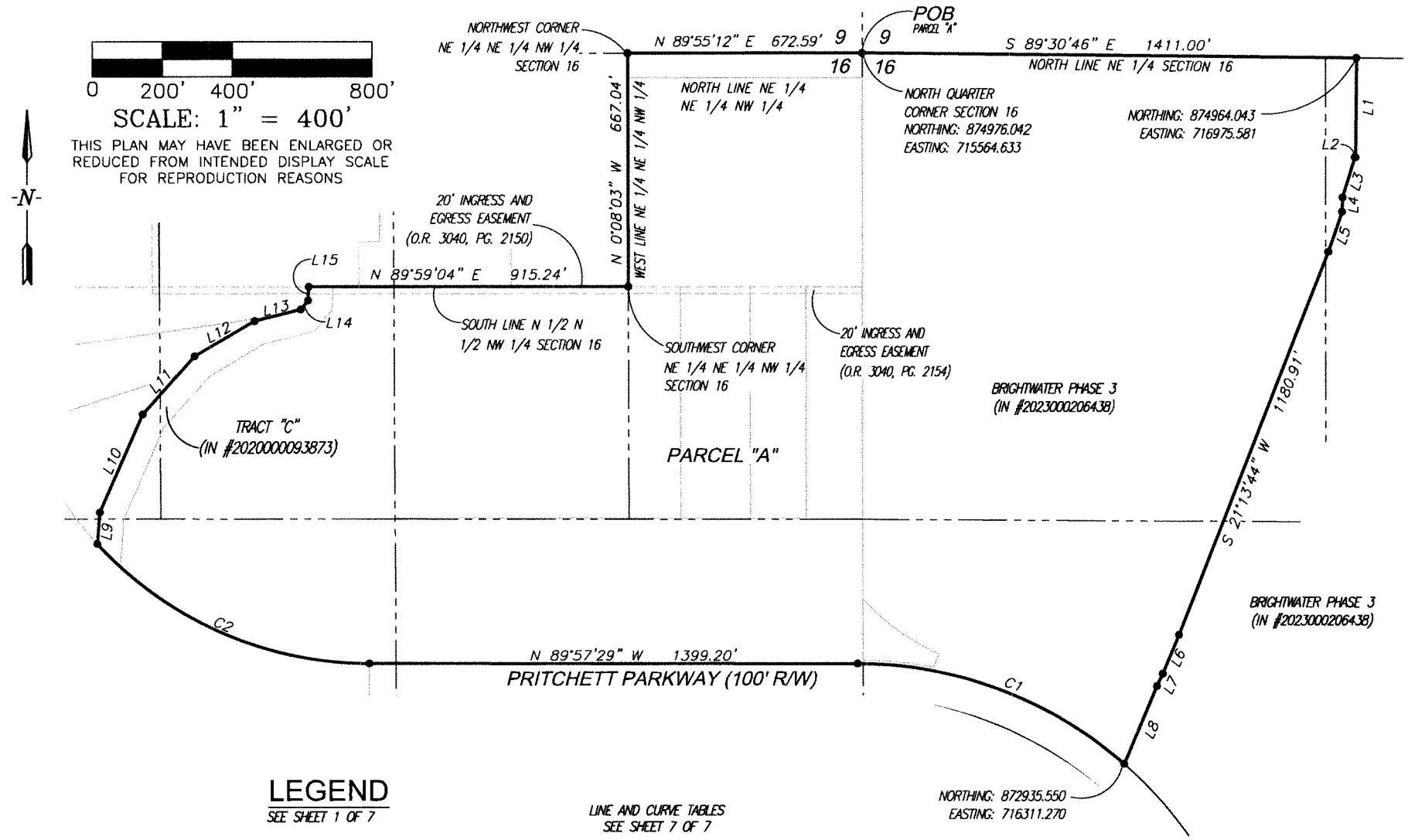
PARCEL OF LAND

LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

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CHECKED BY:	TBS
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SCALE:	N/A
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FILE:	25-613-BW
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LINE AND CURVE TABLES
SEE SHEET 7 OF 7

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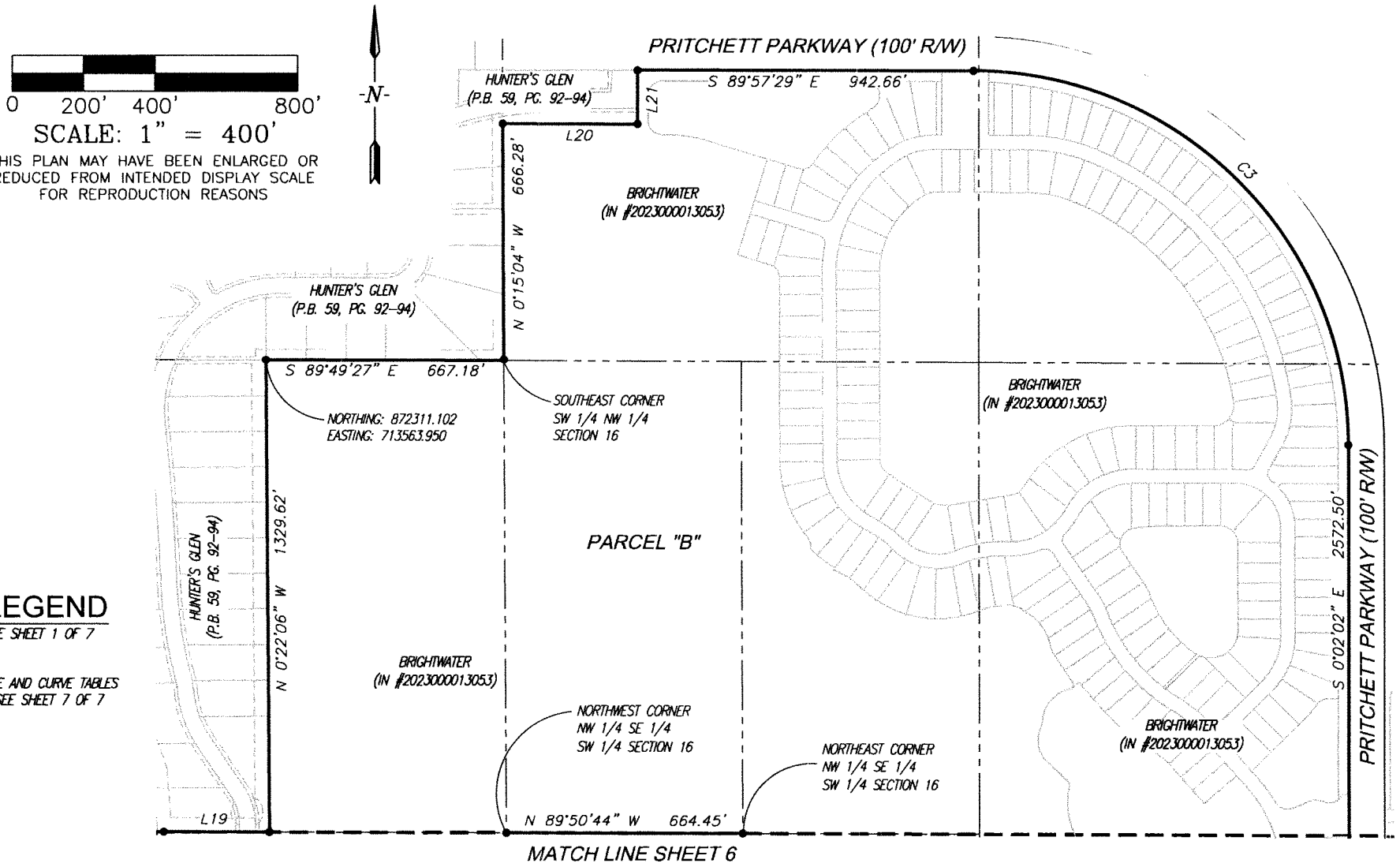
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LINE AND CURVE TABLES SEE SHEET 7 OF 7

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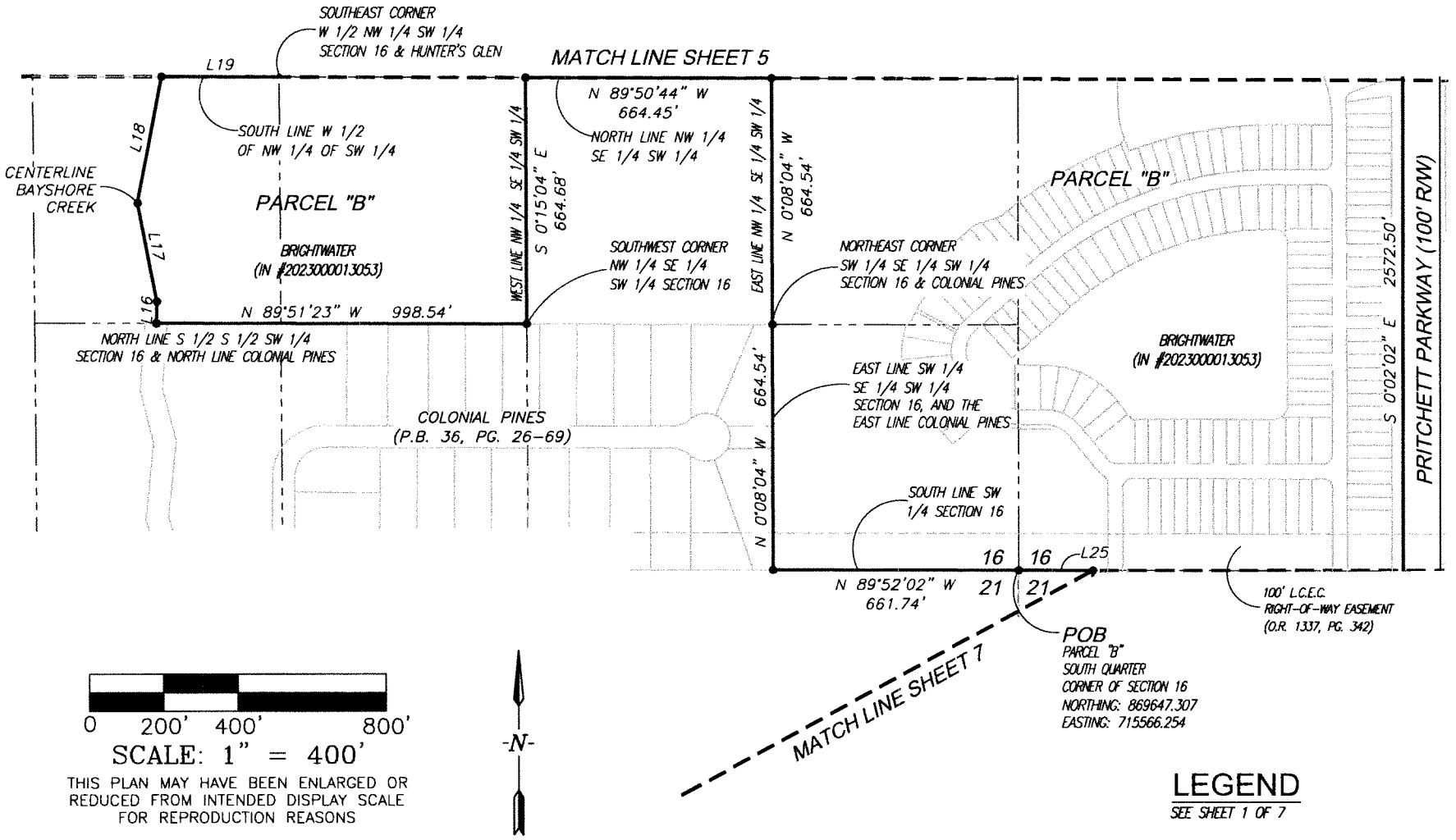
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LINE AND CURVE TABLES
SEE SHEET 7 OF 7

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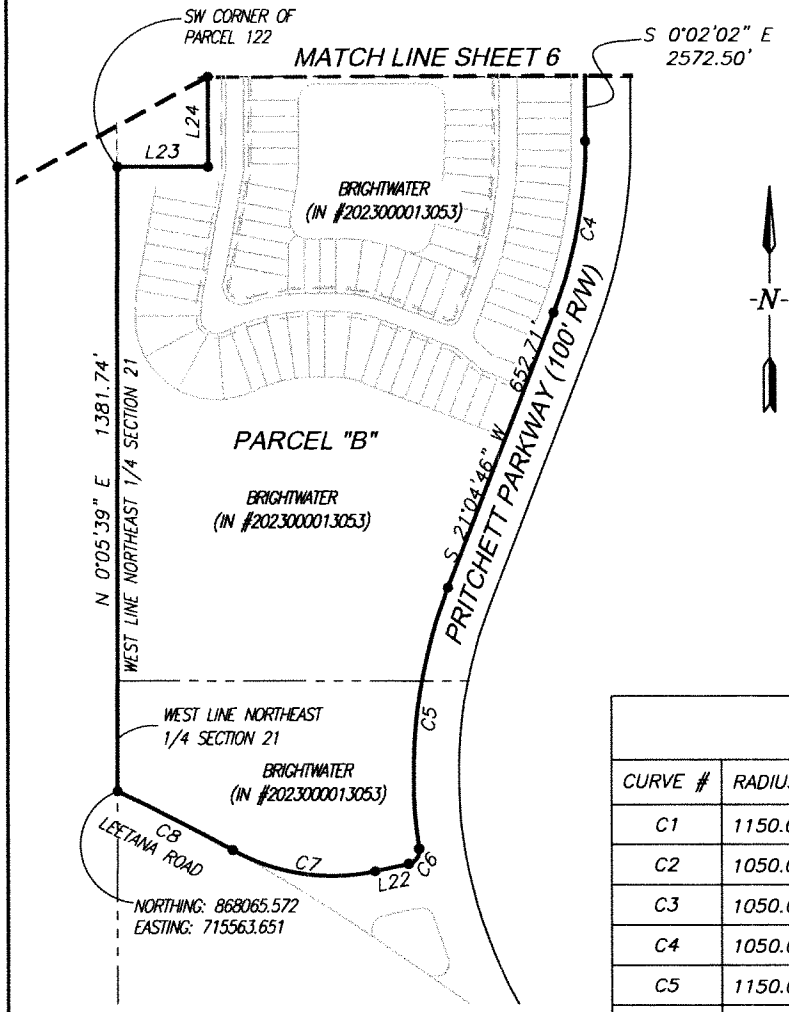
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SCALE: 1" = 400'

THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

LEGEND

SEE SHEET 1 OF 7

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1150.00'	832.43'	41°28'25"	N 69°13'17" W	814.37'
C2	1050.00'	875.93'	47°47'50"	N 66°03'35" W	850.75'
C3	1050.00'	1647.95'	89°55'27"	S 44°59'46" E	1483.94'
C4	1050.00'	386.92'	21°06'48"	S 10°31'22" W	384.74'
C5	1150.00'	589.01'	29°20'46"	S 6°24'23" W	582.60'
C6	30.00'	45.10'	86°07'33"	S 34°47'46" W	40.97'
C7	450.00'	325.68'	41°28'01"	N 81°24'27" W	318.62'
C8	4064.06'	286.17'	4°02'04"	N 62°41'28" W	286.11'

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 0°29'14" W	284.35'
L2	N 72°51'13" W	1.88'
L3	S 17°02'11" W	121.00'
L4	S 1°15'28" W	41.77'
L5	S 19°00'32" W	121.00'
L6	S 22°39'29" W	121.00'
L7	S 24°29'22" W	40.02'
L8	S 22°39'29" W	242.73'
L9	N 4°31'15" E	90.77'
L10	N 23°43'00" E	306.54'
L11	N 41°43'58" E	222.54'
L12	N 59°40'11" E	199.30'
L13	N 75°52'07" E	136.18'
L14	N 38°58'12" E	33.51'
L15	N 2°11'01" E	39.99'
L16	N 1°16'07" E	58.82'
L17	N 11°05'51" W	270.22'
L18	N 10°49'37" E	347.01'
L19	S 89°50'44" E	316.69'
L20	S 89°53'18" E	378.81'
L21	N 0°02'31" E	150.55'
L22	S 77°51'33" W	75.93'
L23	S 89°53'32" E	200.00'
L24	N 0°05'39" E	200.00'
L25	N 89°53'32" W	200.00'

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Appendix C SITE PLAN

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Brightwater CDD

4/22/2022

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

PLAN FOR ILLUSTRATIVE PURPOSES
BRIGHTWATER SITE PLAN
FT. MYERS, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
4/22/2022	1447		EMH	EMH	SWM		1 OF 1

Appendix D CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Brightwater

Description	Phase 1 2018-2021	Phases 2-4 2022-2026	Total Estimated Budget
Engineering Design, Permitting, Surveying, Testing	$814,800	$1,901,200	$2,716,000
Consultant / Management Fees	$229,680	$535,920	$765,600
Earthwork	$1,953,240	$4,557,560	$6,510,800
Roads and Paving	$1,630,800	$3,805,200	$5,436,000
Potable Water	$365,700	$853,300	$1,219,000
Sanitary Sewer	$509,820	$1,189,580	$1,699,400
Drainage Storm	$655,230	$1,528,870	$2,184,100
Dry Utilities Trenching	$192,390	$448,910	$641,300
Offsite Road & Utilities	$993,600	$1,490,400	$2,484,000
Landscaping/Irrigation/Hardscape/Recreation	$5,266,080	$1,316,520	$6,582,600
Permit Fees and Impact Fees	$3,534,650	$1,514,850	$5,049,500
Contingency	$195,040	$780,160	$975,200
Total	$16,341,030	$19,922,470	$36,263,500

EXHIBIT 4

AGENDA

BRIGHTWATER

COMMUNITY DEVELOPMENT DISTRICT

AMENDED MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

FOR THE ISSUANCE OF CAPITAL IMPROVEMENT REVENUE BONDS



October 28, 2025

Prepared by

Kai
2502 North Rocky Point Drive, Suite 1000
Tampa, Florida 33607

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT
AMENDED MASTER SPECIAL ASSESSMENT METHODOLOGY REPORT

TABLE OF CONTENTS

THE DISTRICT 1
GENERAL 1
PURPOSE 1
METHODOLOGY REPORTS 1
PROJECT FINANCING AND BENEFIT ALLOCATION 1
INFRASTRUCTURE PROJECT 2
BENEFITS 2
ASSESSMENT ALLOCATION 2
PROJECT BOND FINANCING PROGRAM 4
ASSESSMENT LEVY AND COLLECTION 5
ASSESSMENT ALLOCATION STANDARDS 6
STANDARDS 6
METHODOLOGY 6
SPECIAL BENEFITS 7
RATES 7
PRELIMINARY ASSESSMENT ROLL AND COLLECTION 8
CONCLUSION 8
SPECIAL BENEFIT 8
ASSESSSMENT APPORTIONMENT 8
REASONABLENESS OF ASSESSMENT APPORTIONMENT 8
BEST INTEREST 9
ADDITIONAL STIPULATIONS 9
Appendix 1. Rate and Method of Apportionment of Special Assessment 10
A. Definitions 10
B. Assignment of Land Use Categories and of ERU 11
C. Annual Maximum Special Assessment Requirement 11
D. Special Assessment Rate 11

E. Method of Apportionment of the Special Assessment 12
F. Manner of Collection 13
Appendix 2. Estimated Public Improvement Costs and Benefit Allocation 14
Appendix 3. Preliminary Assessment Roll 15
Appendix 4. AMENDED District Boundary Legal Description 16

LIST OF TABLES

Table 1 - Estimated Project Costs 2
Table 2 – Proposed Product Type Mix and ERU Assignment 4
Table 3 – Estimated Maximum Sources and Uses of Funds 5
Table 4 - Maximum Annual Debt Service 6
Table 5 - Estimated Special Assessment Requirement (MADS) 11
Table 6 – Developed Property Assigned ERU, Maximum Debt and MADS Allocation for All Lots 12
Table 7 – Un-Developed Property Assigned ERU, Maximum Debt and MADS Allocation 12
Table 8 – Project Costs and Benefit Allocation 14
Table 9 - Preliminary Assessment Roll 15

THE DISTRICT

GENERAL

The petition to establish the Brightwater Community Development District (the "**District**") was approved by the Board of County Commissioners of Lee County (the "**County**") on January 16, 2018 and the District was subsequently created by Ordinance 18-02. The original boundaries of the District encompassed 340.29 acres. Subsequently, in October 2025, a petition to amend the boundary of the District was approved by the County Commission and the County Commission adopted Ordinance No. 25-19 on October 7, 2025, effective October 8, 2025 (the "**Boundary Amendment Ordinance**"). The District's amended boundaries encompass 339.04 acres (the "**Amended District Boundary**").

PURPOSE

The District is a local unit of special-purpose government established pursuant to, and existing in accordance with, Chapter 190, Florida Statutes (the "**Act**"). Pursuant to the Act, the District was created for the purpose of delivering certain community development services and facilities within its jurisdiction, including the design, acquisition and/or construction of certain public infrastructure improvements consisting of, but not limited to, roadways, water, sewer and wastewater, reclaimed water and irrigation systems, storm water management, community amenities, landscaping improvements, signage and lighting, electrical power and professional services and fees (the "**Project**"), as further described in the Amended District Engineer's Report, prepared by Stantec Consulting Services Inc., dated October 28, 2025 (the "**Engineer's Report**").

METHODOLOGY REPORTS

This Amended Master Special Assessment Methodology Report ("**Report**") amends the Master Special Assessment Methodology Report dated January 10, 2020 to reflect the removal of approximately 1.25 acres from the District pursuant to the Boundary Amendment Ordinance. This Report also continues to provide a master assessment methodology for analyzing the benefits derived from the Project and determining the fair and equitable allocation of such benefits through the levy of non-ad valorem special assessments on property within the District to fund all or portions of the Project. It is designed to conform to the requirements of Chapters 170 and 190, Florida Statutes, with respect to special assessments. The District plans to issue bonds to finance portions of the Project as development progresses. The District will deliver a supplemental assessment methodology report associated with each bond issuance describing the phase of the development and improvements to be funded.

PROJECT FINANCING AND BENEFIT ALLOCATION

To advance development of the land in the District, the District plans to finance the construction of the Project through the issuance of multiple series of bonds. The bonds will be secured by and payable from the levy of Special Assessments collected from property that benefits from the public improvements constructed with proceeds from the bond issues. The amount of the Special Assessment is based on mathematical formulas that consider benefit from the bond funded infrastructure.

INFRASTRUCTURE PROJECT

The Project contains improvements that benefit all assessable units within the District (the "**Improvements**"). Accordingly, the Special Assessments levied in connection with the Improvements will be levied on all planned units in the District. The Project is estimated to cost approximately $36,263,500. A summary of the estimated costs of the Project, as shown in the Amended Engineer's Report, is set forth in the following table.

Table 1 - Estimated Project Costs

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
IMPROVEMENTS COST ESTIMATE

TOTAL COST DETAIL

IMPROVEMENT CATEGORY	PHASE 1 2018-2021	PHASE 2-4 2022-2026	DISTRICT IMPROVEMENTS
Engineering Design, Permitting, Surveying, Testing	$ 814,800	$ 1,901,200	$ 2,716,000
Consultant / Management Fees	229,680	535,920	765,600
Earthwork	1,953,240	4,557,560	6,510,800
Roads and Paving	1,630,800	3,805,200	5,436,000
Potable Water	365,700	853,300	1,219,000
Sanitary Sewer	509,820	1,189,580	1,699,400
Drainage Storm	655,230	1,528,870	2,184,100
Dry Utilities Trenching	192,390	448,910	641,300
Offsite Road & Utilities	993,600	1,490,400	2,484,000
Landscaping/Irrigation/Hardscape/Recreation	5,266,080	1,316,520	6,582,600
Permit Fees and Impact Fees	3,534,650	1,514,850	5,049,500
Contingency	195,040	780,160	975,200
TOTAL	**$ 16,341,030**	**$ 19,922,470**	**$ 36,263,500**

The proposed issuance of multiple series of bonds is anticipated to fund a portion or all of the costs associated with the development of the District which is planned for a total 797 lots. The developer will covenant through a completion agreement to be entered into at the time of closing on each series of bonds to complete the Project to the extent any portions of the same are not funded with the net proceeds of each bond issue.

BENEFITS

The construction of the Project will advance development of the properties within the District and will thereby create special benefits for those properties, and enhance the value of the properties. All properties within the District will generally benefit from the Project, but developed residential lots with structures have an added benefit from the Project, for example, in terms of vehicular access, disposal of plumbing waste through a system of pipes, flood prevention through a stormwater collection system, potable water lines, recreational facilities, and other basic public infrastructure benefits for use by the properties.

ASSESSMENT ALLOCATION

The preliminary land use plan describes the development of the land in one construction phase with final build-out anticipated to include a total of 797 residential dwelling units to be constructed on lots of varying

frontage along a street. Customarily in the land development industry, residential lots are sold and bought in the market in standard lot width categories pursuant to purchase contracts, as opposed by exact lot width measurements of the street front footage or the size of such lot shown on a future plat map (this concept is referred to as the **"Product Type"** herein). The methodology herein allocates debt special assessments to such residential Product Types based upon the benefits derived from the Project and apportioned such benefit to particular Product Types based on frontage. Accordingly, this report utilizes Project costs as a proxy value for benefit and allocates the special assessments based on standard front foot, or frontage, as standard measurement and applied at the frontage, or linear distance, along a street.

Residential lots with a marketable street frontage of 50' are currently anticipated to be the most common Product Type within the District. Accordingly, the 50' Product Type will provide the base "equivalent per Product Type" benefit and be assigned a value of 1.00 ERU. All other Product Types will be ranked and assigned a value in comparison with a 50' Product Type. Applying the ERU concept to the Product Types in lieu of actual or platted front footage allows for the District to create a more uniform, easier to understand, and cost-effective methodology that still apportions the Special Assessments in a fair and reasonable manner. Trying to forecast actual or platted front footage may cause unintended consequences and is too rigid for undeveloped property to reasonably accommodate small discrepancies in the development process, irregularly shaped lots, or other circumstances outside the control of the District. Those consequences may result in a wide spectrum of Special Assessments that would be burdensome to administer and cause undue frustration to future homeowners who specifically bought into a master planned community that is intended to be uniformly developed.

In the event that multi-family units are constructed, it is anticipated that such units would be assigned a different ERU value based on proposed construction plans. This ERU ranking is the basis upon which the benefits to other lot size categories are measured. The advantage to an ERU structured methodology includes the ability to assign identical benefits to generally uniform sized lots or similarly used properties (e.g., all lots with front footage of fifty feet are assigned 1.0 ERU irrespective of zone or phase) or assign different ERUs to reflect different land uses (e.g., residential versus commercial).

In connection with the Project, as of this date, the developer has informed the District that it plans to construct 797 lots of varying Product Types as shown in the table below, which represents a total of 721.0 ERUs.

Table 2 – Proposed Product Type Mix and ERU Assignment

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED PRODUCT MIX AND ERU ASSIGNMENT

DEVELOPMENT PLAN					
PRODUCT	LOT SIZE (1)	UNIT COUNT	ERU PER UNIT (2)	TOTAL ERUs	% ERU
Villas	35	222	0.70	155.40	21.55%
Single Family	40	47	0.80	37.60	5.21%
Single Family	50	528	1.00	528.00	73.23%
TOTAL		**797**		**721.00**	**100.00%**

(1) Estimated Front Footage
(2) Equivalent Residential Unit

PROJECT BOND FINANCING PROGRAM

For purposes of this Report, the bond principal amount and associated maximum annual debt service assessments ("**MADS**") have been sized based on funding all the Project costs described in the Engineer's Report and adjusted for allowable bond financing costs including capitalized interest, reserves and costs of issuance. These bond principal amounts represent a maximum bonding amount. The developable properties within the District will constitute the properties on which the Special Assessments are levied to repay the bonds. These properties include those which will be developed into the planned 797 residential units. The following table sets forth an estimated sources and uses of the bonds for the maximum bonding amount to finance all the Project costs.

Table 3 – Estimated Maximum Sources and Uses of Funds

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS
SOURCES AND USES OF FUNDS

PRELIMINARY SOURCES AND USES DISTRIBUTION

SOURCES	TOTAL	% TOTAL
Bond Proceeds:		
Par Amount	$44,560,000	
TOTAL SOURCES	**$44,560,000**	**100.00%**
USES		
Fund Deposits:		
Debt Service Reserve Fund, 100% MADS	$3,590,930	8.06%
Capitalized Interest, 12 Months	$3,119,200	7.00%
Delivery Date Expenses:		
Cost of Issuance	$672,800	1.51%
Underwriter's Discount	$891,200	2.00%
Other Uses of Funds:		
Construction Fund	$36,283,500	81.43%
Rounding	$2,370	0.01%
TOTAL USES	**$44,560,000**	**100.00%**

ASSESSMENT LEVY AND COLLECTION

Each Fiscal Year, the District will certify for collection the Special Assessments in connection with the MADS, or debt service requirement, for each bond series. The following table summarizes the estimated MADS requirement for all phases of development.

Table 4 - Maximum Annual Debt Service

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
MAXIMUM ANNUAL DEBT SERVICE REQUIREMENT

BONDS MADS ALLOCATION METHODOLOGY

PHASES	TOTAL LOTS	TOTAL ERUs	TOTAL MADS[(1)]	MADS PER ERU[(1)]
ALL	797	721.00	$3,590,930	$4,980

(1) Excluding County collection charges and early payment discount.

Prior to recordation of a subdivision plat map, the Special Assessments and debt will be allocated to each property, as described by FOLIO or legal description, based on acreage. Upon recordation of a subdivision plat map the lot sizes are determinable, and the Special Assessments will then be levied on the individual lots based on the ERU assigned to each lot.

ASSESSMENT ALLOCATION STANDARDS

STANDARDS

There are two requirements for a valid special assessment that is made pursuant to District legislative authority: (1) the property assessed must derive a direct and special benefit from the improvement or service provided, and (2) the assessment must be fairly and reasonably apportioned among properties that receive the special benefits. Section 170.02, Florida Statutes, states "Special assessments against property deemed to be benefited by local improvements, as provided for in sec. 170.01, shall be assessed upon the property specially benefited by the improvement in proportion to the benefits to be derived therefrom, said special benefits to be determined and prorated according to the foot frontage of the respective properties specially benefited by said improvement, or by such other method as the governing body of the municipality may prescribe."

The ERU allocation approach is a generally recognized and commonly approved method of proportionally spreading assessments over benefited properties for special assessments levied by community development districts. Although the general public outside the District will benefit from the Project, such benefits are incidental. The facilities in the Project meet the needs of the developed property within the District, as well as provide benefit to all residential property within the District. The property owners within the District are therefore receiving special benefits not received by those outside the boundaries, and direct and cumulative benefits accrue mainly to residents.

METHODOLOGY

This benefit and allocation approach is based on the principle that dwelling units on a similar size lot will receive a relatively equal and direct benefit from the Project. The direct benefits from these improvements include increased use, enjoyment and increased property values to all residential properties, and the direct

benefits from each public improvement, system and function provided by the District. The benefits are quantified and assigned to lots based on construction timing, phasing, and costs.

An assessment methodology based on ERUs provides a way to allocate the benefit that different lot sizes and land use types receive from public improvements in terms of their equivalence to a single-family residential dwelling unit on a fifty-foot-wide lot, which is defined as 1 ERU. Under the ERU model, the District allocates special assessments on platted property proportionately based on generally uniform lot size as indicated on the subject recorded plat map; special assessments on undeveloped property (e.g., property without recorded subdivision plat map) are allocated proportionately based on acreage basis. The special assessments are fairly and reasonably allocated based on lot front footage categories and acreage among properties that receive the special benefits; for example, upon plat map recordation, the special assessments per lot front footage are generally uniform for each benefitted lot.

SPECIAL BENEFITS

As described above, in the present case, the financing program will enable the District to provide for the construction and/or acquisition of the Project. Such public improvements will provide direct benefit for the utilization of this property, will substantially enhance the use and enjoyment of the benefited residential properties, and will increase the value and marketability of the benefited residential properties. These benefits flow proportionately over all benefited properties. The District will apply the assessment methodology to the financing program relating to the Project. All residential units will proportionally benefit from the construction of the Project.

RATES

A rate and method of apportionment of the Special Assessments is attached as Appendix I. The developer may decide to readjust product types within the District in order to meet market demand. Changes in product types may or may not trigger a density "true-up" obligation depending on whether or not the revised product mix, consistent with the terms of the assessment allocation methodology, is able to absorb the Special Assessments that were originally planned to be levied under the existing development plan outlined at the time of the actual bond issuance.

At time of bond issuance, the true up obligation will be described in a supplemental assessment methodology report. The supplemental assessment methodology report will provide a mechanism by which the landowner shall, if required, make certain payments to the District in order to satisfy, in whole or in part, the Special Assessments allocated and the liens imposed pursuant to adopted resolutions, the amount of such payments being equal to the par debt that is not capable of being assigned to the total number of developed units, plus any applicable interest charges and collection fees as described in the supplemental assessment methodology report (which payments shall collectively be referenced as the "**True-Up Payment**"). The true-up obligation, as described herein and in each supplemental assessment resolution, constitutes a part of the Special Assessments and is enforceable as part of the Special Assessment liens. Additionally, the landowner will guarantee the payment of any True-Up Payment required of it and the landowner and the District will enter into an agreement to confirm the landowner's intentions and obligations to make any and all True-Up Payments related to the Special Assessments.

In the event Undeveloped Property ("**Transferred Parcel**") is sold to a third party not affiliated with the landowner, the Special Assessments will be assigned to that Transferred Parcel based on the maximum

total number of Lots assigned by the landowner to the Transferred Parcel (subject to any true-up considerations if applicable as determined by the District in its sole discretion). The owner of the Transferred Parcel will be responsible for the total Special Assessments applicable to the Transferred Parcel, regardless of the total number of Lots ultimately actually platted. These Special Assessments are fixed to the Transferred Parcel at the time of the sale. If the Transferred Parcel is subsequently divided into smaller parcels, the total Special Assessments initially allocated to the Transferred Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

The District reserves the right to reallocate the Special Assessments in the event that the Project is not completed as anticipated or for other circumstances that may legally require such a reallocation, provided however that any such reallocation shall not be construed to relieve any party of contractual or other obligations to the District.

PRELIMINARY ASSESSMENT ROLL AND COLLECTION

A Preliminary Assessment Roll is attached in Appendix 3.

CONCLUSION

The acquisition and construction of the Project using bond proceeds will be utilized for common District purposes. The Special Assessments will be levied over all benefited properties on a fair and equitable basis as described herein. The benefited properties will receive benefits in excess of the allocated Special Assessments. Accordingly, the Project is an appropriate District project that will significantly benefit the properties and enhance the District.

SPECIAL BENEFIT

The Project will provide special benefit to parcels within the District. The parcels will receive special benefits, because the Project delivers interconnected structural improvements that provide an infrastructure system, which supports and adds to the entire development of the District. The Project yields benefits to parcel owners in terms of meeting basic public infrastructure needs and increasing property values.

ASSESSSMENT APPORTIONMENT

The Special Assessments are fairly and equally apportioned over all the benefited properties. The benefits using Project costs as proxy for benefit, are quantified and assigned to parcels based on lot size categories and Product Types since larger lot areas consume proportionately greater benefits than smaller lots from the Project. The District assigned an ERU value and ranked to the expected lot sizes on the basis that a Product Type with frontage of approximately fifty feet receives the value of 1.0 ERU.

REASONABLENESS OF ASSESSMENT APPORTIONMENT

It is reasonable, proper and just to assess the costs of the Project against lands in the District. As a result of the Project, properties in the District receive special benefit and increase in value. Based on the premise that the benefits from the Project make the properties useful for residential use, more accessible and valuable, in return it is reasonable for the District to levy the Special Assessments against benefitted lands

within the District. The benefits will be equal to or in excess of the Special Assessments thereon when allocated.

BEST INTEREST

The District provides for delivering the Project in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism to (i) fund the Project at a relatively low cost of capital, and (ii) on a timely, Òpay for itselfÓ type basis. The exercise by the District of its powers is consistent with applicable with state law. It is in the best interest of the District.

ADDITIONAL STIPULATIONS

KAI CONNECTED, LLC dba KAI was retained by the District to prepare this methodology to fairly allocate the Series 2025 Assessments related to the DistrictÕs Assessment Area One Project. Certain financing, development, and engineering data was provided by members of District staff, the DistrictÕs underwriter, and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. The undersigned makes no representations regarding that information, beyond its statement of the factual information necessary for preparation of this First Supplemental AMR. For additional information on the Series 2025 Bonds structure and other related items, please refer to the offering statement associated with of the issuance of the Series 2025 Bonds.

KAI CONNECTED, LLC dba KAI does not represent the District as a Municipal Advisor or Securities Broker within the meaning of Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, KAI CONNECTED, LLC dba KAI does not provide the District with financial advisory services or offer investment advice in any form

APPENDIX 1. RATE AND METHOD OF APPORTIONMENT OF SPECIAL ASSESSMENT

The Special Assessments shall be levied on all parcels within the CDD that benefit from the Project and will be collected each Fiscal Year in an amount determined by the CDD through the application of this rate and method of apportionment as described below. All of the real property within the CDD, unless exempted by law or the provisions hereof, shall be assessed for the purposes, to the extent and in the manner herein provided.

A. Definitions

The terms hereinafter set forth have the following meanings:

"Administrative Expenses" means any actual or reasonably estimated expenses of the CDD to carry out the administration of the CDD related to the determination of the amount of the Special Assessments, the collection of Special Assessments, and costs otherwise incurred in order to carry out the authorized purposes of the CDD.

"Appraiser's Parcel" means a Lot or parcel shown in Lee County appraiser's parcel map, or included or includable in Lee County's non-ad valorem assessment roll designated by folio or PIN.

"Assessable Property" means all of the Appraiser's Parcels within the Amended District Boundary that are not exempt from the Special Assessment pursuant to law or as defined below.

"District Debt" means bonds or other debt issued by the CDD, which are secured by the levy of Special Assessments of the CDD.

"Developed Property" means all Taxable Property for which the Lee County property appraiser designated a property use code for each Lot that indicates developed residential property, as reasonably determined by the CDD, or a Lot which has legal entitlements created by a recorded Plat Map and whose physical characteristics are a fine grade level pad with infrastructure contiguous to each individual lot, asphalt paved roads, and the necessary utilities

"ERU" means a way to quantify different land use types in terms of their equivalency to a fifty foot-wide lot Product Type, which is defined as 1.0 ERU.

"Fiscal Year" means the period starting October 1 and ending on the following September 30.

"Lot" means an individual residential lot, identified and numbered on a recorded final subdivision map, on which a building permit has been or is permitted to be issued for construction of a residential unit without further subdivision of the lot and for which no further subdivision of the lot is anticipated.

"Property Owner Association Property" means any property within the Amended District Boundary that is owned by a property owner association, including any master association.

"Public Property" means any property within the Amended District Boundary that is, at the time of the CDD formation and expansion, expected to be used for any public purpose and is owned by or dedicated to the federal government, the State of Florida, Lee County, Florida, the District or any other public agency.

"Special Assessment" means the Special Assessments levied pursuant to the provisions of Sections C and D below in each Fiscal Year on each Appraiser's Parcel of Developed Property and Undeveloped Property in the CDD to fund the Special Assessment Requirement.

"Special Assessment Requirement" means that amount determined by the CDD's Board of Supervisors that is required in any Fiscal Year to pay regularly scheduled debt service for the calendar year, which commences in such Fiscal Year, on the outstanding District Debt, less available funds pursuant to the indenture.

"Undeveloped Property" means, for each Fiscal Year, all Assessable Property not classified as Developed Property, such as vacant acreage or similar property use codes as determined by the CDD.

B. Assignment of Land Use Categories and of ERU

Each Fiscal Year, all Assessable Property within each phase of the CDD shall be classified as Developed Property or Undeveloped Property, and shall be subject to Special Assessment pursuant to Sections C and D below.

C. Annual Maximum Special Assessment Requirement

Refer to Table 3 for details on the bond sizing. The estimated maximum annual debt service (MADS), or Special Assessment Requirement, to fund all the Project costs is presented in the following table

Table 5 - Estimated Special Assessment Requirement (MADS)

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT MAXIMUM ANNUAL DEBT SERVICE REQUIREMENT	
PROJECT ALL BONDS SERIES MADS	
SPECIAL ASSESSMENT REQUIREMENT	TOTAL MADS (1)
ALL BONDS SERIES	$3,590,930

(1) Excluding County collection fees and early payment discount

D. Special Assessment Rate

1. Developed Property in All Phases

After recordation of a plat map, the Special Assessments are allocated as illustrated in the following table.

Table 6 – Developed Property Assigned ERU, Maximum Debt and MADS Allocation for All Lots

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION

DEVELOPED PROPERTY ERU ASSIGNMENT, DEBT AND MADS ALLOCATION

PRODUCT	UNIT COUNT	ERU PER UNIT	TOTAL ERUs	% OF ERUs	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	TOTAL MADS (2)	TOTAL PRINCIPAL	TOTAL MADS (2)
Villas 35'	222	0.70	155.40	21.55%	$9,604,194	$773,967	$43,262	$3,486
Single Family 40'	47	0.80	37.60	5.21%	$2,323,795	$187,266	$49,442	$3,984
Single Family 50'	528	1.00	528.00	73.23%	$32,632,011	$2,629,696	$61,803	$4,980
TOTAL	**797**		**721.00**	**100%**	**44,560,000**	**3,590,930**		

(1) Allocation of total bond principal & assessments based on equivalent residential units. Individual lot principal and interest assessments calculated on a per unit basis. 12 months Capitalized Interest Period.

(2) Includes principal, interest and is net of early payment discount and collection fees.

2. Undeveloped Property

Prior to recordation of a plat map, the District Debt is allocated per acre as illustrated in the following table.

Table 7 – Undeveloped Property Assigned ERU, Maximum Debt and MADS Allocation

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION

PRELIMINARY ASSESSMENT ROLL

PARCEL IDs	OWNER	UNIT	TOTAL UNITS	TOTAL DEBT	TOTAL MADS (1)	PRINCIPAL PER ACRE	MADS PER ACRE (1)
Refer to Legal Description in Appendix IV	North Brook Holdings, LLC	Ac	339.04	$44,560,000	$3,590,930	$131,430	$10,591

(1) Includes principal, interest and is net of early payment discount and collection fees.

E. Method of Apportionment of the Special Assessment

Each Fiscal Year, the CDD shall levy the Special Assessments as follows:

First (Developed Property): The Special Assessment shall be levied proportionately on each AppraiserÕs Parcel of Developed Property in an amount up to 100% of the applicable Special Assessment rate as determined pursuant to Section D.1 for each particular phase or subdivision

Second (Undeveloped Property): If additional monies are needed to satisfy the Special Assessment Requirement after the first step has been completed, the Special Assessment shall be levied proportionally on each AppraiserÕs Parcel of Undeveloped Property up to 100% of the assigned Special Assessment rate for Undeveloped Property as determined pursuant to Section 2.5 for each particular phase.

Third Ð True Up: If additional monies are needed to satisfy the Special Assessment Requirement after the first two steps have been completed as a result of a plat or re-plat of property, the owner of such property will be obligated to immediately remit to the trustee, for deposit into the redemption account, the total bond principal amount for the difference between the Special Assessment Requirement and the Special Assessment revenue generated after the first two steps have been completed (the "**True Up Obligation**"). The true up obligation will be described in a separate agreement as part of the bond documents.

Refer to Appendix 3 for a preliminary assessment roll illustrating the initial levy of the Special Assessments in accordance with the method of apportionment described above.

F. Manner of Collection

The Special Assessments shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes once parcels are platted. The CDD intends to directly collect Special Assessments on un-platted parcels, and, to the extent permitted by the applicable indenture and in the CDD's discretion, for bulk ownership of platted lots. Note that the Special Assessments securing each bond series may be made payable in no more than 30 yearly installments.

APPENDIX 2. ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFIT ALLOCATION

As described above, the total benefits will be the completed public infrastructure with estimated costs in the amount of $36,263,500. The following table allocates the Project costs, which are used as a proxy for benefit, excluding bond financing costs. Refer to the Engineer's Report and Table 1 of this Report for cost details.

Table 8 – Project Costs and Benefit Allocation

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFITS

PROJECT COSTS AND NET BENEFIT ALLOCATION

PRODUCT	UNIT COUNT	ERU PER UNIT	TOTAL ERUs	% OF ERUs	TOTAL PIC (AS PROXY FOR BENEFIT)	TOTAL NET BENEFIT PER UNIT
Villas 35'	222	0.70	155.40	21.55%	$7,816,017	$35,207
Single Family 40'	47	0.80	37.60	5.21%	$1,891,134	$40,237
Single Family 50'	528	1.00	528.00	73.23%	$26,556,350	$50,296
TOTAL	**797**		**721.00**	**100%**	**36,263,500**	

APPENDIX 3. PRELIMINARY ASSESSMENT ROLL

The following table shows the preliminary assessment roll. Refer to the legal description of the District for a complete depiction of the Amended District Boundary.

Table 9 - Preliminary Assessment Roll

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION

PRELIMINARY ASSESSMENT ROLL

PARCEL IDs	OWNER	UNIT	TOTAL UNITS	TOTAL DEBT	TOTAL MADS (1)	PRINCIPAL PER ACRE	MADS PER ACRE (1)
Refer to Legal Description in Appendix IV	North Brook Holdings, LLC	Ac	339.04	$44,560,000	$3,590,930	$131,430	$10,591

(1) Includes principal, interest and is net of early payment discount and collection fees.

Footnote:

(a) Estimate based on legal description at time of establishment of the Amended District Boundary. Acreage includes lowlands.
(b) Owner information per County records. There are multiple Parcel IDs associated with the District.
(c) The Special Assessments will remain levied against Undeveloped Property on an equal acreage basis until the Assessable Property is platted.
(d) Excluding County collection charges and early payment discounts.

APPENDIX 4. AMENDED DISTRICT BOUNDARY LEGAL DESCRIPTION

DESCRIPTION

PARCEL "A"
A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 43 SOUTH RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°30'46" EAST ALONG THE NORTH LINE OF SAID FRACTION, , FOR 1,411.00 FEET; THENCE SOUTH 00°29'14" WEST, DEPARTING SAID NORTH LINE, FOR 284.35 FEET; THENCE NORTH 72°51'13" WEST, FOR 1.88 FEET; THENCE SOUTH 17°02'11" WEST, FOR 121.00 FEET; THENCE SOUTH 01°15'28" WEST, FOR 41.77 FEET; THENCE SOUTH 19°00'32" WEST, FOR 121.00 FEET; THENCE SOUTH 21°13'44" WEST, FOR 1,180.91 FEET; THENCE SOUTH 22°39'29" WEST, FOR 121.00 FEET; THENCE SOUTH 24°29'22" WEST, FOR 40.02 FEET; THENCE SOUTH 22°39'29" WEST, FOR 242.73 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY) AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) WESTERLY 832.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 41°28'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 69°13'17" WEST FOR 814.37 FEET; 2) THENCE NORTH 89°57'29" WEST, FOR 1,399.20 FEET TO A POINT OF CURVATURE; 3) THENCE NORTHWESTERLY 875.93 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 47°47'50" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 66°03'35" WEST FOR 850.75 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF TRACT "C", AS DESCRIBED IN INSTRUMENT NUMBER 2020000093873, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG SAID BOUNDARY FOR THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, 1) NORTH 04°31'15" EAST, FOR 90.77 FEET; 2) THENCE NORTH 23°43'00" EAST, FOR 306.54 FEET; 3) THENCE NORTH 41°43'58" EAST, FOR 222.54 FEET; 4) THENCE NORTH 59°40'11" EAST, FOR 199.30 FEET; 5) THENCE NORTH 75°52'07" EAST, FOR 136.18 FEET; 6) THENCE NORTH 38°58'12" EAST, FOR 33.51 FEET; 7) THENCE NORTH 02°11'01" EAST, FOR 39.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89°59'04" EAST, ALONG SAID SOUTH LINE, FOR 915.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 00°08'03" WEST ALONG THE WEST LINE OF SAID FRACTION, FOR 667.04 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE NORTH 89°55'12" EAST ALONG THE NORTH LINE OF SAID FRACTION, FOR 672.59 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 109.34 ACRES, MORE OR LESS.

DESCRIPTION (CONTINUED)

PARCEL "B"
A PARCEL OF LAND LOCATED IN SECTIONS 16, AND 21, TOWNSHIP 43 SOUTH RANGE 25 EAST, AND ALL OF BRIGHTWATER, RECORDED IN INSTRUMENT NUMBER 202300013053, PUBLIC RECORDS OF LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 89°52'02" WEST ALONG THE SOUTH LINE OF SAID FRACTION, FOR 661.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16 THE SAME BEING A POINT ON THE EAST BOUNDARY OF COLONIAL PINES, PLAT BOOK 36, PAGES 26 THROUGH 29, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 00°08'04" WEST ALONG SAID EAST BOUNDARY, FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID COLONIAL PINES; THENCE CONTINUE NORTH 00°08'04" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE NORTH 89°50'44" WEST ALONG THE NORTH LINE OF SAID FRACTION, FOR 664.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE SOUTH 00°15'04" EAST ALONG THE WEST LINE OF SAID FRACTION, FOR 664.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE NORTH 89°51'23" WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES, FOR 998.54 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) NORTH 01°16'07" EAST, FOR 58.82 FEET; 2) THENCE NORTH 11°05'51" WEST, FOR 270.22 FEET; 3) THENCE NORTH 10°49'37" EAST, FOR 347.01 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, THE SAME BEING A POINT OF INTERSECTION WITH THE BOUNDARY OF HUNTER'S GLEN, PLAT BOOK 59 AT PAGES 92 THROUGH 94, PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE ALONG THE BOUNDARY OF SAID HUNTER'S GLEN FOR THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) SOUTH 89°50'44" EAST, FOR 316.69 FEET; 2) THENCE NORTH 00°22'06" WEST, FOR 1,329.62 FEET; 3) THENCE SOUTH 89°49'27" EAST, FOR 667.18 FEET; 4) THENCE NORTH 00°15'04" WEST, FOR 666.28 FEET; 5) THENCE SOUTH 89°53'18" EAST, FOR 378.81 FEET; 6) THENCE NORTH 00°02'31" EAST, FOR 150.55 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING NINE (9) COURSES AND DISTANCES, 1) SOUTH 89°57'29" EAST, FOR 942.66 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHEASTERLY 1,647.95 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 89°55'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 44°59'46" EAST FOR 1,483.94 FEET; 3) THENCE SOUTH 00°02'02" EAST, FOR 2,572.50 FEET TO A POINT OF CURVATURE; 4) THENCE SOUTHERLY 386.92 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET THROUGH A CENTRAL ANGLE OF 21°06'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 10°31'22" WEST FOR 384.74 FEET; 5) THENCE SOUTH 21°04'46" WEST, FOR 652.71 FEET TO A POINT OF CURVATURE; 6) THENCE SOUTHERLY 589.01 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 29°20'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°24'23" WEST FOR 582.60 FEET TO A POINT OF REVERSE CURVATURE; 7) THENCE SOUTHWESTERLY 45.10 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 86°07'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 34°47'46" WEST FOR 40.97 FEET; 8) THENCE SOUTH 77°51'33" WEST, FOR 75.93 FEET TO A POINT OF CURVATURE; 9) THENCE WESTERLY 325.68 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET THROUGH A CENTRAL ANGLE OF 41°28'01" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°24'27" WEST FOR 318.62 FEET TO A POINT OF INTERSECTION WITH THE RIGHT-OF-WAY OF LEETANA DRIVE (86 FEET WIDE) AND A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 286.17 FEET ALONG SAID RIGHT-OF-WAY AND THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 4,064.06 FEET THROUGH A CENTRAL ANGLE OF 04°02'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 62°41'28" WEST FOR 286.11 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°05'39" EAST, ALONG SAID WEST LINE, FOR 1,381.74 FEET TO THE SOUTHWEST CORNER OF PARCEL 122 AS DESCRIBED IN INSTRUMENT NUMBER 2011000178885, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS FOR ALL OF THE REMAINING COURSES AND DISTANCES, SOUTH 89°53'32" EAST, FOR 200.00 FEET; THENCE NORTH 00°05'39" EAST, FOR 200.00 FEET; THENCE NORTH 89°53'32" WEST, FOR 200.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 229.70 ACRES, MORE OR LESS.

TOTAL OF PARCELS "A" AND "B" CONTAINING 339.04 ACRES, MORE OR LESS.

EXHIBIT 5

AGENDA

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the **"Board"**) of the Brightwater Community Development District (the **"District"**) has determined to construct and/or acquire certain public improvements (the **"Project"**) set forth in the plans and specifications described in the *Amended Master Report of the District Engineer* dated October 28, 2025 (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Kai, located at 2502 North Rocky Point Drive, Suite 1000, Tampa, Florida 33607 (the "**District Office**"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the **"Debt Assessments"**); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the *Amended Master Special Assessment Methodology Report* dated October 28, 2025, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

2. The Debt Assessments shall be levied to defray all of the costs of the Project.

3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.

4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. As stated in the Engineer's Report, the estimated cost of the Project is approximately **$36,263,500** (hereinafter referred to as the **"Estimated Cost"**).

6. As stated in the Assessment Report, the Debt Assessments will defray approximately **$44,560,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.

7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
    a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
    b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.

8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.

9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.

10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on October 28, 2025.

Attest:	**Brightwater Community Development District**
_____	_____
Printed Name: _____	Michael Lawson
☐Secretary/☐Assistant Secretary	Chair of the Board of Supervisors

EXHIBIT 6

AGENDA

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT.

WHEREAS, the Board of Supervisors (the "**Board**") of the Brightwater Community Development District (the "**District**") has previously adopted Resolution No. 2026-01 declaring non-ad valorem special assessments, determining to construct and/or acquire certain public improvements, and providing for other things as described therein;

WHEREAS, in accordance with the above referenced resolution, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 190, 170, and 197, Florida Statutes have been satisfied so that the District may hold the required public hearing, and the preliminary assessment roll and related documents are available for public inspection at the offices of Kai located at 2502 North Rocky Point Drive, Suite 1000, Tampa, Florida 33607 (the "**District Office**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

1. There is hereby declared a public hearing to be held on **Friday, December 5, 2025**, at **11:00 a.m. at the Hyatt Place Ft. Myers at the Forum, located at 2600 Champion Ring Road, Fort Myers, Florida 33905**, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments related to the public improvements as identified in the preliminary assessment roll. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.

2. Notice of said hearing shall be advertised in accordance with Chapters 190, 170, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within the county the District is located in (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days' written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

3. This Resolution shall become effective upon its passage.

Passed and Adopted on October 28, 2025.

Attest:	**Brightwater Community Development District**
_____	_____
Printed Name: _____	Michael Lawson
Secretary / Assistant Secretary	Chair of the Board of Supervisors

EXHIBIT 7

AGENDA

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT (THE "BOARD") APPROVING THE FORM OF THE AMENDMENT TO THE DEVELOPMENT ACQUISITION AGREEMENT; AUTHORIZING THE EXECUTION OF THE FOREGOING DOCUMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Brightwater Community Development District (the "**District**") is authorized by Chapter 190, *Florida Statutes* (the "**Act**"), to issue its bonds for the purpose of acquiring and constructing public improvements and community facilities (the "**Project**") all as provided in the Act; and

WHEREAS, the District is authorized by the Act to make payments of principal, interest, and premium, if any, with respect to such bonds by levying and collecting special assessments on property located within the District and specially benefited by the assessable improvements to be financed with certain proceeds of such bonds; and

WHEREAS, the District has amended its boundaries pursuant to Lee County Ordinance No. 25-19 to add a parcel of 0.77 acres, more or less and remove a parcel of 2.03 acres, more or less; and

WHEREAS, the District desires to approve an Amendment to the Development Acquisition Agreement to encompass the amended boundaries of the District, attached hereto as **Exhibit "A."**

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT, AS FOLLOWS:

SECTION 1. Approval of the Amenment to the Development Acquisition Agreement. The form and content of the Amendment to the Development Acquisition Agreementis hereby approved. The Chair or Vice Chair and the Secretary or any Assistant Secretary are hereby authorized to execute on behalf of the District the Amendment to the Development Acquisition Agreement in substantially the form attached hereto.

SECTION 2. Inconsistent Resolutions and Motions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 3. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SECTION 4. Effective Date. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on October 28, 2025.

Attest:	**Brightwater Community Development District**
_____	_____
Printed Name: _____	Michael Lawson
☐Secretary/☐Assistant Secretary	Chair of the Board of Supervisors

EXHIBIT “A”

EXHIBIT 8

AGENDA

August 11, 2025

Brightwater CDD
C/O Kai
2502 North Rocky Point Drive, Suite 1000
Tampa, Florida 33607

RE: Water Use Permit No. 36-06887-W (North Brook) Compliance
Letter Proposal for Professional Hydrogeological Services

Dear Marc,

Apex Companies, LLC by and through its wholly owned subsidiary Water Science Associates, LLC (Water Science) is pleased to submit this letter proposal for professional engineering services to assist North Brook Holdings LLC/ Brightwater Club CDD (Client/METRO) with the South Florida Water Management District (SFWMD / District) Water Use Permit (WUP) No. 36-06887-W (North Brook) Compliance. Water Science professionals developed the proposed scope of services based upon the permit conditions found within the WUP. Per our discussion, this contract will be for five (5) years. As two CDDs service the Brightwater development, half of the total project cost for WUP Compliance will be paid by each CDD.

Project Understanding

This WUP authorizes the use of surface water from the on-site lakes with groundwater recharge from the Sandstone and Lower Hawthorn aquifers for landscape irrigation of 175.6 acres of turfgrass and landscaping at the Brightwater development using a sprinkler irrigation system with an annual allocation of 225.54 million gallons (MG) and a maximum monthly allocation of 30.31 MG.

District staff can inspect and collect samples from the Permittee's property with advance notice. The Permittee must allow access or accompany staff. The District may require flow meters to record water use. Identification tags must be displayed at withdrawal points. The Permittee must mitigate any adverse impacts on the environment or other land uses caused by water withdrawals. If adverse impacts occur, the District will require mitigation. The Permittee must notify the District of any ownership changes within thirty (30) days. All withdrawals must follow permit conditions and are subject to review and modification. The permit does not grant property rights, and the Permittee must comply with all laws. Surface water withdrawals must cease or be reduced if water levels fall below the minimum levels set by the District and/or chloride concentrations set by the District. The permit is issued based on the Permittee's demonstration that water use is reasonable and beneficial. Compliance issues with the standard conditions for a WUP are rare but do occur occasionally. **This will be monitored monthly and addressed as needed.**

The special conditions require efficient water use and conservation. The Permittee must improve irrigation efficiency, implement leak detection and repair, and use best water management practices. Daytime irrigation should be minimized to reduce evaporation, except for maintenance and crop protection. If an Alternative Water Supply (AWS) is available, the Permittee must modify the permit to place equal quantities of groundwater and surface water withdrawals on standby. Unused wells must be capped or abandoned by a licensed contractor.

In addition to meter calibration testing (Special Permit Condition 11) every 5 years at surface water pump stations SW-1 (Lake D), SW-2 (Lake B), SW-3 (Lake L), and SW-4 (Lake I), and production wells S-1, S-2, H-1, H-3,

and H-4, the WUP requires compliance monitoring set forth in the Special Permit Conditions (SPC) 5, 12, 18, 19, 20, and 21 summarized below.

- SPC 5 - Total annual allocation of 225.54 million gallons (MG) and maximum monthly allocation of 30.31 MG. Sandstone Aquifer - Total annual allocation of 67.8 MG and maximum monthly allocation of 9.11 MG.
- SPC 12 - Monthly withdrawals for each withdrawal facility shall be reported to the SFWMD quarterly.
- SPC 18 - Withdrawal from the surface water source(s) for irrigation shall be equal to the amount of water used for replacement/recharge on a monthly basis, except when the surface water drainage system is discharging.
- SPC 19/20 – As-built construction and/or plug and abandonment records for all withdrawal facilities as completed shall be provided to the SFWMD with the submittal of the updated "Summary of Surface Wate (Pump) Facilities" table and "Summary of Groundwater (Well) Facilities" table respectively.
- SPC 21 - The Permittee shall implement the following saline water intrusion monitoring program: Groundwater will be mixed with the fresh surface water to provide irrigation water quality less than 200 milligrams per liter (mg/L) chloride. The production wells and irrigation supply lakes will be monitored for chloride concentration on a monthly basis and reported to the SFWMD quarterly.

Scope of Services

Water Science proposes the following scope of services to assist the Client with WUP Compliance over the next five (5) years. **As two CDDs service the Brightwater development, half of the total project cost for WUP Compliance will be paid by each CDD.**

Task 1 – WUP Conditions Compliance - Water Science will continue to complete the following to keep the WUP in compliance:

1. SPC 12 – Water Science will collect flow meter readings and report monthly withdraws to the SFWMD. We will update the tracking spreadsheet for the project to consistently assess water use.
2. SPC 20 – Water Science will monitor all production wells and irrigation supply lakes for salinity on a monthly basis and quarterly reporting to the SFWMD. We will update the tracking spreadsheet for the project to consistently assess water use.

Fee and Payment

Water Science proposes to perform the indicated scope of services as previously described for a lump sum fee of **Twenty-one Thousand Two Hundred Fifty Dollars ($21,250$^{.00}$)** over the next five (5) years. **If accrued, all expenses and subconsultants shall be marked up 15% and billed as Time and Materials in addition to the Lump Sum fees below.** The breakdown of the fee by task is as follows:

Task	**Fee**
Task 1 - WUP Conditions Compliance ($4,250$^{.00}$ per year)	$21,250$^{.00}$
Total (5-years)	**$21,250$^{.00}$**

Invoices will be issued to the Client on a monthly basis and will be based upon percentage complete per lump sum task identified above. The compensation indicated above is based on an estimate of the character and extent of work involved. Unforeseen conditions, which become evident during the course of the work, may alter or increase the effort required. The amount will not be exceeded without written amendment between the Client and Water Science.

Project Schedule

This project will be completed over the next five (5) years and focuses solely on monitoring/reporting withdrawals and chloride.

The proposed fee and effort are based upon Water Science's best faith effort to fully understand the needs of this proposal. If the scope of the services to be rendered is changed materially or if the period of time required to render services hereunder is extended beyond the completion dates proposed, the amount of compensation provided shall be adjusted appropriately (if required), upon approval of the Client and Water Science. If project delays outside of Water Science's control cause the completion date to extend substantially, additional compensation may be requested through a written amendment to account for additional coordination time.

Acceptance

We look forward to working with you on this important project. We would be pleased to discuss the scope of services and the proposal with you. If you find the proposed scope and fee acceptable, we can coordinate the preparation and execution of an Agreement. Water Science is ready to begin work upon receipt of a notice to proceed or signed Agreement. Please feel free to contact us with any questions or concerns.

Sincerely,

Water Science Associates, LLC an Apex Company

Michael Alfieri, P.G., P.Hg., CGWP
Principal
P: 813.896.4509
E: michael.alfieri@apexcos.com

CC: K. Martin, PG, M. Jessich, S. Sealy, GIT, FILE

This Proposal is subject to, and the Services hereunder shall be performed in accordance with, the terms and provisions by and between Client and Water Science, which are incorporated herein by reference and made a part of this Proposal.

(A signed copy of this proposal must be received by Water Science prior to the commencement of work. A scanned copy is acceptable but must be followed by the original.)

SUBMITTED BY:	**ACCEPTED FOR CLIENT BY:**
Signature:	Signature:
Name: W. Kirk Martin, P.G.	Name:
Title: Principal	Title:
Date: July 2, 2025	Date:

This price quotation is valid for a period of 60 days from the date of this proposal. All services performed hereunder are subject to the terms and conditions included within.

EXHIBIT 9

AGENDA

Resolution No. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2026; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT:

1. The attached District Objectives and Goals for Fiscal Year 2026 are hereby adopted.

2. District staff is directed to transmit the adopted objectives and goals to the Lee County for record purposes.

3. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED this ___ day of _____, 2025.

_____
Chairperson

ATTEST:

_____
Secretary

EXHIBIT 10

AGENDA

Brightwater Community Development District

Fiscal Year 2024 Goal Tracking Report

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisors meetings per year to conduct CDD-related business and discuss community needs.

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

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting agendas and budgets are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure agendas and budgets are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2 . Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

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

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year and previous years' budget with any amendments.

Measurement: Annual audit, current fiscal year and previous years' budgets, with any amendments are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

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

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and posting the annual audit on the CDD's website and transmitted to the State of Florida.

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

Achieved: Yes No

Chair/Vice Chair:_____ Date:_____

Print Name:_____

_____District

District Manager:_____ Date:_____

Print Name:_____

_____District

EXHIBIT 11

AGENDA

Communication with Those Charged with Governance

Brightwater Community Development District

We have audited the financial statements of Brightwater Community Development District, for the year ended September 30, 2024, and have issued our report thereon dated July 31, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards and, and *Government Auditing Standards* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our meeting about planning matters. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Brightwater Community Development District are described in Note A to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2024. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the Brightwater Community Development District's financial statements were:

> Management's estimate of depreciation is based on accounting practices of the District. We evaluated the key factors and assumptions used to develop the allowance in determining that it is reasonable in relation to the financial statements taken as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

> The disclosure of debt and cash and investments.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all material misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated July 31, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

This information is intended solely for the use of those charged with financial oversight and management of Brightwater Community Development District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley and Barnes, P.A.
Fort Pierce, Florida
July 31, 2025

EXHIBIT 12

AGENDA

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2024

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2024

CONTENTS

	PAGE
Independent Auditors' Report	1-3
Management's Discussion and Analysis	4-8
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – General Fund	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – General Fund	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Notes to the Financial Statements	15-25
Required Supplementary Information	
Statement of Revenues and Expenditures – Budget and Actual – General Fund	26
Notes to Required Supplementary Information	27
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*	28-29
Independent Auditor's Report on Compliance With the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556(10) of the Auditor General of the State of Florida	30
Auditor's Management Letter Required by Chapter 10.550, *Florida Statutes*	31-33

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Brightwater Community Development District
Lee County, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Brightwater Community Development District, Lee County, Florida ("District") as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America 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 audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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.

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 twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities 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 opinions.

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 generally accepted 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 would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment 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 judgment, 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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information 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 we 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 our report dated July 31, 2025, on our consideration of the Bridgewater Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely 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 the effectiveness of the 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 the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated July 31, 2025 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
July 31, 2025

Our discussion and analysis of Brightwater Community Development District, Lee County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $5,371,560.

- The District's total net position increased $829,260. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2024, the District's governmental funds reported combined ending fund balances of $591,969. The general fund balance is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2024	2023
Current assets	$ 613,211	$ 828,842
Capital assets	14,414,792	14,160,042
Total assets	15,028,003	14,988,884
Current liabilities	390,637	608,810
Long-term liabilities	9,265,806	9,837,774
Total liabilities	9,656,443	10,446,584
Net position		
Net invested in capital assets	4,910,986	3,899,053
Restricted for debt service	428,129	424,303
Restricted for capital projects	16	213,516
Unrestricted	32,429	5,428
Total net position	$ 5,371,560	$ 4,542,300

The District's net position increased during the most recent fiscal year. The change represents the degree to which the program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2024	2023
Program revenues	$ 107,498	$ 1,974,695
General revenues	36,847	44,765
Total revenues	144,345	2,019,460
Expenses		
General government	107,498	109,152
Physical environment	205,963	79,266
Interest on long-term debt	306,283	339,090
Total expenses	619,744	527,508
Change in net position	(475,399)	1,491,952
Net position - beginning of year	4,542,300	3,050,348
Net position - end of year	$ 4,066,901	$ 4,542,300

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was $619,744, which consisted of interest on long-term debt and costs associated with general expenditures, and constructing and maintaining certain capital improvements of the District. The costs of the District's activities were funded by developer contributions and special assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to costs being lower than anticipated and in order to maintain expenditures in line with revenues.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2024, the District had $14,160,342 invested in equipment and construction in process. Construction in process has not completed as of September 30, 2024 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had $9,503,806 in lease liability and Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2025, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Brightwater Community Development District's Finance Department at 2502 N. Rocky Point Dr, Suite 1000, Tampa, FL 33607.

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2024

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	$ 14,075
Accounts receivable	10,740
Assessments Receivable	55
Prepaid items	8,601
Deposits	20,200
Restricted assets:	
Investments	559,496
Assessments Receivable	44
Capital assets:	
Non-depreciable	14,160,342
Depreciable	254,450
TOTAL ASSETS	$ 15,028,003
LIABILITIES	
Accounts payable and accrued expenses	$ 21,242
Accrued interest payable	131,395
Bonds & leases payable, due within one year	238,000
Bonds payable, due in more than one year	9,265,806
TOTAL LIABILITIES	9,656,443
NET POSITION	
Net investment in capital assets	4,910,986
Restricted for:	
Debt service	428,129
Capital projects	16
Unrestricted	32,429
TOTAL NET POSITION	$ 5,371,560

The accompanying notes are an integral part of this financial statement

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Contributions	Net (Expense) Revenues and Changes in Net Position: Governmental Activities
Governmental activities				
General government	$ 107,498	$ -	$ 251,755	$ 144,257
Physical environment	205,963	65,531	-	(140,432)
Interest on long-term debt	306,283	1,094,871	-	788,588
Total governmental activities	$ 619,744	$ 1,160,402	$ 251,755	792,413
General revenues:				
Investment earnings				36,847
Total general revenues				36,847
Change in net position				829,260
Net position - October 1, 2023				4,542,300
Net position - September 30, 2024				$ 5,371,560

The accompanying notes are an integral part of this financial statement

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2024

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
ASSETS				
Cash and cash equivalents	$ 14,075	$ -	$ -	$ 14,075
Accounts receivable	10,740	-	-	10,740
Assessments receivable	55	-	-	55
Deposits	20,200	-	-	20,200
Prepaid items	8,601	-	-	8,601
Restricted Assets:				
Investments	-	559,480	16	559,496
Assessments receivable	-	44	-	44
TOTAL ASSETS	$ 53,671	$ 559,524	$ 16	$ 613,211
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	$ 21,242	$ -	$ -	$ 21,242
TOTAL LIABILITIES	21,242	-	-	21,242
FUND BALANCES				
Nonspendable:				
Prepaid items	28,801	-	-	28,801
Restricted for:				
Debt service	-	559,524	-	559,524
Capital projects	-	-	16	16
Unassigned	3,628	-	-	3,628
TOTAL FUND BALANCES	32,429	559,524	16	591,969
TOTAL LIABILITIES AND FUND BALANCES	$ 53,671	$ 559,524	$ 16	$ 613,211

The accompanying notes are an integral part of this financial statement

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances in the Balance Sheet	$ 591,969
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	14,437,924
Less accumulated depreciation	(23,132)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(131,395)
Original issue premium	(247,355)
Lease Liability	(256,451)
Governmental bonds payable	(9,000,000)
Net Position of Governmental Activities	$ 5,371,560

The accompanying notes are an integral part of this financial statement

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2024

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Developer contributions	$ 251,755	$ -	$ -	$ 251,755
Special assessments	65,531	1,094,871	-	1,160,402
Investment earnings	44	36,788	15	36,847
TOTAL REVENUES	317,330	1,131,659	15	1,449,004
EXPENDITURES				
General government	107,498	-	-	107,498
Physical environment	182,831	-	-	182,831
Capital outlay	-	-	300	300
Debt				
Principal	-	795,000	-	795,000
Interest expense	-	343,435	-	343,435
TOTAL EXPENDITURES	290,329	1,138,435	300	1,429,064
EXCESS REVENUES OVER (UNDER) EXPENDITURES	27,001	(6,776)	(285)	19,940
FUND BALANCE				
Beginning of year	5,428	566,300	301	572,029
End of year	$ 32,429	$ 559,524	$ 16	$ 591,969

The accompanying notes are an integral part of this financial statement

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	$	19,940
Amount reported for governmental activities in the Statement of Activities are different because:		
The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period.		(277,582)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:		
Capital outlay		300
RTU - lease lighting		277,582
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities:		
Reduction of long term lease liability		21,131
Payments on long-term debt		795,000
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:		
Current year provision for depreciation		(23,132)
Change in accrued interest payable		10,602
Provision for amortization of bond premium		5,419
Change in Net Position of Governmental Activities	$	829,260

The accompanying notes are an integral part of this financial statement

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Brightwater Community Development District ("District") was created on January 17, 2018 by the Board of County Commissioners of Lee County, Florida Ordinance No. 18-02 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. All of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Improvements	10 - 20
Infrastructure	20 - 40

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses.

Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain public comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

Investment	Fair Value	Credit Risk	Maturities
Money Market Mutual Funds - First American Treasury Obligation CL Y	$ 559,496	S&P AAAm	Weighted average of the fund portfolio: 31 days
Total Investments	$ 559,496		

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

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

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;

- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,

- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

NOTE E – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Balance 10/01/2023	Increases	Decreases	Balance 09/30/2024
Governmental activities:				
Capital assets, not being depreciated:				
Construction in progress	$ 14,160,042	$ 300	$ -	$ 14,160,342
Total capital assets, not being depreciated	14,160,042	300	-	14,160,342
Capital assets, being depreciated				
RTU - lighting lease	-	277,582	-	277,582
Total capital assets, being depreciated	-	277,582	-	277,582
Less accumulated depreciation for:				
RTU - lighting lease	-	23,132	-	23,132
Total accumulated depreciation	-	23,132	-	23,132
Total capital assets, being depreciated - net	-	254,450	-	254,450
Governmental activities capital assets - net	$ 14,160,042	$ 254,750	$ -	$ 14,414,792

Depreciation expense $23,132 was charged to physical environment.

NOTE F - LEASES

The District leases solar lighting. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life. The interest rate on the lease is based on the District's incremental borrowing rate of 3.75%. The details of these leases are listed below:

Describe	Date	Payment Terms	Monthly Payment Amount	Interest Rate	Total Lease Liability	Balance 09/30/2024
Phase 2	11/29/2023	10 Years	$ 2,750	3.75%	$277,582	$ 256,451

NOTE F - LEASES (CONTINUED)

The annual requirements to amortize the principal and interest of the lease liability as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2025	$ 23,894	$ 9,106	$ 33,000
2026	24,806	8,194	33,000
2027	25,752	7,248	33,000
2028	26,735	6,265	33,000
2029	27,755	5,245	33,000
2030-2034	127,509	9,990	137,499
	$ 256,451	$ 46,049	$ 302,500

NOTE G – LONG-TERM LIABILITIES

$10,000,000 Capital Improvement Revenue Bonds, Series 2021 (Assessment Area One) – On August 6, 2021, the District issued $10,000,000 in Capital Improvement Revenue Bonds, Series 2021 (Assessment Area One). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2052. The Bonds bear interest ranging from 2.375% to 4.0% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2023.

The Bond 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 agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2024.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2024:

	Balance 10/01/2023	Additions	Deletions	Balance 9/30/2024	Due Within One Year
Lease Liability	$ -	$ 277,582	$ 21,131	$ 256,451	$ 33,000
Capital Improvement Revenue Bonds, Series 2021	9,795,000	-	795,000	9,000,000	205,000
	9,795,000	277,582	816,131	9,256,451	238,000
Unamortized bond premium	252,774	-	5,419	247,355	-
	$ 10,047,774	$ 277,582	$ 821,550	$ 9,503,806	$ 238,000

NOTE G – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

September 30,	Principal	Interest	Total
2025	205,000	316,036	$ 521,036
2026	210,000	311,168	521,168
2027	215,000	306,180	521,180
2028	220,000	300,052	520,052
2029-2033	1,195,000	1,402,200	2,597,200
2034-2038	1,405,000	1,205,444	2,610,444
2039-2043	1,640,000	967,566	2,607,566
2044-2048	2,000,000	628,000	2,628,000
2049-2052	1,910,000	194,600	2,104,600
	$ 9,000,000	$ 5,631,246	$ 14,631,246

NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE I - 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; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage.

NOTE J – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2024

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES			
Developer contributions	$ -	$ 251,755	$ 251,755
Special assessments	478,324	65,531	(412,793)
Investment earnings	-	44	44
TOTAL REVENUES	478,324	317,330	(160,994)
EXPENDITURES			
Current			
General government	115,948	107,498	8,450
Physical environment	362,376	182,831	179,545
TOTAL EXPENDITURES	478,324	290,329	187,995
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	$ -	27,001	$ 27,001
OTHER FINANCING SOURCES			
Transfers in (out)	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES	$ -	27,001	$ 27,001
FUND BALANCES			
Beginning of year		5,428	
End of year		$ 32,429	

* Original and final budget.

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors, Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to costs being lower than anticipated and in order to maintain expenditures in line with revenues.

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*

To the Board of Directors
Brightwater Community Development District
Lee County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Brightwater Community Development District, as of September 30, 2024 and for the year ended September 30, 2024, which collectively comprise the Brightwater Community Development District's basic financial statements and have issued our report thereon dated July 31, 2025.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the 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 the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

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 misstatements on a timely basis. A *material weakness* is a deficiency, or a 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 may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the 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

This report is intended 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.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
July 31, 2025

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
Brightwater Community Development District
Lee County, Florida

We have examined Brightwater Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on 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. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report 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, management, and the Board of Supervisors of Brightwater Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
July 31, 2025

Management Letter

To the Board of Supervisors
Brightwater Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the financial statements of the Brightwater Community Development District ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated July 31, 2025.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; 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 Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated July 31, 2025, 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 annual financial audit report. There were no findings in the prior year.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

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 the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

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

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.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

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

a. The total number of district employees compensated in the last pay period of the District's fiscal year as 3.
b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as N/A.
c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as $3,800.
d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as N/A.
e. The District does not have any construction projects with a total cost of at least $65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Brightwater Community Development District reported:

a. The rate or rates of non-ad valorem special assessments imposed by the District range from $2,023 to 2,890 per residential unit.
b. The total amount of special assessments collected by or on behalf of the District as $1,160,402.
c. The total amount of outstanding bonds issued by the district as $9,000,000.

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 which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of 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.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
July 31, 2025

EXHIBIT 13

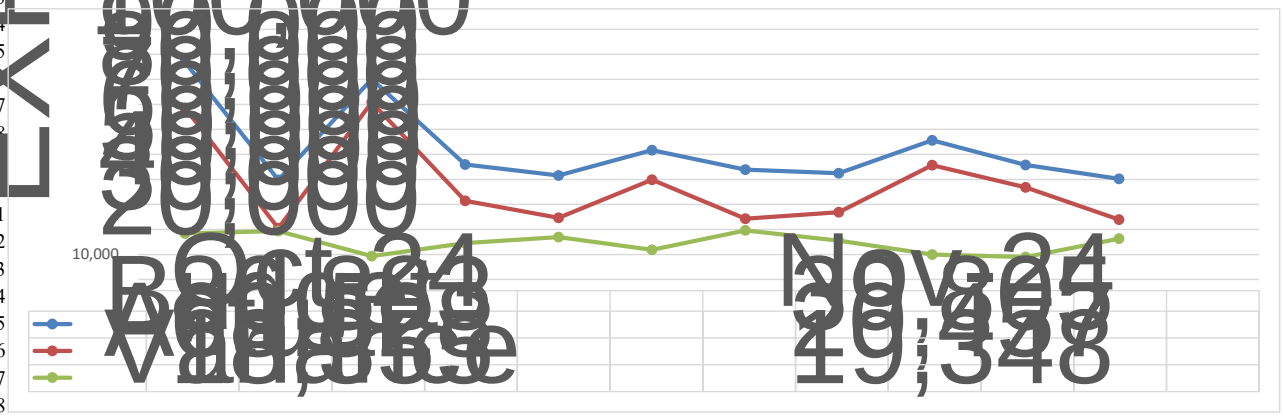
AGENDA

Brightwater CDD
Financial Report Summary General Fund & Construction Fund
8/31/2025

1	**For The Period Ending :**			
2				
3	CASH BALANCE	$ 1,837	$ 3,148,826	
4	CASH - RESTRICTED	-	-	
5	PLUS: PREPAID & DEPOSITS	-	-	
6	PLUS: ACCOUNTS RECEIVABLE	7,932	-	
7	PLUS: ACCOUNTS RECEIVABLE ON ROLL	-	-	
8	LESS: ACCOUNTS PAYABLE & ACCRUED EXPENSES	(93,622)	(10,339)	
9	LESS: DUE TO OTHER FUNDS	-	-	
10	LESS: DEFERRED REVENUE	-	-	
11	**NET CASH BALANCE**	**$ (83,853)**	**$ 3,138,487**	
12				

	GENERAL FUND REVENUE AND EXPENDITURES:	**8/31/2025 ACTUAL YEAR-TO-DATE**	**8/31/2025 BUDGET YEAR-TO-DATE**	**FAVORABLE (UNFAVORABLE) VARIANCE**
16	REVENUE (YTD) COLLECTED	$ 317,344	$ 650,077	$ (332,733)
17	EXPENDITURES (YTD)	(413,426)	(574,058)	160,632
18	**NET OPERATING CHANGE**	**(96,082)**	**76,019**	**(172,102)**
19				
20	AVERAGE MONTHLY EXPENDITURES	$ 37,584	$ 52,187	$ 14,603
21	*PROJECTED EOY BASED ON AVERAGE*	*$ 451,010*	*$ 626,245*	*$ 175,235*

	GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	**8/31/2025 ACTUAL YEAR-TO-DATE**	**8/31/2025 BUDGET YEAR-TO-DATE**	**FAVORABLE (UNFAVORABLE) VARIANCE**
23				
24	**REVENUE:**			
25	ON-ROLL ASSESSMENTS	$ 110,192	$ 107,972	2,220
26	DEVELOPER FUNDING	140,060	475,150	(335,090)
26	INTERIM FUNDING	66,955	66,955	-
27	MISCELLANEOUS REVENUE	137	-	137
28	**TOTAL REVENUES:**	**317,344**	**650,077**	**(332,733)**
29	**EXPENDITURES:**			
30	ADMINISTRATIVE EXPENDITURES	113,102	102,246	(10,856)
31	PHYSICAL ENVIRONMENT EXPENDITURES	233,369	404,857	171,488
	INTERIM FUNDING	66,955	66,955	-
32	**TOTAL EXPENDITURES**	**$ 413,426**	**$ 574,058**	**$ 160,632**
33				



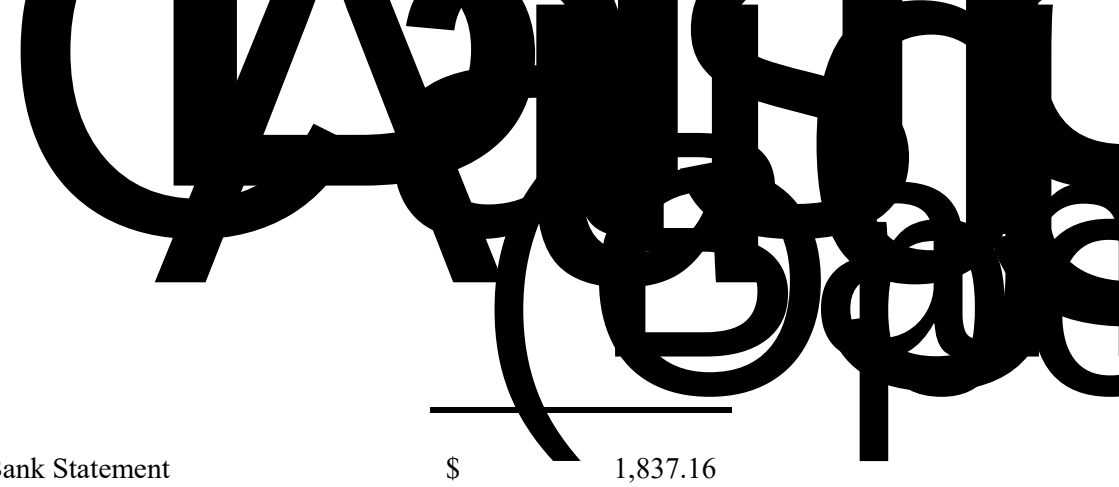
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1	**ASSETS**							
2	CASH	$	1,837	$	-	$	-	$ 1,837
3	CASH - RESTRICTED						-	-
4	DEPOSIT IN TRANSIT						-	-
5	DS REVENUE		-		9,290		-	9,290
6	DS RESERVE		-		1,056,005		-	1,056,005
7	DS PEPAYMENT		-		608		-	608
8	CAPITALIZED INTEREST		-		18,657		-	18,657
9	CONST. TRUST FUND						3,148,826	3,148,826
10	RESTR. CONST. TRUST FUND						-	-
11	ACCOUNTS RECEIVABLE		7,932		-		-	7,932
12	ACCOUNTS RECEIVABLE - ON ROLL						-	-
13	DUE FROM OTHER FUNDS						-	-
14	PREPAID ITEMS						-	-
15	DEPOSITS		20,200		-		-	20,200
16	**TOTAL ASSETS**	$	29,969	$	1,084,560	$	3,148,826	$ 4,263,355
17	**LIABILITIES**							
18	ACCOUNTS PAYABLE	$	91,189	$	-	$	10,339	$ 101,528
19	ACCRUED EXPENSES		2,433		-		-	2,433
20	DUE TO OTHER FUNDS		-		-		-	-
21	RETAINAGE PAYABLE		-		-		-	-
22	DEFERRED REVENUE		-		-		-	-
23	**TOTAL LIABILITIES**	$	93,622	$	-	$	10,339	$ 103,961
24	**FUND BALANCE**							
25	NONSPENDABLE		20,200		-		-	20,200
26	RESTRICTED		-		1,084,560		3,138,487	4,223,047
26	UNRESTRICTED NET ASSETS		12,229		-		-	12,229
27	NET CHANGE IN FUND BALANCE		(96,082)		-		-	(96,082)
28	**TOTAL LIABILITIES & EQUITY**	$	29,969	$	1,084,560	$	3,148,826	$ 4,263,355

1	**REVENUE**				
2	GENERAL FUND REVENUE - ON ROLL	$ 107,972	$ 107,972	$ 110,192	$ 2,220
3	GENERAL FUND REVENUE - OFF ROLL	475,150	475,150	140,060	(335,090)
4	DEVELOPER INTERIM FUNDING - OPERATING	95,000	66,955	66,955	-
5	INTEREST	-	-	137	137
6	**TOTAL REVENUE**	**$ 678,122**	**$ 650,077**	**$ 317,344**	**$ (332,733)**
7	**EXPENSE**				
8	**ADMINISTRATIVE**				
9	SUPERVISORS COMPENSATION	6,400	6,400	8,200	(1,800)
10	PAYROLL TAXES	490	490	627	(137)
11	PAYROLL PROCESSING	490	490	600	(110)
12	MANAGEMENT CONSULTING SERVICES	48,000	44,000	44,000	-
13	ADMINISTRATIVE SERVICES	3,600	3,300	3,300	-
14	BANK FEES	300	275	-	275
15	MISCELLANEOUS	20,500	135	135	-
16	AUDITING SERVICES	3,800	-	-	-
17	TRAVEL PER DIEM	750	688	331	357
18	INSURANCE	30,814	19,391	19,391	-
19	REGULATORY AND PERMIT FEES	175	175	175	-
20	LEGAL ADVERTISEMENTS (Bond issuance)	3,300	3,025	475	2,550
21	ENGINEERING SERVICES	4,000	4,000	6,409	(2,409)
22	LEGAL SERVICES	7,000	7,000	14,022	(7,022)
23	MEETING ROOM RENTAL	1,200	1,200	1,260	(60)
24	WEBSITE HOSTING	2,015	1,973	1,973	-
25	**TOTAL ADMINISTRATIVE**	**132,834**	**92,542**	**100,898**	**(8,356)**
26	**DEBT SERVICE ADMINISTRATION**				
27	DISSEMINATION AGENT	6,000	6,000	8,500	(2,500)
28	TRUSTEE FEES	4,040	3,704	3,704	-
29	DEVELOPER INTERIM FUNDING - OPERATING	95,000	66,955	66,955	-
30	ARBITRAGE	750	-	-	-
31	**TOTAL DEBT SERVICE ADMINISTRATION**	**105,790**	**76,659**	**79,159**	**(2,500)**
32	**PHYSICAL ENVIRONMENT**				
33	STREETPOLE LIGHTING	101,750	93,271	30,580	62,691
34	ELECTRICITY (IRRIGATION & POND PUMP).	15,000	13,750	-	13,750
35	WATER	8,100	7,425	-	7,425
36	LANDSCAPE MAINTENANCE	113,852	104,364	111,196	(6,832)
37	LANDSCAPE MULCH REPLINSHMENT	15,000	13,750	-	13,750
38	LANDSCAPE REPLINISHMENT	8,000	7,333	6,043	1,290
39	IRRIGATION MAINTENANCE	22,500	20,625	8,592	12,033
40	MITIGATION MONITORING & MAINTENANCE	23,792	21,809	18,805	3,004
41	PET WASTE REMOVAL	6,000	5,500	-	5,500
42	POND MAINTENANCE	19,904	18,245	12,918	5,327
43	POND EROSION	10,000	9,167	-	9,167
44	GATE MAINTENANCE	12,000	11,000	-	11,000
45	CARD ACCESS & FOBS	8,000	7,333	-	7,333
46	CAMERA & SECURITY SYSTEM	27,000	24,750	-	24,750
47	GATE MONITORING	3,600	3,300	-	3,300
48	COMPREHENSIVE FIELD TECH SERVICES	15,000	13,750	13,750	-
49	HOLIDAY DECORATION/EVENTS	10,000	10,000	12,000	(2,000)
50	PHYSICAL ENVIRONMENT CONTINGENCY	20,000	19,485	19,485	-
51	**TOTAL PHYSICAL ENVIRONMENT**	**439,498**	**404,857**	**233,369**	**171,488**
52	**TOTAL EXPENSES**	**$ 678,122**	**$ 574,058**	**$ 413,426**	**$ 160,632**
53	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**-**	**76,019**	**(96,082)**	**(172,101)**
54	FUND BALANCE - BEGINNING	-	32,429	32,429	-
55	**FUND BALANCE - ENDING**	**$ -**	**$ 108,448**	**$ (63,653)**	**$ (172,101)**

1	**REVENUE**				
2	SPECIAL ASSESSMENT - ON ROLL	$ -	$ -	$ 71,523	$ 71,523
3	SPECIAL ASSESSMENT - OFF ROLL	531,140	531,140	416,875	(114,265)
3	PREPAYMENT REVENUE	-	-	-	-
4	INTEREST REVENUE	-	-	39,483	39,483
5	LESS: DISCOUNT ASSSESSMENTS	-	-	-	-
6	**TOTAL REVENUE**	**531,140**	**531,140**	**527,881**	**(3,259)**
7	**EXPENDITURES**				
8	COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
9	INTEREST EXPENSE				
10	MAY 1, 2025	161,817	161,817	349,437	187,620
11	NOVEMBER 1, 2024	159,323	158,018	158,018	-
12	PREPAYMENT	-	-	20,000	20,000
13	PRINCIPAL RETIREMENT	-	-	-	-
14	PRINCIPAL PAYMENT				
15	MAY 1, 2025	210,000	205,000	205,000	-
16	COST OF ISSUANCE	-	-	179,250	179,250
16	**TOTAL EXPENDITURES**	**531,140**	**524,835**	**911,705**	**386,870**
17	**EXCESS REVENUE OVER (UNDER) EXPENDITURES**	**$ -**	**$ 6,305**	**$ (383,824)**	**$ (390,129)**
18	**OTHER FINANCING SOURCES (USES)**				
19	BOND PROCEEDS	-	-	1,065,860	1,065,860
20	UNDERWRITER"S DISCOUNT	-	-	(157,000)	(157,000)
21	TRANSFER IN (OUT)	-	-	-	-
22	**TOTAL OTHER FINANCING SOURCES (USES)**	**$ -**	**$ -**	**$ 908,860**	**$ 908,860**
22	FUND BALANCE - BEGINNING	-	559,524	559,524	559,524
23	**FUND BALANCE - ENDING**	**$ -**	**$ 565,829**	**$ 1,084,560**	**$ 1,078,255**

1	**REVENUE**		
2	DEVELOPER FUNDING	$	-
3	BOND PROCEEDS		6,784,140
4	INTEREST		97,215
5	**TOTAL REVENUE**		**6,881,355**
6	**EXPENDITURES**		
7	CONSTRUCTION IN PROGRESS		3,742,885
8	**TOTAL EXPENDITURES**	**$**	**3,742,885**
9	**EXCESS REVENUE OVER (UNDER) EXPEND.**		3,138,470
10	TRANSFER IN (OUT)		-
11	FUND BALANCE - BEGINNING		17
12	**FUND BALANCE - ENDING**	**$**	**3,138,487**



Balance Per Bank Statement	$	1,837.16
Plus: Deposits		-
Less: Outstanding Checks		-
Adjusted Bank Balance	**$**	**1,837.16**

Beginning Cash Balance Per Books	$	(643.11)
Cash Receipts		5,849.49
Cash Disbursements		(3,369.22)
Balance Per Books	**$**	**1,837.16**

Date	Num	Name	Memo	Receipts	Balance
9/30/2024					114,074
10/01/2024	100124ACH	FL Dept of Revenue	Sales Tax (For Ballantrae paid in error from Brightwater bank account, refunded	179.60	13,895.12
10/02/2024	100175	Solitude Lake Management	Invoice: PSI100789 (Reference: Fountain/Aerator Service & Repairs.)	156.25	13,738.87
10/02/2024	100176	Big Tree Inc	Invoice: 36335 (Reference: Irrigation Inspection and Repairs for Phase II Plante	6,681.80	7,057.07
10/02/2024	100177	Gig Fiber, LLC - Streetleaf	Invoice: 3170 (Reference: Solar Equipment Lease Income Sept 2024.)	2,500.00	4,557.07
10/04/2024	100424ACH	Engage PEO	Mileage	64.71	4,492.36
10/04/2024			Deposit	803.96	5,296.32
10/15/2024	100178	Business Observer	Invoice: 24-03861L (Reference: Fiscal Year 2024/2025 Regular Meetings of the Boa	65.63	5,230.69
10/15/2024	100179	Straley Robin Vericker	Invoice: 25263 (Reference: Professional Services Rendered Through August 31, 202	1,362.50	3,868.19
10/15/2024	100180	Arbitrage Rebate Counselors, LLC	Invoice: 091824 (Reference: Annual Arbitrage Report for the period August 6, 202	475.00	3,393.19
10/17/2024	76	Lee County Tax Collector	FY24 Excess Fees received	90.47	3,483.66
10/17/2024	76	Lee County Tax Collector	FY24 Excess Fees received	39.96	3,523.62
10/17/2024	76	Lee County Tax Collector	FY24 Excess Fees received	39.96	3,483.66
10/30/2024	wire	Northbrook Holdings LLC		9,540.63	13,024.29
10/30/2024	77	Lee County Tax Collector	FY24 Excess Fees received	8.76	13,033.05
10/30/2024	77	Lee County Tax Collector	FY24 Excess Fees received	3.87	13,036.92
10/30/2024	77	Lee County Tax Collector	FY24 Excess Fees received	3.87	13,033.05
10/31/2024	100181	Gig Fiber, LLC - Streetleaf	Invoice: 2918 (Reference: Solar Equipment Lease Income.) Invoice: 3043 (Refer	5,500.00	7,533.05
10/31/2024	100182	US Bank Trust Services	Invoice: 7480071 (Reference: Trustee Fee and Incidental expenses-prepaid.)	4,040.63	3,492.42
10/31/2024			Deposit	0.88	3,493.30
10/31/2024		**EOM Balance**		**10,488.53**	**21,069.95**	**3,493.30**
11/04/2024	Transfer	Ballantrae Customer		179.60	3,672.90
11/08/2024	wire	Northbrook Holdings LLC		14,132.30	17,805.20
11/08/2024	110824ACH	IPFS Corporation	Reference: Payment no 1	1,765.63	16,039.57
11/08/2024	100183	Big Tree Inc	Invoice: 36462 (Reference: Landscaping and Maintenance Services Agreement.)	750.00	15,289.57
11/12/2024	100184	Big Tree Inc	Invoice: 36463 (Reference: Landscaping and Maintenance Services Agreement.)	2,385.00	12,904.57
11/12/2024	100186	Breeze Connected, LLC	Invoice: 4086 (Reference: Professional Management, Construction Accounting, Gene	5,091.67	7,812.90
11/12/2024	100188	Gig Fiber, LLC - Streetleaf	Invoice: 3297 (Reference: Solar Equipment Lease Income.)	2,750.00	5,062.90
11/12/2024	100187	Straley Robin Vericker	Professional Services Rendered Through September 30, 2024	395.00	4,667.90
11/12/2024	100185	Disclosure Technology Services, LLC	Reference: DTS MUNI - CDA SaaS, I Year Subscription. https://clientname(FILLIN)	1,000.00	3,667.90
11/21/2024	wire	Northbrook Holdings LLC		7,161.05	10,828.95
11/22/2024	100189	Breeze Connected, LLC	Invoice: 4171 (Reference: Professional Management, General Admin & Website Mngmt	4,341.67	6,487.28
11/22/2024	100190	Breeze	Invoice: 19594 (Reference: Service Area CDD - Monthly Fee.) Invoice: 19703 (R	2,500.00	3,987.28
11/26/2024	100191	Straley Robin Vericker	Invoice: 25562 (Reference: For Professional Services Rendered Through October 31	1,192.50	2,794.78
11/26/2024	100192	DEPT OF ECONOMIC OPPORTUNITY	Invoice: 91294 (Reference: Annual District Filing Fee.)	175.00	2,619.78
11/26/2024	100193	Business Observer	Invoice: 24-04686L (Reference: Notice of Brightwater Community Landowners' Meeti	144.38	2,475.40
11/29/2024			Deposit	1.22	2,476.62
11/30/2024		**EOM Balance**		**21,474.17**	**22,490.85**	**2,476.62**
12/05/2024	wire	Northbrook Holdings LLC		1,765.63	4,242.25
12/05/2024	wire	Northbrook Holdings LLC		29,031.71	33,273.96
12/06/2024	120624ACH	IPFS Corporation	Reference: Payment no 1	1,765.63	31,508.33
12/06/2024	100194	Solitude Lake Management	Invoice: PSI111084 (Reference: Annual Maintenance 10/1/2024 - 12/31/2024.) In	9,671.04	21,837.29
12/09/2024	100195	Breeze Connected, LLC	Invoice: 4234 (Reference: Professional Management, General Administration & Webs	4,341.67	17,495.62
12/09/2024	100196	Breeze	Invoice: 19764 (Reference: Service Area CDD - Monthly Fee.)	1,250.00	16,245.62
12/09/2024	100198	Gig Fiber, LLC - Streetleaf	Invoice: 3426 (Reference: Solar Equipment Lease.)	2,750.00	13,495.62
12/09/2024	100199	Trimmers Holiday Decor, Inc.	Invoice: 1533 (Reference: Holiday Lighting & Decor Balance Due In Full December	3,250.00	10,245.62
12/09/2024	100197	State of FL Lee County Property Appraiser	Reference: 2023 Non Ad Valorem Roll. https://clientname(FILLIN).payableslockbox	68.00	10,177.62
12/10/2024	100200	SchoolNow	SchoolNow CDD ADA-PDF	1,515.00	8,662.62
12/11/2024	87	Lee County Tax Collector	FY25 Tax collections received	181,715.14	190,377.76
12/11/2024	87	Lee County Tax Collector	FY25 Tax collections received	71,523.08	261,900.84
12/11/2024	87	Lee County Tax Collector	FY25 Tax collections received	71,523.08	190,377.76
12/12/2024	100201	Breeze Connected, LLC	Invoice: BRZ-DSM-2025 (Reference: DISSEMINATION SERVICES - FY 2025.)	7,500.00	182,877.76
12/13/2024	121324ACH	IPFS Corporation	Reference: Payment no 3	1,765.63	181,112.13
12/16/2024	wire	Northbrook Holdings LLC		1,302.26	182,414.39
12/16/2024	100202	Straley Robin Vericker	Invoice: 25684 (Reference: Professional Services Rendered Through November 30, 2	1,037.35	181,377.04
12/18/2024	100203	Breeze Connected, LLC	Invoice: 4265 (Reference: Hyatt - Meeting.)	180.00	181,197.04
12/18/2024	100204	Gig Fiber, LLC - Streetleaf	Invoice: 3563 (Reference: Solar Equipment Lease.)	2,750.00	178,447.04
12/20/2024	122024ACH	Engage PEO	BOS 11/26/24	941.80	177,505.24
12/20/2024	27	Doug Draper	BOS 11/26/24 + Mileage to CDD Meeting	236.96	177,268.28
12/20/2024			Deposit	92.14	177,360.42
12/27/2024	wire	Northbrook Holdings LLC		1,050.00	178,410.42
12/30/2024	100205	Stantec Consulting Services Inc.	Invoice: 2326638 (Reference: Professional Services.)	658.50	177,751.92
12/31/2024	123124ACH	Engage PEO	BOS MTG 10-22-24	726.50	177,025.42
12/31/2024	28	Doug Draper	BOS MTG 10-22-24	184.70	176,840.72
12/31/2024			Deposit	11.40	176,852.12
12/31/2024		**EOM Balance**		**286,491.36**	**112,115.86**	**176,852.12**
11/12/2024	100185	Disclosure Technology Services, LLC	VOID Reference: DTS MUNI - CDA SaaS, I Year Subscription. https://clientname(FI	-1,000.00	177,852.12
01/06/2025	100206	Breeze Connected, LLC	Invoice: 4333 (Reference: Professional Management, General Administration and We	4,341.67	173,510.45
01/06/2025	100207	Breeze	Invoice: 19933 (Reference: Service Area CDD - Monthly Fee.)	1,250.00	172,260.45
01/13/2025	100208	Trimmers Holiday Decor, Inc.	Invoice: 1635 (Reference: Holiday Lighting and Decor Balance due.)	5,500.00	166,760.45
01/13/2025	100209	Big Tree Inc	Invoice: 36673 (Reference: Hurricane clean-up, tree, shrub replanting and strait	2,585.00	164,175.45
01/14/2025	011425ACH	IPFS Corporation	Reference: Payment no 4	1,765.63	162,409.82
01/15/2025	wire	Northbrook Holdings LLC	Deposit	161.86	162,571.68
01/16/2025	100210	Straley Robin Vericker	Invoice: 25766 (Reference: Professional Services Rendered Through December 31, 2	127.50	162,444.18
01/17/2025	100211	Solitude Lake Management	Invoice: PSI125827 (Reference: December billing for Annual Maintenance Contract.	7,347.68	155,096.50
01/17/2025	100212	Big Tree Inc	Invoice: 36816 (Reference: Irrigation Repairs identified during routine inspecti	1,387.96	153,708.54
01/21/2025	100213	Big Tree Inc	Invoice: 36453 (Reference: Landscape Maintenance - October 2024.) Invoice: 36	36,759.00	116,949.54
01/21/2025	100214	Gig Fiber, LLC - Streetleaf	Invoice: 3700 (Reference: January 2025-Solar Equipment Lease, Brightwater CDD -	2,750.00	114,199.54
01/24/2025	012425ACH	Engage PEO	Mileage	102.26	114,097.28
01/24/2025	29	Doug Draper	Mileage	59.60	114,037.68
01/31/2025			Deposit	14.25	114,051.93
1/31/2025		**EOM Balance**		**176.11**	**62,976.30**	**114,051.93**
02/05/2025	100215	Big Tree, Inc	Invoice: 36852 (Reference: Irrigation repairs-January.)	1,023.50	113,028.43
02/05/2025	100216	Breeze	Invoice: 20081 (Reference: Service Area CDD - Monthly Fee.)	1,250.00	111,778.43
02/07/2025	100217	Breeze Connected, LLC	Invoice: 4415 (Reference: Professional Management, General Administration and We	4,341.67	107,436.76

02/10/2025	100218	Big Tree, Inc	Reference: Landscape Maintenance - February 2025. https://clientname(FILLIN).pa		10,186.00	97,250.76
02/12/2025	100219	Disclosure Technology Services, LLC	Reference: DTS MUNI - CDA SaaS, I Year Subscription. https://clientname(FILLIN)		1,000.00	96,250.76
02/18/2025	021825ACH	IPFS Corporation	Reference: Payment no 5		1,765.63	94,485.13
02/19/2025	100220	Solitude Lake Management	Invoice: PSI141546 (Reference: Annual Maintenance 2/1/2025 - 2/28/2025.)		1,161.68	93,323.45
02/19/2025	100221	Straley Robin Vericker	Invoice: 25927 (Reference: General prof Legal services.)		440.00	92,883.45
02/20/2025	100222	Straley Robin Vericker	Invoice: 25928 (Reference: Boundary Amendment (2025).)		112.50	92,770.95
02/26/2025	100223	Gig Fiber, LLC - Streetleaf	Invoice: 3852 (Reference: Solar Lease Ph 2 Feb 2025.)		2,750.00	90,020.95
02/28/2025			Deposit	8.37		90,029.32
2/28/2025		**EOM Balance**		**8.37**	**24,030.98**	**90,029.32**
03/03/2025	100224	Breeze Connected, LLC	Invoice: 4448 (Reference: Hyatt Meeting 1/28/25.)		180.00	89,849.32
03/03/2025	100225	Breeze Connected, LLC	Invoice: 4505 (Reference: Professional Management, General Administration and We		4,341.67	85,507.65
03/03/2025	100226	Breeze	Invoice: 20211 (Reference: Service Area CDD - Monthly Fee.)		1,250.00	84,257.65
03/07/2025	100227	Gig Fiber, LLC - Streetleaf	Invoice: 3990 (Reference: March 2025 Solar Equipment Lease.)		2,750.00	81,507.65
03/07/2025	100228	Breeze Connected, LLC	Invoice: 4516 (Reference: Hyatt Place - meeting 2.25.25.)		180.00	81,327.65
03/07/2025	030725ACH1	Brightwater C/O US Bank	Debt Service payment - tax assessments collected		71,566.91	9,760.74
03/13/2025	031325ACH	IPFS Corporation	Reference: Payment no 6		1,765.63	7,995.11
03/19/2025	100229	Solitude Lake Management	Invoice: PSI147671 (Reference: Annual Maintenance 3/1/2025 - 3/31/2025.)		1,161.68	6,833.43
03/20/2025	wtr03202025	Atwell LLC	Invoice: 0000376014 ()		3,800.00	3,033.43
03/27/2025	wire	Northbrook Holdings LLC		1,200.00		4,233.43
03/27/2025	wire	Northbrook Holdings LLC		109.50		4,342.93
03/27/2025	wire	Northbrook Holdings LLC		1,250.00		5,592.93
03/27/2025	wire	Northbrook Holdings LLC		10,186.00		15,778.93
03/28/2025	100230	Big Tree, Inc	Invoice: 36957 (Reference: Landscape Maintenance - March 2025.)		10,186.00	5,592.93
03/31/2025			Deposit	2.19		5,595.12
3/31/2025		**EOM Balance**		**12,747.69**	**97,181.89**	**5,595.12**
04/03/2025	100231	Kai	Invoice: 20246 (Reference: Service Area CDD - Monthly Fee.)		1,250.00	4,345.12
04/07/2025	100232	Big Tree, Inc	Invoice: 37105 (Reference: Irrigation repairs identified during routine inspecti		2,069.00	2,276.12
04/17/2025	wire	Northbrook Holdings LLC		4,341.67		6,617.79
04/17/2025	wire	Northbrook Holdings LLC		10,186.00		16,803.79
04/17/2025	wire	Northbrook Holdings LLC		1,250.00		18,053.79
04/17/2025	wire	Northbrook Holdings LLC		3,800.00		21,853.79
04/17/2025	wire	Northbrook Holdings LLC		1,765.63		23,619.42
04/23/2025	100234	Straley Robin Vericker	Invoice: 26289 (Reference: Professional Services Rendered Through March 31, 2025		835.00	22,784.42
04/23/2025	100235	Big Tree, Inc	Invoice: 37116 (Reference: Landscape Maintenance - April 2025.)		10,186.00	12,598.42
04/23/2025	100236	Kai Connected, LLC	Invoice: 4538 (Reference: Professional Management, General Administration and We		4,341.67	8,256.75
04/24/2025	042425ACH	IPFS Corporation	Reference: Payment no 7		1,765.63	6,491.12
04/25/2025	100237	Gig Fiber, LLC - Streetleaf	Invoice: 4137 (Reference: April 2025- Solar Equipment Lease.)		2,750.00	3,741.12
04/25/2025	100238	Solitude Lake Management	Invoice: PSI154462 (Reference: April 2025-Annual Maintenance.)		1,161.68	2,579.44
04/25/2025	042525ach	Engage PEO	BOS MTG 03-25-25		726.50	1,852.94
04/25/2025	30	Doug Draper	BOS MTG 3-25-25		184.70	1,668.24
04/29/2025	100239	Straley Robin Vericker	Invoice: 041425- (Reference: Costs for filing Petition.)		1,500.00	168.24
04/30/2025			Deposit	1.19		169.43
4/30/2025		**EOM Balance**		**21,344.49**	**26,770.18**	**169.43**
05/19/2025	100240	Straley Robin Vericker	Invoice: 26457 (Reference: For Professional Services Rendered Through April 30,		440.00	-270.57
05/28/2025	wire	Northbrook Holdings LLC	Developer contribution	20,279.35		20,008.78
05/28/2025	wire	Northbrook Holdings LLC	Developer contribution	1,760.63		21,769.41
05/29/2025	100241	Kai Connected, LLC	Invoice: 4567 (Reference: Professional Management, General Administration and We		4,341.67	17,427.74
05/29/2025	100242	Kai	Invoice: 20338 (Reference: Service Area CDD - Monthly Fee.)		1,250.00	16,177.74
05/29/2025	100243	Gig Fiber, LLC - Streetleaf	Invoice: 4370 (Reference: May 2025_Phase 2.)		2,832.50	13,345.24
05/29/2025	100244	Solitude Lake Management	Invoice: PSI162292 (Reference: May 2025-Annual Maintenance.)		1,161.68	12,183.56
05/29/2025	100245	Big Tree, Inc	Invoice: 37183 (Reference: Irrigation Materials & Labor.) Invoice: 37219 (Ref		10,693.50	1,490.06
05/30/2025			Interest	0.31		1,490.37
5/31/2025		**EOM Balance**		**22,040.29**	**20,719.35**	**1,490.37**
06/12/2025	wire	Northbrook Holdings LLC	Deposit	17,243.03		18,733.40
06/12/2025	wire	Northbrook Holdings LLC	Deposit	159.52		18,892.92
06/16/2025	061625ACH	IPFS Corporation	Reference: GAA-D59254 pmt #8		1,853.66	17,039.26
06/23/2025	062523ach	Engage PEO	mileage		159.52	16,879.74
06/26/2025	100247	Straley Robin Vericker	Invoice: 26458 (Reference: For Professional Services Rendered Through April 30,		3,262.50	13,617.24
06/27/2025	wire	Northbrook Holdings LLC	Deposit	33,083.46		46,700.70
06/27/2025	wire	Northbrook Holdings LLC	Deposit	1,848.66		48,549.36
06/27/2025	wire	Northbrook Holdings LLC	Deposit	750.00		49,299.36
06/27/2025	wire	Northbrook Holdings LLC	Deposit	1,760.63		51,059.99
06/27/2025	100248	4K's Construction Cleanup LLC	Invoice: PH2 PVC REPAIR (Reference: PH2 PVC REPAIR.) Invoice: PH2 ALUMINIUM F		12,500.00	38,559.99
06/27/2025	062725ach	Engage PEO	Mileage		50.00	38,509.99
06/27/2025	31	Doug Draper	Mileage		57.40	38,452.59
06/27/2025	062725ACH	IPFS Corporation	Reference: Payment no 9		1,765.63	36,686.96
06/30/2025	100249	Kai Connected, LLC	Invoice: 4599 (Reference: Professional Management, General Administration and We		4,341.67	32,345.29
06/30/2025	100250	Kai	Invoice: 20421 (Reference: Service Area CDD.)		1,250.00	31,095.29
06/30/2025	100251	Gig Fiber, LLC - Streetleaf	Invoice: 4538 (Reference: Phase 2_June 2025.)		2,832.50	28,262.79
06/30/2025	100252	Straley Robin Vericker	Invoice: 26620 (Reference: General prof Legal services.)		788.45	27,474.34
06/30/2025			Interest	1.72		27,476.06
6/30/2025		**EOM Balance**		**54,847.02**	**28,861.33**	**27,476.06**
06/16/2025	100246	Sunrise Landscape	Reference: Irrigation repairs and replacements. https://clientname(FILLIN).paya		1,480.53	25,995.53
07/01/2025	100253	Straley Robin Vericker	Invoice: 26622 (Reference: Boundary Amendment (2025).)		1,155.36	24,840.17
07/03/2025	070325ach	Engage PEO	christie ray backpay		695.90	24,144.27
07/16/2025	100254	Solitude Lake Management	Invoice: PSI158237 (Reference: Qtrly Maintenance.)		6,433.44	17,710.83
07/16/2025	100255	Sunrise Landscape	Invoice: 37335 (Reference: Landscape Maintenance - June 2025.)		10,186.00	7,524.83
07/16/2025	100256	Straley Robin Vericker	Invoice: 26786 (Reference: General prof Legal services.) Invoice: 26787 (Refe		2,124.00	5,400.83
07/22/2025	072225ACH	IPFS Corporation	Reference: Payment no 10		1,765.63	3,635.20
07/25/2025	wire	Northbrook Holdings LLC	Developer contribution	2,250.00		5,885.20
07/25/2025	wire	Northbrook Holdings LLC	Developer contribution	25,631.20		31,516.40
07/25/2025	wire	Northbrook Holdings LLC	Developer contribution	1,126.50		32,642.90
07/28/2025	100257	Sunrise Landscape	Invoice: 37392 (Reference: Re-sod and freshen up entrance at Brightwater Shores.		17,967.15	14,675.75
07/28/2025	100258	Kai Connected, LLC	Invoice: 4631 (Reference: Professional Management, General Administration and We		4,341.67	10,334.08
07/28/2025	100259	Kai	Invoice: 20503 (Reference: Service Area CDD - Monthly Fee.)		1,250.00	9,084.08
07/28/2025	100260	4K's Construction Cleanup LLC	Invoice: PH2 ALUMINUM FENCE-1 (Reference: PH2 ALUMINUM FENCE-balance.)		4,400.00	4,684.08
07/28/2025	100261	Q. Grady Minor and Associates, LLC	Invoice: 25-613(1) (Reference: Prepare sketch & descriptions.)		1,950.00	2,734.08
07/31/2025	073125ach1	Engage PEO	BOS MTG 1-28-25		941.80	1,792.28
07/31/2025	34	Doug Draper	BOS MTG 1-28-25		184.70	1,607.58
07/31/2025	073125ach2	Engage PEO	BOS MTG 2-25-25		941.80	665.78

07/31/2025	33	Doug Draper	BOS MTG 2-25-25		184.70	481.08
07/31/2025	073125ach3	Engage PEO	BOS MTG 5-27-25		941.80	-460.72
07/31/2025	32	Doug Draper	BOS MTG 5/27-25		184.70	-645.42
07/31/2025			Interest	2.31		-643.11
7/31/2025		**EOM Balance**		**29,010.01**	**57,129.18**	**(643.11)**
08/01/2025	wire	Northbrook Holdings LLC	Developer contribution	2,832.50		2,189.39
08/01/2025	wire	Northbrook Holdings LLC	Developer contribution	1,250.00		3,439.39
08/04/2025	100262	Gig Fiber, LLC - Streetleaf	Invoice: 4715 (Reference: Phase 2_July 2025.)		2,832.50	606.89
08/04/2025	106	Sunrise CDD-c	Sunrise BOS MTG 05/16/25 drafted from the wrong bank account		206.41	400.48
08/08/2025	100263	Business Observer	Invoice: 25-02771L (Reference: Notice of Public Hearing Published: 7/25/2025.)		330.31	70.17
08/28/2025	GF 2025-34	Northbrook Holdings LLC	Developer contribution	1,765.63		1,835.80
08/29/2025			Deposit	1.36		1,837.16
8/31/2025		**EOM Balance**		**5,849.49**	**3,369.22**	**1,837.16**

EXHIBIT 14

AGENDA

Brightwater CDD
General Fund
Variance Analysis
For the Period From Oct 1, 2024 through Aug 31, 2025

		Actual	Budget	Annual Budget	Variance	Notes
9	SUPERVISORS COMPENSATION	6,400	6,400	8,200	(1,800)	8 meetings held plus backpay
10	PAYROLL TAXES	490	490	627	(137)	8 meetings held plus backpay
11	PAYROLL PROCESSING	490	490	600	(110)	8 meetings held plus backpay
21	ENGINEERING SERVICES	4,000	4,000	6,409	(2,409)	Includes $3,800 Atwell invoice for boundary survey for boundary amendment petition & $1,950 for Q Grady for services for new overall CDD boundary
22	LEGAL SERVICES	7,000	7,000	14,022	(7,022)	Includes Boundary Amendment Petition for $4,763 and services for Series 2024 bond issuance
23	MEETING ROOM RENTAL	1,200	1,200	1,260	(60)	meetings @ $180.00 each
27	DISSEMINATION AGENT	6,000	6,000	8,500	(2,500)	$1,000 for software and $7,500 dissemination agent Breeze as per agreement
36	LANDSCAPE MAINTENANCE	113,852	104,364	111,196	(6,832)	Contract increased to $10,186 as of November 2024
49	HOLIDAY DECORATION/EVENTS	10,000	10,000	12,000	(2,000)	Includes $5,500 in additional decorations requested

EXHIBIT 15

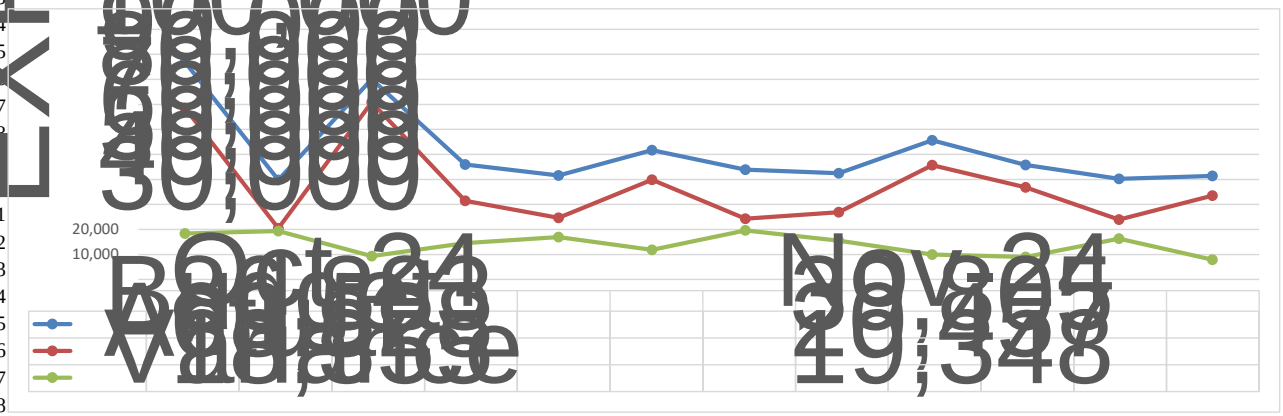
AGENDA

Brightwater CDD
Financial Report Summary General Fund & Construction Fund
9/30/2025

For The Period Ending :				
CASH BALANCE	$ 23,263	$ 3,159,577		
CASH - RESTRICTED	-	-		
PLUS: PREPAID & DEPOSITS	3,704	-		
PLUS: ACCOUNTS RECEIVABLE	31,429	-		
PLUS: ACCOUNTS RECEIVABLE ON ROLL	-	-		
LESS: ACCOUNTS PAYABLE & ACCRUED EXPENSES	(97,502)	(10,616)		
LESS: DUE TO OTHER FUNDS	-	-		
LESS: DEFERRED REVENUE	-	-		
NET CASH BALANCE	**$ (39,106)**	**$ 3,148,961**		

GENERAL FUND REVENUE AND EXPENDITURES:	**9/30/2025 ACTUAL YEAR-TO-DATE**	**9/30/2025 BUDGET YEAR-TO-DATE**	**FAVORABLE (UNFAVORABLE) VARIANCE**
REVENUE (YTD) COLLECTED	$ 395,564	$ 650,077	$ (254,513)
EXPENDITURES (YTD)	(446,899)	(615,424)	168,525
NET OPERATING CHANGE	**(51,335)**	**34,653**	**(85,989)**
AVERAGE MONTHLY EXPENDITURES	$ 37,242	$ 51,285	$ 14,044
PROJECTED EOY BASED ON AVERAGE	*$ 446,899*	*$ 615,424*	*$ 168,525*

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	**9/30/2025 ACTUAL YEAR-TO-DATE**	**9/30/2025 BUDGET YEAR-TO-DATE**	**FAVORABLE (UNFAVORABLE) VARIANCE**
REVENUE:			
ON-ROLL ASSESSMENTS	$ 110,192	$ 107,972	2,220
DEVELOPER FUNDING	218,278	475,150	(256,872)
INTERIM FUNDING	66,955	66,955	-
MISCELLANEOUS REVENUE	139	-	139
TOTAL REVENUES:	**395,564**	**650,077**	**(254,513)**
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	123,568	109,486	(14,082)
PHYSICAL ENVIRONMENT EXPENDITURES	256,376	438,983	182,607
INTERIM FUNDING	66,955	66,955	-
TOTAL EXPENDITURES	**$ 446,899**	**$ 615,424**	**$ 168,525**



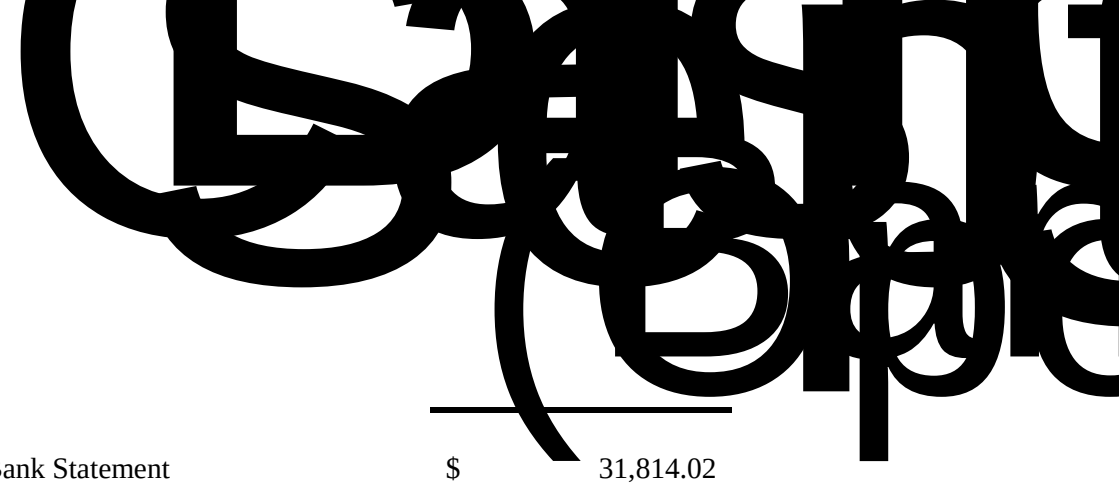
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1	**ASSETS**						
2	CASH	$	23,263	$ -	$ -	$	23,263
3	CASH - RESTRICTED				-		-
4	DEPOSIT IN TRANSIT				-		-
5	DS REVENUE		-	11,093	-		11,093
6	DS RESERVE		-	1,056,005	-		1,056,005
7	DS PEPAYMENT		-	608	-		608
8	CAPITALIZED INTEREST		-	20,558	-		20,558
9	CONST. TRUST FUND				3,159,577		3,159,577
10	RESTR. CONST. TRUST FUND				-		-
11	ACCOUNTS RECEIVABLE		31,429	-	-		31,429
12	ACCOUNTS RECEIVABLE - ON ROLL				-		-
13	DUE FROM OTHER FUNDS				-		-
14	PREPAID ITEMS		3,704	-	-		3,704
15	DEPOSITS		20,200	-	-		20,200
16	**TOTAL ASSETS**	$	78,596	$ 1,088,263	$ 3,159,577	$	4,326,436
17	**LIABILITIES**						
18	ACCOUNTS PAYABLE	$	95,679	$ -	$ 10,616	$	106,295
19	ACCRUED EXPENSES		1,823	-	-		1,823
20	DUE TO OTHER FUNDS		-	-	-		-
21	RETAINAGE PAYABLE		-	-	-		-
22	DEFERRED REVENUE		-	-	-		-
23	**TOTAL LIABILITIES**	$	97,502	$ -	$ 10,616	$	108,118
24	**FUND BALANCE**						
25	NONSPENDABLE		23,904	-	-		23,904
26	RESTRICTED		-	1,088,263	3,148,961		4,237,224
26	UNRESTRICTED NET ASSETS		8,525	-	-		8,525
27	NET CHANGE IN FUND BALANCE		(51,335)	-	-		(51,335)
28	**TOTAL LIABILITIES & EQUITY**	$	78,596	$ 1,088,263	$ 3,159,577	$	4,326,436

1	**REVENUE**				
2	GENERAL FUND REVENUE - ON ROLL	$ 107,972	$ 107,972	$ 110,192	$ 2,220
3	GENERAL FUND REVENUE - OFF ROLL	475,150	475,150	218,278	(256,872)
4	DEVELOPER INTERIM FUNDING - OPERATING	95,000	66,955	66,955	-
5	INTEREST	-	-	139	139
6	**TOTAL REVENUE**	**$ 678,122**	**$ 650,077**	**$ 395,564**	**$ (254,513)**
7	**EXPENSE**				
8	**ADMINISTRATIVE**				
9	SUPERVISORS COMPENSATION	6,400	6,400	8,400	(2,000)
10	PAYROLL TAXES	490	490	643	(153)
11	PAYROLL PROCESSING	490	490	600	(110)
12	MANAGEMENT CONSULTING SERVICES	48,000	48,000	48,000	-
13	ADMINISTRATIVE SERVICES	3,600	3,600	3,600	-
14	BANK FEES	300	300	-	300
15	MISCELLANEOUS	20,500	94	94	-
16	AUDITING SERVICES	3,800	-	-	-
17	TRAVEL PER DIEM	750	750	465	285
18	INSURANCE	30,814	21,157	21,157	-
19	REGULATORY AND PERMIT FEES	175	175	175	-
20	LEGAL ADVERTISEMENTS (Bond issuance)	3,300	3,300	567	2,733
21	ENGINEERING SERVICES	4,000	4,000	6,409	(2,409)
22	LEGAL SERVICES	7,000	7,000	16,237	(9,237)
23	MEETING ROOM RENTAL	1,200	1,200	1,440	(240)
24	WEBSITE HOSTING	2,015	2,015	2,015	-
25	**TOTAL ADMINISTRATIVE**	**132,834**	**98,971**	**109,802**	**(10,831)**
26	**DEBT SERVICE ADMINISTRATION**				
27	DISSEMINATION AGENT	6,000	6,000	8,500	(2,500)
28	TRUSTEE FEES	4,040	4,040	4,791	(751)
29	DEVELOPER INTERIM FUNDING - OPERATING	95,000	66,955	66,955	-
30	ARBITRAGE	750	475	475	-
31	**TOTAL DEBT SERVICE ADMINISTRATION**	**105,790**	**77,470**	**80,721**	**(3,251)**
32	**PHYSICAL ENVIRONMENT**				
33	STREETPOLE LIGHTING	101,750	101,750	33,413	68,337
34	ELECTRICITY (IRRIGATION & POND PUMP).	15,000	15,000	-	15,000
35	WATER	8,100	8,100	-	8,100
36	LANDSCAPE MAINTENANCE	113,852	113,852	121,382	(7,530)
37	LANDSCAPE MULCH REPLINSHMENT	15,000	15,000	-	15,000
38	LANDSCAPE REPLINISHMENT	8,000	8,000	6,043	1,957
39	IRRIGATION MAINTENANCE	22,500	22,500	9,688	12,812
40	MITIGATION MONITORING & MAINTENANCE	23,792	23,792	25,239	(1,447)
41	PET WASTE REMOVAL	6,000	6,000	-	6,000
42	POND MAINTENANCE	19,904	19,904	14,126	5,778
43	POND EROSION	10,000	10,000	-	10,000
44	GATE MAINTENANCE	12,000	12,000	-	12,000
45	CARD ACCESS & FOBS	8,000	8,000	-	8,000
46	CAMERA & SECURITY SYSTEM	27,000	27,000	-	27,000
47	GATE MONITORING	3,600	3,600	-	3,600
48	COMPREHENSIVE FIELD TECH SERVICES	15,000	15,000	15,000	-
49	HOLIDAY DECORATION/EVENTS	10,000	10,000	12,000	(2,000)
50	PHYSICAL ENVIRONMENT CONTINGENCY	20,000	19,485	19,485	-
51	**TOTAL PHYSICAL ENVIRONMENT**	**439,498**	**438,983**	**256,376**	**182,607**
52	**TOTAL EXPENSES**	**$ 678,122**	**$ 615,424**	**$ 446,899**	**$ 168,525**
53	**EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**	**-**	**34,653**	**(51,335)**	**(85,988)**
54	FUND BALANCE - BEGINNING	-	32,429	32,429	-
55	**FUND BALANCE - ENDING**	**$ -**	**$ 67,082**	**$ (18,906)**	**$ (85,988)**

1	**REVENUE**				
2	SPECIAL ASSESSMENT - ON ROLL	$ -	$ -	$ 71,523	$ 71,523
3	SPECIAL ASSESSMENT - OFF ROLL	531,140	531,140	416,875	(114,265)
3	PREPAYMENT REVENUE	-	-	-	-
4	INTEREST REVENUE	-	-	43,186	43,186
5	LESS: DISCOUNT ASSSESSMENTS	-	-	-	-
6	**TOTAL REVENUE**	**531,140**	**531,140**	**531,584**	**444**
7	**EXPENDITURES**				
8	COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
9	INTEREST EXPENSE				
10	MAY 1, 2025	161,817	161,817	349,437	187,620
11	NOVEMBER 1, 2024	159,323	158,018	158,018	-
12	PREPAYMENT	-	-	20,000	20,000
13	PRINCIPAL RETIREMENT	-	-	-	-
14	PRINCIPAL PAYMENT				
15	MAY 1, 2025	210,000	205,000	205,000	-
16	COST OF ISSUANCE	-	-	179,250	179,250
16	**TOTAL EXPENDITURES**	**531,140**	**524,835**	**911,705**	**386,870**
17	**EXCESS REVENUE OVER (UNDER) EXPENDITURES**	**$ -**	**$ 6,305**	**$ (380,121)**	**$ (386,426)**
18	**OTHER FINANCING SOURCES (USES)**				
19	BOND PROCEEDS	-	-	1,065,860	1,065,860
20	UNDERWRITER"S DISCOUNT	-	-	(157,000)	(157,000)
21	TRANSFER IN (OUT)	-	-	-	-
22	**TOTAL OTHER FINANCING SOURCES (USES)**	**$ -**	**$ -**	**$ 908,860**	**$ 908,860**
22	FUND BALANCE - BEGINNING	-	559,524	559,524	559,524
23	**FUND BALANCE - ENDING**	**$ -**	**$ 565,829**	**$ 1,088,263**	**$ 1,081,958**

1	**REVENUE**		
2	DEVELOPER FUNDING	$	-
3	BOND PROCEEDS		6,784,140
4	INTEREST		107,966
5	**TOTAL REVENUE**		**6,892,106**
6	**EXPENDITURES**		
7	CONSTRUCTION IN PROGRESS		3,743,162
8	**TOTAL EXPENDITURES**	**$**	**3,743,162**
9	**EXCESS REVENUE OVER (UNDER) EXPEND.**		3,148,944
10	TRANSFER IN (OUT)		-
11	FUND BALANCE - BEGINNING		17
12	**FUND BALANCE - ENDING**	**$**	**3,148,961**



Balance Per Bank Statement	$	31,814.02
Plus: Deposits		-
Less: Outstanding Checks		(8,551.00)
Adjusted Bank Balance	**$**	**23,263.02**

Beginning Cash Balance Per Books	$	1,837.16
Cash Receipts		56,630.07
Cash Disbursements		(35,204.21)
Balance Per Books	**$**	**23,263.02**

Date	Num	Name	Memo	Receipts	Balance
10/01/2024	100124ACH	FL Dept of Revenue	Sales Tax (For Ballantrae paid in error from Brightwater bank account, refunded	179.60	13,895.12
10/02/2024	100175	Solitude Lake Management	Invoice: PSI100789 (Reference: Fountain/Aerator Service & Repairs.)	156.25	13,738.87
10/02/2024	100176	Big Tree Inc	Invoice: 36335 (Reference: Irrigation Inspection and Repairs for Phase II Plante	6,681.80	7,057.07
10/02/2024	100177	Gig Fiber, LLC - Streetleaf	Invoice: 3170 (Reference: Solar Equipment Lease Income Sept 2024.)	2,500.00	4,557.07
10/04/2024	100424ACH	Engage PEO	Mileage	64.71	4,492.36
10/04/2024			Deposit	803.96	5,296.32
10/15/2024	100178	Business Observer	Invoice: 24-03861L (Reference: Fiscal Year 2024/2025 Regular Meetings of the Boa	65.63	5,230.69
10/15/2024	100179	Straley Robin Vericker	Invoice: 25263 (Reference: Professional Services Rendered Through August 31, 202	1,362.50	3,868.19
10/15/2024	100180	Arbitrage Rebate Counselors, LLC	Invoice: 091824 (Reference: Annual Arbitrage Report for the period August 6, 202	475.00	3,393.19
10/17/2024	76	Lee County Tax Collector	FY24 Excess Fees received	90.47	3,483.66
10/17/2024	76	Lee County Tax Collector	FY24 Excess Fees received	39.96	3,523.62
10/17/2024	76	Lee County Tax Collector	FY24 Excess Fees received	39.96	3,483.66
10/30/2024	wire	Northbrook Holdings LLC		9,540.63	13,024.29
10/30/2024	77	Lee County Tax Collector	FY24 Excess Fees received	8.76	13,033.05
10/30/2024	77	Lee County Tax Collector	FY24 Excess Fees received	3.87	13,036.92
10/30/2024	77	Lee County Tax Collector	FY24 Excess Fees received	3.87	13,033.05
10/31/2024	100181	Gig Fiber, LLC - Streetleaf	Invoice: 2918 (Reference: Solar Equipment Lease Income.) Invoice: 3043 (Refer	5,500.00	7,533.05
10/31/2024	100182	US Bank Trust Services	Invoice: 7480071 (Reference: Trustee Fee and Incidental expenses-prepaid.)	4,040.63	3,492.42
10/31/2024			Deposit	0.88	3,493.30
10/31/2024		**EOM Balance**		**10,488.53**	**21,069.95**	**3,493.30**
11/04/2024	Transfer	Ballantrae Customer		179.60	3,672.90
11/08/2024	wire	Northbrook Holdings LLC		14,132.30	17,805.20
11/08/2024	110824ACH	IPFS Corporation	Reference: Payment no 1	1,765.63	16,039.57
11/08/2024	100183	Big Tree Inc	Invoice: 36462 (Reference: Landscaping and Maintenance Services Agreement.)	750.00	15,289.57
11/12/2024	100184	Big Tree Inc	Invoice: 36463 (Reference: Landscaping and Maintenance Services Agreement.)	2,385.00	12,904.57
11/12/2024	100186	Breeze Connected, LLC	Invoice: 4086 (Reference: Professional Management, Construction Accounting, Gene	5,091.67	7,812.90
11/12/2024	100188	Gig Fiber, LLC - Streetleaf	Invoice: 3297 (Reference: Solar Equipment Lease Income.)	2,750.00	5,062.90
11/12/2024	100187	Straley Robin Vericker	Professional Services Rendered Through September 30, 2024	395.00	4,667.90
11/12/2024	100185	Disclosure Technology Services, LLC	Reference: DTS MUNI - CDA SaaS, I Year Subscription. https://clientname(FILLIN)	1,000.00	3,667.90
11/21/2024	wire	Northbrook Holdings LLC		7,161.05	10,828.95
11/22/2024	100189	Breeze Connected, LLC	Invoice: 4171 (Reference: Professional Management, General Admin & Website Mngmt	4,341.67	6,487.28
11/22/2024	100190	Breeze	Invoice: 19594 (Reference: Service Area CDD - Monthly Fee.) Invoice: 19703 (R	2,500.00	3,987.28
11/26/2024	100191	Straley Robin Vericker	Invoice: 25562 (Reference: For Professional Services Rendered Through October 31	1,192.50	2,794.78
11/26/2024	100192	DEPT OF ECONOMIC OPPORTUNITY	Invoice: 91294 (Reference: Annual District Filing Fee.)	175.00	2,619.78
11/26/2024	100193	Business Observer	Invoice: 24-04686L (Reference: Notice of Brightwater Community Landowners' Meeti	144.38	2,475.40
11/29/2024			Deposit	1.22	2,476.62
11/30/2024		**EOM Balance**		**21,474.17**	**22,490.85**	**2,476.62**
12/05/2024	wire	Northbrook Holdings LLC		1,765.63	4,242.25
12/05/2024	wire	Northbrook Holdings LLC		29,031.71	33,273.96
12/06/2024	120624ACH	IPFS Corporation	Reference: Payment no 1	1,765.63	31,508.33
12/06/2024	100194	Solitude Lake Management	Invoice: PSI111084 (Reference: Annual Maintenance 10/1/2024 - 12/31/2024.) In	9,671.04	21,837.29
12/09/2024	100195	Breeze Connected, LLC	Invoice: 4234 (Reference: Professional Management, General Administration & Webs	4,341.67	17,495.62
12/09/2024	100196	Breeze	Invoice: 19764 (Reference: Service Area CDD - Monthly Fee.)	1,250.00	16,245.62
12/09/2024	100198	Gig Fiber, LLC - Streetleaf	Invoice: 3426 (Reference: Solar Equipment Lease.)	2,750.00	13,495.62
12/09/2024	100199	Trimmers Holiday Decor, Inc.	Invoice: 1533 (Reference: Holiday Lighting & Decor Balance Due In Full December	3,250.00	10,245.62
12/09/2024	100197	State of FL Lee County Property Appraiser	Reference: 2023 Non Ad Valorem Roll. https://clientname(FILLIN).payableslockbox	68.00	10,177.62
12/10/2024	100200	SchoolNow	SchoolNow CDD ADA-PDF	1,515.00	8,662.62
12/11/2024	87	Lee County Tax Collector	FY25 Tax collections received	181,715.14	190,377.76
12/11/2024	87	Lee County Tax Collector	FY25 Tax collections received	71,523.08	261,900.84
12/11/2024	87	Lee County Tax Collector	FY25 Tax collections received	71,523.08	190,377.76
12/12/2024	100201	Breeze Connected, LLC	Invoice: BRZ-DSM-2025 (Reference: DISSEMINATION SERVICES - FY 2025.)	7,500.00	182,877.76
12/13/2024	121324ACH	IPFS Corporation	Reference: Payment no 3	1,765.63	181,112.13
12/16/2024	wire	Northbrook Holdings LLC		1,302.26	182,414.39
12/16/2024	100202	Straley Robin Vericker	Invoice: 25684 (Reference: Professional Services Rendered Through November 30, 2	1,037.35	181,377.04
12/18/2024	100203	Breeze Connected, LLC	Invoice: 4265 (Reference: Hyatt - Meeting.)	180.00	181,197.04
12/18/2024	100204	Gig Fiber, LLC - Streetleaf	Invoice: 3563 (Reference: Solar Equipment Lease.)	2,750.00	178,447.04
12/20/2024	122024ACH	Engage PEO	BOS 11/26/24	941.80	177,505.24
12/20/2024	27	Doug Draper	BOS 11/26/24 + Mileage to CDD Meeting	236.96	177,268.28
12/20/2024			Deposit	92.14	177,360.42
12/27/2024	wire	Northbrook Holdings LLC		1,050.00	178,410.42
12/30/2024	100205	Stantec Consulting Services Inc.	Invoice: 2326638 (Reference: Professional Services.)	658.50	177,751.92
12/31/2024	123124ACH	Engage PEO	BOS MTG 10-22-24	726.50	177,025.42
12/31/2024	28	Doug Draper	BOS MTG 10-22-24	184.70	176,840.72
12/31/2024			Deposit	11.40	176,852.12
12/31/2024		**EOM Balance**		**286,491.36**	**112,115.86**	**176,852.12**
11/12/2024	100185	Disclosure Technology Services, LLC	VOID Reference: DTS MUNI - CDA SaaS, I Year Subscription. https://clientname(FI	-1,000.00	177,852.12
01/06/2025	100206	Breeze Connected, LLC	Invoice: 4333 (Reference: Professional Management, General Administration and We	4,341.67	173,510.45
01/06/2025	100207	Breeze	Invoice: 19933 (Reference: Service Area CDD - Monthly Fee.)	1,250.00	172,260.45
01/13/2025	100208	Trimmers Holiday Decor, Inc.	Invoice: 1635 (Reference: Holiday Lighting and Decor Balance due.)	5,500.00	166,760.45
01/13/2025	100209	Big Tree Inc	Invoice: 36673 (Reference: Hurricane clean-up, tree, shrub replanting and strait	2,585.00	164,175.45
01/14/2025	011425ACH	IPFS Corporation	Reference: Payment no 4	1,765.63	162,409.82
01/15/2025	wire	Northbrook Holdings LLC	Deposit	161.86	162,571.68
01/16/2025	100210	Straley Robin Vericker	Invoice: 25766 (Reference: Professional Services Rendered Through December 31, 2	127.50	162,444.18
01/17/2025	100211	Solitude Lake Management	Invoice: PSI125827 (Reference: December billing for Annual Maintenance Contract.	7,347.68	155,096.50
01/17/2025	100212	Big Tree Inc	Invoice: 36816 (Reference: Irrigation Repairs identified during routine inspecti	1,387.96	153,708.54
01/21/2025	100213	Big Tree Inc	Invoice: 36453 (Reference: Landscape Maintenance - October 2024.) Invoice: 36	36,759.00	116,949.54
01/21/2025	100214	Gig Fiber, LLC - Streetleaf	Invoice: 3700 (Reference: January 2025-Solar Equipment Lease, Brightwater CDD -	2,750.00	114,199.54
01/24/2025	012425ACH	Engage PEO	Mileage	102.26	114,097.28
01/24/2025	29	Doug Draper	Mileage	59.60	114,037.68
01/31/2025			Deposit	14.25	114,051.93
1/31/2025		**EOM Balance**		**176.11**	**62,976.30**	**114,051.93**
02/05/2025	100215	Big Tree, Inc	Invoice: 36852 (Reference: Irrigation repairs-January.)	1,023.50	113,028.43
02/05/2025	100216	Breeze	Invoice: 20081 (Reference: Service Area CDD - Monthly Fee.)	1,250.00	111,778.43
02/07/2025	100217	Breeze Connected, LLC	Invoice: 4415 (Reference: Professional Management, General Administration and We	4,341.67	107,436.76

02/10/2025	100218	Big Tree, Inc	Reference: Landscape Maintenance - February 2025. https://clientname(FILLIN).pa		10,186.00	97,250.76
02/12/2025	100219	Disclosure Technology Services, LLC	Reference: DTS MUNI - CDA SaaS, I Year Subscription. https://clientname(FILLIN)		1,000.00	96,250.76
02/18/2025	021825ACH	IPFS Corporation	Reference: Payment no 5		1,765.63	94,485.13
02/19/2025	100220	Solitude Lake Management	Invoice: PSI141546 (Reference: Annual Maintenance 2/1/2025 - 2/28/2025.)		1,161.68	93,323.45
02/19/2025	100221	Straley Robin Vericker	Invoice: 25927 (Reference: General prof Legal services.)		440.00	92,883.45
02/20/2025	100222	Straley Robin Vericker	Invoice: 25928 (Reference: Boundary Amendment (2025).)		112.50	92,770.95
02/26/2025	100223	Gig Fiber, LLC - Streetleaf	Invoice: 3852 (Reference: Solar Lease Ph 2 Feb 2025.)		2,750.00	90,020.95
02/28/2025			Deposit	8.37		90,029.32
2/28/2025		**EOM Balance**		**8.37**	**24,030.98**	**90,029.32**
03/03/2025	100224	Breeze Connected, LLC	Invoice: 4448 (Reference: Hyatt Meeting 1/28/25.)		180.00	89,849.32
03/03/2025	100225	Breeze Connected, LLC	Invoice: 4505 (Reference: Professional Management, General Administration and We		4,341.67	85,507.65
03/03/2025	100226	Breeze	Invoice: 20211 (Reference: Service Area CDD - Monthly Fee.)		1,250.00	84,257.65
03/07/2025	100227	Gig Fiber, LLC - Streetleaf	Invoice: 3990 (Reference: March 2025 Solar Equipment Lease.)		2,750.00	81,507.65
03/07/2025	100228	Breeze Connected, LLC	Invoice: 4516 (Reference: Hyatt Place - meeting 2.25.25.)		180.00	81,327.65
03/07/2025	030725ACH1	Brightwater C/O US Bank	Debt Service payment - tax assessments collected		71,566.91	9,760.74
03/13/2025	031325ACH	IPFS Corporation	Reference: Payment no 6		1,765.63	7,995.11
03/19/2025	100229	Solitude Lake Management	Invoice: PSI147671 (Reference: Annual Maintenance 3/1/2025 - 3/31/2025.)		1,161.68	6,833.43
03/20/2025	wtr03202025	Atwell LLC	Invoice: 0000376014 ()		3,800.00	3,033.43
03/27/2025	wire	Northbrook Holdings LLC		1,200.00		4,233.43
03/27/2025	wire	Northbrook Holdings LLC		109.50		4,342.93
03/27/2025	wire	Northbrook Holdings LLC		1,250.00		5,592.93
03/27/2025	wire	Northbrook Holdings LLC		10,186.00		15,778.93
03/28/2025	100230	Big Tree, Inc	Invoice: 36957 (Reference: Landscape Maintenance - March 2025.)		10,186.00	5,592.93
03/31/2025			Deposit	2.19		5,595.12
3/31/2025		**EOM Balance**		**12,747.69**	**97,181.89**	**5,595.12**
04/03/2025	100231	Kai	Invoice: 20246 (Reference: Service Area CDD - Monthly Fee.)		1,250.00	4,345.12
04/07/2025	100232	Big Tree, Inc	Invoice: 37105 (Reference: Irrigation repairs identified during routine inspecti		2,069.00	2,276.12
04/17/2025	wire	Northbrook Holdings LLC		4,341.67		6,617.79
04/17/2025	wire	Northbrook Holdings LLC		10,186.00		16,803.79
04/17/2025	wire	Northbrook Holdings LLC		1,250.00		18,053.79
04/17/2025	wire	Northbrook Holdings LLC		3,800.00		21,853.79
04/17/2025	wire	Northbrook Holdings LLC		1,765.63		23,619.42
04/23/2025	100234	Straley Robin Vericker	Invoice: 26289 (Reference: Professional Services Rendered Through March 31, 2025		835.00	22,784.42
04/23/2025	100235	Big Tree, Inc	Invoice: 37116 (Reference: Landscape Maintenance - April 2025.)		10,186.00	12,598.42
04/23/2025	100236	Kai Connected, LLC	Invoice: 4538 (Reference: Professional Management, General Administration and We		4,341.67	8,256.75
04/24/2025	042425ACH	IPFS Corporation	Reference: Payment no 7		1,765.63	6,491.12
04/25/2025	100237	Gig Fiber, LLC - Streetleaf	Invoice: 4137 (Reference: April 2025- Solar Equipment Lease.)		2,750.00	3,741.12
04/25/2025	100238	Solitude Lake Management	Invoice: PSI154462 (Reference: April 2025-Annual Maintenance.)		1,161.68	2,579.44
04/25/2025	042525ach	Engage PEO	BOS MTG 03-25-25		726.50	1,852.94
04/25/2025	30	Doug Draper	BOS MTG 3-25-25		184.70	1,668.24
04/29/2025	100239	Straley Robin Vericker	Invoice: 041425- (Reference: Costs for filing Petition.)		1,500.00	168.24
04/30/2025			Deposit	1.19		169.43
4/30/2025		**EOM Balance**		**21,344.49**	**26,770.18**	**169.43**
05/19/2025	100240	Straley Robin Vericker	Invoice: 26457 (Reference: For Professional Services Rendered Through April 30,		440.00	-270.57
05/28/2025	wire	Northbrook Holdings LLC	Developer contribution	20,279.35		20,008.78
05/28/2025	wire	Northbrook Holdings LLC	Developer contribution	1,760.63		21,769.41
05/29/2025	100241	Kai Connected, LLC	Invoice: 4567 (Reference: Professional Management, General Administration and We		4,341.67	17,427.74
05/29/2025	100242	Kai	Invoice: 20338 (Reference: Service Area CDD - Monthly Fee.)		1,250.00	16,177.74
05/29/2025	100243	Gig Fiber, LLC - Streetleaf	Invoice: 4370 (Reference: May 2025_Phase 2.)		2,832.50	13,345.24
05/29/2025	100244	Solitude Lake Management	Invoice: PSI162292 (Reference: May 2025-Annual Maintenance.)		1,161.68	12,183.56
05/29/2025	100245	Big Tree, Inc	Invoice: 37183 (Reference: Irrigation Materials & Labor.) Invoice: 37219 (Ref		10,693.50	1,490.06
05/30/2025			Interest	0.31		1,490.37
5/31/2025		**EOM Balance**		**22,040.29**	**20,719.35**	**1,490.37**
06/12/2025	wire	Northbrook Holdings LLC	Deposit	17,243.03		18,733.40
06/12/2025	wire	Northbrook Holdings LLC	Deposit	159.52		18,892.92
06/16/2025	061625ACH	IPFS Corporation	Reference: GAA-D59254 pmt #8		1,853.66	17,039.26
06/23/2025	062523ach	Engage PEO	mileage		159.52	16,879.74
06/26/2025	100247	Straley Robin Vericker	Invoice: 26458 (Reference: For Professional Services Rendered Through April 30,		3,262.50	13,617.24
06/27/2025	wire	Northbrook Holdings LLC	Deposit	33,083.46		46,700.70
06/27/2025	wire	Northbrook Holdings LLC	Deposit	1,848.66		48,549.36
06/27/2025	wire	Northbrook Holdings LLC	Deposit	750.00		49,299.36
06/27/2025	wire	Northbrook Holdings LLC	Deposit	1,760.63		51,059.99
06/27/2025	100248	4K's Construction Cleanup LLC	Invoice: PH2 PVC REPAIR (Reference: PH2 PVC REPAIR.) Invoice: PH2 ALUMINIUM F		12,500.00	38,559.99
06/27/2025	062725ach	Engage PEO	Mileage		50.00	38,509.99
06/27/2025	31	Doug Draper	Mileage		57.40	38,452.59
06/27/2025	062725ACH	IPFS Corporation	Reference: Payment no 9		1,765.63	36,686.96
06/30/2025	100249	Kai Connected, LLC	Invoice: 4599 (Reference: Professional Management, General Administration and We		4,341.67	32,345.29
06/30/2025	100250	Kai	Invoice: 20421 (Reference: Service Area CDD.)		1,250.00	31,095.29
06/30/2025	100251	Gig Fiber, LLC - Streetleaf	Invoice: 4538 (Reference: Phase 2_June 2025.)		2,832.50	28,262.79
06/30/2025	100252	Straley Robin Vericker	Invoice: 26620 (Reference: General prof Legal services.)		788.45	27,474.34
06/30/2025			Interest	1.72		27,476.06
6/30/2025		**EOM Balance**		**54,847.02**	**28,861.33**	**27,476.06**
06/16/2025	100246	Sunrise Landscape	Reference: Irrigation repairs and replacements. https://clientname(FILLIN).paya		1,480.53	25,995.53
07/01/2025	100253	Straley Robin Vericker	Invoice: 26622 (Reference: Boundary Amendment (2025).)		1,155.36	24,840.17
07/03/2025	070325ach	Engage PEO	christie ray backpay		695.90	24,144.27
07/16/2025	100254	Solitude Lake Management	Invoice: PSI158237 (Reference: Qtrly Maintenance.)		6,433.44	17,710.83
07/16/2025	100255	Sunrise Landscape	Invoice: 37335 (Reference: Landscape Maintenance - June 2025.)		10,186.00	7,524.83
07/16/2025	100256	Straley Robin Vericker	Invoice: 26786 (Reference: General prof Legal services.) Invoice: 26787 (Refe		2,124.00	5,400.83
07/22/2025	072225ACH	IPFS Corporation	Reference: Payment no 10		1,765.63	3,635.20
07/25/2025	wire	Northbrook Holdings LLC	Developer contribution	2,250.00		5,885.20
07/25/2025	wire	Northbrook Holdings LLC	Developer contribution	25,631.20		31,516.40
07/25/2025	wire	Northbrook Holdings LLC	Developer contribution	1,126.50		32,642.90
07/28/2025	100257	Sunrise Landscape	Invoice: 37392 (Reference: Re-sod and freshen up entrance at Brightwater Shores.		17,967.15	14,675.75
07/28/2025	100258	Kai Connected, LLC	Invoice: 4631 (Reference: Professional Management, General Administration and We		4,341.67	10,334.08
07/28/2025	100259	Kai	Invoice: 20503 (Reference: Service Area CDD - Monthly Fee.)		1,250.00	9,084.08
07/28/2025	100260	4K's Construction Cleanup LLC	Invoice: PH2 ALUMINUM FENCE-1 (Reference: PH2 ALUMINUM FENCE-balance.)		4,400.00	4,684.08
07/28/2025	100261	Q. Grady Minor and Associates, LLC	Invoice: 25-613(1) (Reference: Prepare sketch & descriptions.)		1,950.00	2,734.08
07/31/2025	073125ach1	Engage PEO	BOS MTG 1-28-25		941.80	1,792.28
07/31/2025	34	Doug Draper	BOS MTG 1-28-25		184.70	1,607.58
07/31/2025	073125ach2	Engage PEO	BOS MTG 2-25-25		941.80	665.78

07/31/2025	33	Doug Draper	BOS MTG 2-25-25		184.70	481.08
07/31/2025	073125ach3	Engage PEO	BOS MTG 5-27-25		941.80	-460.72
07/31/2025	32	Doug Draper	BOS MTG 5/27-25		184.70	-645.42
07/31/2025			Interest	2.31		-643.11
7/31/2025		**EOM Balance**		**29,010.01**	**57,129.18**	**(643.11)**
08/01/2025	wire	Northbrook Holdings LLC	Developer contribution	2,832.50		2,189.39
08/01/2025	wire	Northbrook Holdings LLC	Developer contribution	1,250.00		3,439.39
08/04/2025	100262	Gig Fiber, LLC - Streetleaf	Invoice: 4715 (Reference: Phase 2_July 2025.)		2,832.50	606.89
08/04/2025	106	Sunrise CDD-c	Sunrise BOS MTG 05/16/25 drafted from the wrong bank account		206.41	400.48
08/08/2025	100263	Business Observer	Invoice: 25-02771L (Reference: Notice of Public Hearing Published: 7/25/2025.)		330.31	70.17
08/28/2025	GF 2025-34	Northbrook Holdings LLC	Developer contribution	1,765.63		1,835.80
08/29/2025			Deposit	1.36		1,837.16
8/31/2025		**EOM Balance**		**5,849.49**	**3,369.22**	**1,837.16**
08/29/2025	300023	IPFS Corporation	Invoice: GAA-D59254-11 (Reference: Payment# 11+$5 processing fee.)		1,765.63	71.53
09/02/2025	9022025	Northbrook Holdings LLC	GF 2025-035	1,384.12		1,455.65
09/08/2025	109	Angeline-C	Book Angeline payroll paid from wrong bank account		177.01	1,278.64
09/15/2025	0915225ACH	Engage PEO	BOS MTG 08/26/25 + Brittany Crutchfield back pay		1,252.72	25.92
09/15/2025	37	Doug Draper	BOS MTG 08/26/25		223.20	-197.28
09/16/2025	20252590510	Sunrise CDD-c	Refund for payroll deducted from incorrect account	206.41		9.13
09/18/2025	110	Angeline-C	Book Angeline payroll paid from wrong bank account		1,484.32	-1,475.19
09/18/2025	111	Sunrise CDD-c	Book Sunrise payroll paid from wrong bank account		206.41	-1,681.60
09/18/2025	20252620675	Angeline-C	Refund for payroll deducted from incorrect account	1,484.32		-197.28
09/18/2025	20252620676	Sunrise CDD-c	Refund for payroll deducted from incorrect account	206.41		9.13
09/19/2025	20252622030	Angeline-C	Refund for payroll deducted from incorrect account	177.01		186.14
09/19/2025	GF2025-36	Northbrook Holdings LLC	Developer contribution	24,593.74		24,779.88
09/22/2025	100264	Straley Robin Vericker	Invoice: 26949 (Reference: General prof Legal services.)		1,006.50	23,773.38
09/23/2025	100265	Solitude Lake Management	Invoice: PSI177838 (Reference: June 2025 Pond Maintenance.) Invoice: PSI18248		10,057.89	13,715.49
09/23/2025	100266	Sunrise Landscape	Invoice: 286640 (Reference: Landscape Maintenance - August 2025.)		10,186.00	3,529.49
09/23/2025	100267	Gig Fiber, LLC - Streetleaf	Invoice: 4889 (Reference: Phase 2_August 2025.)		2,832.50	696.99
09/26/2025		Northbrook Holdings LLC	Developer contribution	28,577.03		29,274.02
09/29/2025	100268	Straley Robin Vericker	Invoice: 27109 (Reference: General prof Legal services.) Invoice: 27110 (Refe		1,879.50	27,394.52
09/29/2025	100269	Gig Fiber, LLC - Streetleaf	Invoice: 5073 (Reference: Phase 2_Sept 2025.)		2,832.50	24,562.02
09/29/2025	100270	Business Observer	Invoice: 25-03442L (Reference: Notice of Meetings Published: 9/5/2025.)		91.88	24,470.14
09/29/2025	100271	Solitude Lake Management	Invoice: PSI202544 (Reference: September 2025 Pond maintenance.)		1,208.15	23,261.99
09/30/2025			Deposit	1.03		23,263.02
9/30/2025		**EOM Balance**		**56,630.07**	**35,204.21**	**23,263.02**

EXHIBIT 16

AGENDA

Brightwater CDD
General Fund
Variance Analysis
For the Period [illegible]

		Actual	Budget	Annual Budget	Variance	Notes
9	SUPERVISORS COMPENSATION	6,400	6,400	8,400	(2,000)	9 meetings held plus backpay
10	PAYROLL TAXES	490	490	643	(153)	9 meetings held plus backpay
11	PAYROLL PROCESSING	490	490	600	(110)	9 meetings held plus backpay
21	ENGINEERING SERVICES	4,000	4,000	6,409	(2,409)	Includes $3,800 Atwell invoice for boundary survey for boundary amendment petition & $1,950 for Q Grady for services for new overall CDD boundary
22	LEGAL SERVICES	7,000	7,000	16,237	(9,237)	Includes Boundary Amendment Petition for $4,763 and services for Series 2024 bond issuance
23	MEETING ROOM RENTAL	1,200	1,200	1,440	(240)	meetings @ $180.00 each
27	DISSEMINATION AGENT	6,000	6,000	8,500	(2,500)	$1,000 for software and $7,500 dissemination agent Breeze as per agreement
28	TRUSTEE FEES	4,040	4,040	4,791	(751)	Includes extraordinary fees charged by trustee for $750
36	LANDSCAPE MAINTENANCE	113,852	113,852	121,382	(7,530)	Contract increased to $10,186 as of November 2024
40	MITIGATION MONITORING & MAINTENANCE	23,792	23,792	25,239	(1,447)	Contract was subject to annual increase, currently @ $6,434 per quarter
49	HOLIDAY DECORATION/EVENTS	10,000	10,000	12,000	(2,000)	Includes $5,500 in additional decorations requested

EXHIBIT 17

AGENDA

Arbitrage Rebate Counselors, LLC
Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

September 6, 2025

Brightwater Community Development District
c/o Audette Bruce, District Manager
Kai
2502 North Rocky Point Drive, Suite 1000
Tampa, FL 33607

Re: Brightwater Community Development District
(Lee County, Florida)
$10,000,000 Capital Improvement Revenue Bonds, Series 2021
(Assessment Area One)
Annual Arbitrage Report for the period August 6, 2024 to August 6, 2025

Dear Brightwater Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for Brightwater Community Development District, $10,000,000 Capital Improvement Revenue Bonds, Series 2021 (Assessment Area One) ("Series 2021") for the period August 6, 2024 to August 6, 2025 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2021
Source: US Bank, Orlando, Florida
Closing Documents for the Bonds, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"
Source: Breeze Home, Lake Mary, Florida
Annual Arbitrage Report for Series 2021 for the period August 6, 2023 to August 6, 2024, dated September 18, 2024 (the "Prior Arbitrage Report")
Source: Arbitrage Rebate Counselors, LLC, Ardmore, Pennsylvania

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Arbitrage Report.

Notes and Assumptions

a) The issue date of the Series 2021 is August 6, 2021.

b) The end of the first Bond Year for the Series 2021 is August 6, 2022.

c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.

d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.

e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.

f) For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that Series 2021 constitutes a single issue under the Code.

g) No provision has been made in the Annual Arbitrage Report for any debt service fund.

h) The calculation of arbitrage liability for the Annual Computation Period is made as of August 6, 2025 (the "Annual Computation Date").

i) According to the Official Statement, Series 2021 was issued to: (i) finance a portion of the cost of acquiring, constructing, and equipping certain assessable improvements comprising the Assessment Area One Project, (ii) pay certain costs associated with the issuance of the 2021 Series, (iii) make a deposit into the Series 2021 Reserve Account and (iv) pay a portion of the interest to become due on Series 2021.

Source Information

<u>Bonds</u>

Closing Date	I.R.S. Form 8038-G
2021 Series Yield	Official Statement

Investments

Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Brightwater Community Development District earned $5,007.16 more on its investments of 2021 Series proceeds during the Annual Computation Period than had such proceeds been invested at the 2021 Series Yield, and therefore **incurred an arbitrage liability on the 2021 Series** during such period, as calculated on Page 1; however, such liability amount was offset by arbitrage credits accrued in prior periods.

Arbitrage Rebate Counselors, LLC
ARBITRAGE REBATE COUNSELORS, LLC

Brightwater Community Development District
(Lee County, Florida)
$10,000,000 Capital Improvement Revenue Bonds, Series 2021
(Assessment Area One)

Annual Arbitrage Report
For the Period August 6, 2024 to August 6, 2025

September 6, 2025

Brightwater Community Development District
(Lee County, Florida)
$10,000,000 Capital Improvement Revenue Bonds, Series 2021
(Assessment Area One)

Arbitrage Credit - 4th Annual Computation Period

Annual Computation Date:	8/6/2025								Investment Yield:	4.22520400%
2016 Bond Yield (1):	3.25610314%									
		Debt Service Reserve Fund				Muni Days To	2021 Bond Yield			@ Investment Yield
Date (2)	Transaction Description (2)	Invested (-) / Disbursed (+) (2)	Interest (2)	Balance (2)	Total	Compu-tation Date	Yield	Future Value		Future Value
8/6/2024	Prior Ann'l Arb Liability (3)	$0.00	$0.00	$0.00	($156,128.29)	360	1.03282609	**($161,253.38)**		$0.00
8/6/2024	Balance	($532,508.75)	$0.00	$532,508.75	($532,508.75)	360	1.03282609	($549,988.93)		($555,245.99)
9/3/2024	Int. Earn. (+) / Reinvst (-)	(2,203.87)	2,203.87	534,712.62	0.00	333	1.03032718	0.00		0.00
9/4/2024	Trf Out - Revenue Fd	2,203.87	0.00	532,508.75	2,203.87	332	1.03023475	2,270.50		2,290.51
9/17/2024	Trf Out - DSR Excess	13,457.50	0.00	519,051.25	13,457.50	319	1.02903384	13,848.22		13,965.45
10/1/2024	Int. Earn. (+) / Reinvst (-)	(2,037.09)	2,037.09	521,088.34	0.00	305	1.02774212	0.00		0.00
10/2/2024	Trf Out - Revenue Fd	2,037.09	0.00	519,051.25	2,037.09	304	1.02764991	2,093.42		2,110.30
11/1/2024	Int. Earn. (+) / Reinvst (-)	(1,959.34)	1,959.34	521,010.59	0.00	275	1.02497960	0.00		0.00
11/4/2024	Trf Out - Revenue Fd	1,959.34	0.00	519,051.25	1,959.34	272	1.02470376	2,007.74		2,022.23
12/2/2024	Int. Earn. (+) / Reinvst (-)	(1,829.55)	1,829.55	520,880.80	0.00	244	1.02213280	0.00		0.00
12/3/2024	Trf Out - Revenue Fd	1,829.55	0.00	519,051.25	1,829.55	243	1.02204110	1,869.88		1,881.92
12/17/2024	ST Cap Gain	351.25	0.00	518,700.00	351.25	229	1.02075815	358.54		360.72
1/2/2025	Int. Earn. (+) / Reinvst (-)	(1,831.21)	1,831.21	520,531.21	0.00	214	1.01938536	0.00		0.00
1/3/2025	Trf Out - Revenue Fd	1,831.21	0.00	518,700.00	1,831.21	213	1.01929390	1,866.54		1,877.08
2/3/2025	Int. Earn. (+) / Reinvst (-)	(1,763.60)	1,763.60	520,463.60	0.00	183	1.01655409	0.00		0.00
2/4/2025	Trf Out - Revenue Fd	1,763.60	0.00	518,700.00	1,763.60	182	1.01646289	1,792.63		1,801.28
3/3/2025	Int. Earn. (+) / Reinvst (-)	(1,584.57)	1,584.57	520,284.57	0.00	153	1.01382165	0.00		0.00
3/4/2025	Trf Out - Revenue Fd	1,584.57	0.00	518,700.00	1,584.57	152	1.01373069	1,606.33		1,612.79
4/1/2025	Int. Earn. (+) / Reinvst (-)	(1,739.36)	1,739.36	520,439.36	0.00	125	1.01127799	0.00		0.00
4/2/2025	Trf Out - Revenue Fd	1,739.36	0.00	518,700.00	1,739.36	124	1.01118726	1,758.82		1,764.59
5/1/2025	Int. Earn. (+) / Reinvst (-)	(1,678.88)	1,678.88	520,378.88	0.00	95	1.00855973	0.00		0.00
5/2/2025	Trf Out - Revenue Fd	1,678.88	0.00	518,700.00	1,678.88	94	1.00846924	1,693.10		1,697.31
6/2/2025	Int. Earn. (+) / Reinvst (-)	(1,726.71)	1,726.71	520,426.71	0.00	64	1.00575853	0.00		0.00
6/3/2025	Trf Out - Revenue Fd	1,726.71	0.00	518,700.00	1,726.71	63	1.00566830	1,736.50		1,739.39
6/17/2025	Trf Out - DSR Excess	607.50	0.00	518,092.50	607.50	49	1.00440591	610.18		610.97
7/1/2025	Int. Earn. (+) / Reinvst (-)	(1,665.45)	1,665.45	519,757.95	0.00	35	1.00314510	0.00		0.00
7/2/2025	Trf Out - Revenue Fd	1,665.45	0.00	518,092.50	1,665.45	34	1.00305510	1,670.54		1,672.04
8/1/2025	Int. Earn. (+) / Reinvst (-)	(1,720.04)	1,720.04	519,812.54	0.00	5	1.00044870	0.00		0.00
8/2/2025	Trf Out - Revenue Fd	1,720.04	0.00	518,092.50	1,720.04	4	1.00035894	1,720.66		1,720.84
8/6/2025	Balance	518,092.50	0.00	0.00	518,092.50	0	1.00000000	518,092.50		518,092.50
	Total	$0.00	$21,739.67		$21,739.67					($26.08)
							Arbitrage Credit	**$5,007.16**		
							Cumulative Arbitrage Credit	**($156,246.21)**		

Notes: (1) Source: I.R.S. Form "8038".
(2) Source: Trust Fund bank statements of US Bank, Orlando Florida.
(3) See Prior Annual Arbitrage Report.

EXHIBIT 18

AGENDA

MINUTES OF MEETING

BRIGHTWATER

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting and Public Hearing of the Board of Supervisors of the Brightwater Community Development District was held on Tuesday, August 26, 2025 at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905.

FIRST ORDER OF BUSINESS – Roll Call

Ms. Bruce called the meeting to order at 3:42 p.m. and conducted roll call.

Present and constituting a quorum were:

Michael Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Lori Price (*via zoom*)	Board Supervisor, Assistant Secretary
Christie Ray (*via zoom*)	Board Supervisor, Assistant Secretary
Brittany Crutchfield	Board Supervisor, Assistant Secretary

Also, present was:

Audette Bruce	District Manager, Kai
Jim Bugos (*via zoom*)	Field Services Manager, Kai
Tonya Stewart	District Engineer

The following is a summary of the discussions and actions taken at the August 26, 2025 Brightwater CDD Board of Supervisors Regular Meeting and Public Hearing.

SECOND ORDER OF BUSINESS – Audience Comments– *(limited to 3 minutes per individual on agenda items)*

There was one audience member present, four were on Zoom, and the next item followed.

THIRD ORDER OF BUSINESS – Business Items

A. FY 2025-2026 Budget Public Hearing

- Open Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board opened **the Public Hearing,** for the Brightwater Community Development District.

- Exhibit 1: Affidavit of Publication – July 25 & August 1, 2025

- Exhibit 2: Presentation of the FY 2025-2026 Budget

Mr. Lawson presented the budget to the Board and answered the audience comment.

- Public Comments

As there were no comments, the next item followed.

- Close Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board closed **the Public Hearing,** for the Brightwater Community Development District.

B. Exhibit 3: Consideration for Adoption – **Resolution 2025-11, Adopting FY 2025-2026 Budget**

- Exhibit A – FY 2025-2026 Adopted Budget

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted **the Resolution 2025-11, Adopting FY 2025-2026 Budget,** for the Brightwater Community Development District.

C. FY 2025-2026 Levying O&M Assessments Public Hearing

1. Open Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board opened **the Public Hearing,** for the Brightwater Community Development District.

2. Public Comments

As there were no comments, the next item followed.

3. Close Public Hearing

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board closed **the Public Hearing,** for the Brightwater Community Development District.

D. Exhibit 4: Consideration for Adoption of **Resolution 2025-12,** Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget

- Exhibit A: FY 2025-2026 Budget

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adopted **the Resolution 2025-12, Imposing and Levying the O&M Assessments for the FY 2025-2026 Budget,** for the Brightwater Community Development District.

E. Exhibit 5: Consideration for Approval – Interim Operation and Deficit Budget Funding

- Exhibit A – FY 2025-2026 General Fund Budget

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **the Developer Funding Agreement allowing the Chairman to work with the Developer if any further refinements are needed,** for the Brightwater Community Development District.

F. Exhibit 6: Consideration for Adoption – **Resolution 2025-13, Adopting the FY 2025-2026 Meeting Schedule**

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adopted **the Resolution 2025-13, Adopting the FY 2025-2026 Meeting Schedule,** for the Brightwater Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 7: Consideration for Acceptance – The Unaudited July 2025 Financials

- Exhibit 8: July Negative Variance Analysis

B. Exhibit 9: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held July 22, 2025

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved **items A and B under the Consent Agenda**, for the Brightwater Community Development District.

FIFTH ORDER OF BUSINESS – Staff Reports

A. District Counsel

There being no representative present, the next item followed.

B. District Engineer

There being no representative present, the next item followed.

C. Field Operations Manager: Kai

There being nothing to report, the next item followed.

D. District Manager

- Exhibit 10: Presentation of Quarterly Compliance Website Audit Report
- Discussion on Lagoon Mailbox

SIXTH ORDER OF BUSINESS – Supervisors Requests

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS – Audience Comments - New Business- *(limited to 3 minutes per individual for non-agenda items)*

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adjourned **the meeting at 3:46 p.m.**, for the Brightwater Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ Secretary □ Assistant Secretary	**Title: □ Chairman □ Vice Chairman**

EXHIBIT 19

AGENDA

BRIGHTWATER

Stoneybrook North CDD (Brightwater)

Oct 12, 2025 / Jim Bugos

Complete

	36 / 40 (90%)	**Flagged items**	3	**Actions**	0

Site conducted	Brightwater
Conducted on	Oct 12, 2025 2:55 PM EDT
Prepared by	Jim Bugos
Location	18200 Water Crossing Dr North Fort Myers FL 33917 United States (26.73013785526094, -81.81544297637316)
	2 / 2 (100%)
Entrance Bridge	Fair
Exit Bridge	
South Entrance	Good
North Entrance (Lennar)	Good
	15 / 15 (100%)
South Entrance Lake	Good
Lagoon Parking Lake	Good
Lake Across from South Mail Center	Fair

A fair amount of algae here

Aerator appears to be working



Photo 1

Everson Miles Circle Lake — Good

Behind 18192 Everson Miles Circle (Walking Path) — Fair

Algae

Aerator appears to be working



Photo 2

Cascade Price Circle Lake — Good

Behind 18519 Marlin Kite — Good

Pond & Pump Station at Marlin Kite Circle — Good

Aerator is running



Photo 3

River Burst Court Cul-de-sac Lake — Good

It appears that the aerator’s are working

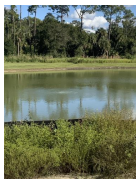


Photo 4

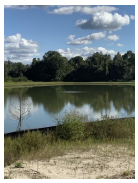


Photo 5

Between River Burst Court and Shimmer Dawn Court — Good

Aerator’s appear to be working


Photo 6


Photo 7

Pump Station & Lake at Water Sale Drive	Good
Lake across from North Entrance Mail Center	Good
Lake behind North Entrance Mail Center	Fair

I do not think this aerator is working. Need to check.

Pond behind 8716 Sewell Brooks Court	Fair

Some algae growth here also

Appears that an aerator in the middle of the lake may be working, but I cannot guarantee that


Photo 8

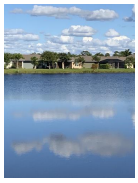

Photo 9


Photo 10

Pump Station at corner of Sunny Page Ln & Everson Myles Court	Good
Gates	2 flagged, 7 / 9 (77.78%)
Original Entrance Gate - before lagoon	Poor

Is this gate supposed to be removed?

Resident Entrance Gate (South)	Fair

Need to authorize the expenditure and get this fixed

Guest Entrance (South)	Fair

Need to authorize the expenditure and get this fixed

Pedestrian Gate at main entrance	Good
Exit Gate at North Entrance (Lennar)	Good
Entrance Gate at North Entrance (Lennar)	Good
Pedestrian Gate at Sewell Brooks Court	Good
Resident Exit Gate (South)	Good

6

Waiting for the entrance gate to be repaired so this can be operational again

Original Exit Gate	Poor
	4 / 4 (100%)
South Entrance Mail Center	Good
South Mail Center Island Landscape	Good
North Entrance Mail Center	Good
North Mail Center Island Landscape	Good
	2 / 2 (100%)
Preserve Area near tot lot	Good
Gate at Sedgefield Rd	Fair

Pipes are partially blocking it, but is there a plan for some sort of permanent fence here?



Photo 11

	3 / 3 (100%)
Tot Lot	Good

Very limited accessibility at this time due to construction

Dog Park - Small	Good

Very limited accessibility at this time due to construction

Dog Park - Large	Good

Very limited accessibility at this time due to construction

Landsccape	1 flagged, 0 / 2 (0%)
Landsccape 1	1 flagged, 0 / 1 (0%)
Landscape	Poor

8952 Cascade price this drainage area needs addressed



Landscape Location

Landsccape 2 — 0 / 1 (0%)

Landscape

Sewell Brooks Court cul-de-sac utility area

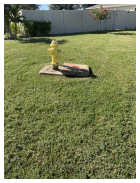


Photo 13

Landscape Location

8717 Swell Brooks Ct
North Fort Myers FL 33917
United States
(26.73173530352335,
-81.81403398606408)

Street Signs — 1 / 1 (100%)

Street Signs 1 — 1 / 1 (100%)

Street Sign

Fair

Cronin Sand Lane and Cascade Price Circle closest to N. Mill Center



Photo 14

Street Sign Location

Cascade Price Cir
North Fort Myers FL 33917
United States
(26.734406344457582,
-81.81318992137)

Sign Off



Jim Bugos
Oct 12, 2025 8:24 PM EDT

3 flagged

Title Page / Gates

Original Entrance Gate - before lagoon

Poor

Is this gate supposed to be removed?

Title Page / Gates

Original Exit Gate

Poor

Title Page / Landsccape / Landsccape

Landscape

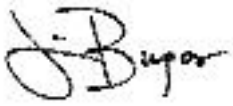
Poor

;<85

Cascade price this drainage a[illegible]eeds addres[illegible]



Photo 12

Approval	
Date and time of approval	Oct 12, 2025 7:30 PM EDT
Approver's signature	 Jim Bugos Oct 12, 2025 8:25 PM EDT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14