

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
John Vericker - District Counsel
Tyson Waag - District Engineer

Brightwater Community Development District

Regular Meeting Agenda

Tuesday, April 28, 2026 at 2:00 P.M.

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

Teams:

Dial In: +1 312-667-7136

Meeting ID: 214 574 973 934 19

Passcode: ys3Ja63L

Dear Supervisors:

A meeting of the Board of Supervisors of the Brightwater Community Development District is scheduled for **Tuesday, April 28, 2026, 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. Consent Agenda
 - A. Consideration for Acceptance – The Unaudited March 2026 Financials [Exhibit 1](#)
 - The Negative Variance for March 2026
 - B. Consideration for Approval – The Meeting Minutes of the Board of Supervisors [Exhibit 2](#)
Regular Meeting Held on March 24, 2026
4. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. Field Operations
 - D. District Manager
 - Presentation of Number of Registered Voters [Exhibit 3](#)
5. Supervisors Requests
6. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)
7. 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

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

EXHIBIT 1

AGENDA

**Brightwater
Community Development District**

**Financial Statements
(Unaudited)**

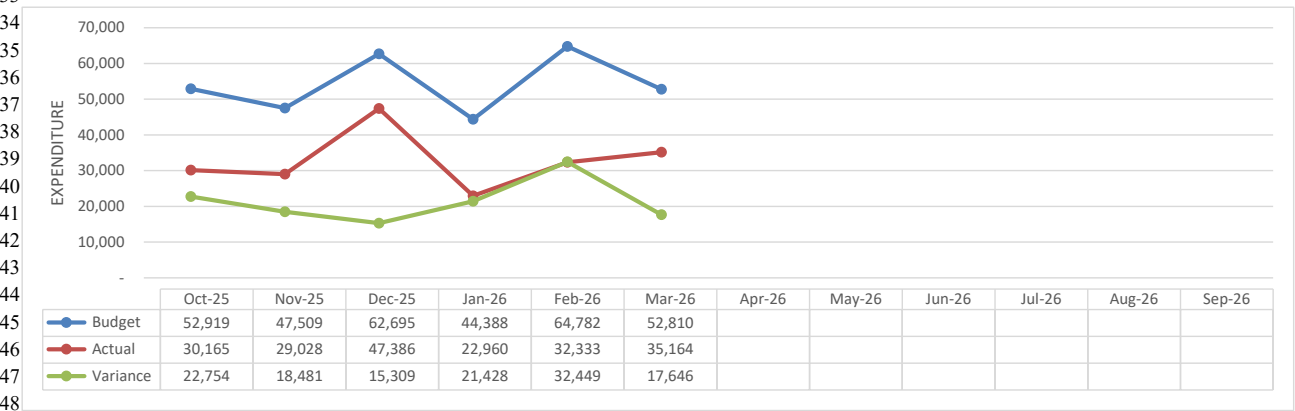
March 31, 2026

Brightwater CDD
Financial Report Summary - General Fund & Construction Fund
3/31/2026

	GENERAL FUND 3/31/2026	CONSTRUCTION 3/31/2026
For The Period Ending :		
CASH BALANCE	\$ 144,736	\$ 3,129,585
CASH - RESTRICTED	79,954	-
PLUS: PREPAID & DEPOSITS	5,496	-
PLUS: ACCOUNTS RECEIVABLE	8,509	-
PLUS: ACCOUNTS RECEIVABLE ON ROLL	-	-
LESS: ACCOUNTS PAYABLE & ACCRUED EXPENSES	(20,062)	-
LESS: DUE TO OTHER FUNDS	(72,901)	-
LESS: DEFERRED REVENUE	-	-
NET CASH BALANCE	\$ 145,732	\$ 3,129,585

GENERAL FUND REVENUE AND EXPENDITURES:	3/31/2026 ACTUAL YEAR-TO-DATE	3/31/2026 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE (YTD) COLLECTED	\$ 323,270	\$ 827,997	\$ (504,727)
EXPENDITURES (YTD)	(197,036)	(325,103)	128,066
NET OPERATING CHANGE	126,233	502,894	(376,662)
AVERAGE MONTHLY EXPENDITURES	\$ 32,839	\$ 54,184	\$ 21,344
PROJECTED EOY BASED ON AVERAGE	\$ 394,073	\$ 650,206	\$ 256,133

GENERAL FUND SIGNIFICANT FINANCIAL ACTIVITY:	3/31/2026 ACTUAL YEAR-TO-DATE	3/31/2026 BUDGET YEAR-TO-DATE	FAVORABLE (UNFAVORABLE) VARIANCE
REVENUE:			
ON-ROLL ASSESSMENTS	\$ 115,747	\$ 101,872	13,876
DEVELOPER FUNDING	23,081	541,945	(518,864)
GAP LOAN PROCEEDS	184,180	184,180	-
MISCELLANEOUS REVENUE	262	-	262
TOTAL REVENUES:	323,270	827,997	(504,727)
EXPENDITURES:			
ADMINISTRATIVE EXPENDITURES	70,402	70,929	527
PHYSICAL ENVIRONMENT EXPENDITURES	114,240	241,780	127,540
DEBT SERVICE ADMINISTRATION GAP LOAN	12,394	12,394	-
TOTAL EXPENDITURES:	\$ 197,036	\$ 325,103	\$ 128,066



Brightwater CDD
Balance Sheet
March 31, 2026

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Construction Fund</u>	<u>TOTAL</u>
1 <u>ASSETS</u>				
2 CASH	\$ 439	\$ -	\$ -	\$ 439
3 CASH_ VALLEY	144,297	-	-	144,297
4 CASH - RESTRICTED	79,954	-	-	79,954
5 DEPOSIT IN TRANSIT	-	-	-	-
6 DS REVENUE	-	11,363	-	11,363
7 DS RESERVE	-	1,056,005	-	1,056,005
8 DS PEPAYMENT	-	608	-	608
9 CAPITALIZED INTEREST	-	7,937	-	7,937
10 CONST. TRUST FUND	-	-	3,129,585	3,129,585
11 RESTR. CONST. TRUST FUND	-	-	-	-
12 ACCOUNTS RECEIVABLE	8,509	-	-	8,509
13 ACCOUNTS RECEIVABLE - ON ROLL	-	-	-	-
14 DUE FROM OTHER FUNDS	-	72,901	-	72,901
15 PREPAID ITEMS	5,496	-	-	5,496
16 DEPOSITS	20,200	-	-	20,200
17 TOTAL ASSETS	<u>\$ 258,895</u>	<u>\$ 1,148,814</u>	<u>\$ 3,129,585</u>	<u>\$ 4,537,294</u>
18 <u>LIABILITIES</u>				
19 ACCOUNTS PAYABLE	\$ 18,575	\$ -	\$ -	\$ 18,575
20 ACCRUED EXPENSES	1,487	-	-	1,487
21 DUE TO OTHER FUNDS	72,901	-	-	72,901
22 RETAINAGE PAYABLE	-	-	-	-
23 DEFERRED REVENUE	-	-	-	-
24 TOTAL LIABILITIES	<u>\$ 92,963</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 92,963</u>
25 <u>FUND BALANCE</u>				
26 NONSPENDABLE	25,696	-	-	25,696
27 RESTRICTED	7,053	1,088,274	3,129,585	4,224,912
27 UNASSIGNED FUND BALANCE	6,950	-	-	6,950
28 NET CHANGE IN FUND BALANCE	126,233	60,540	-	186,773
29 TOTAL LIABILITIES & EQUITY	<u>\$ 258,895</u>	<u>\$ 1,148,814</u>	<u>\$ 3,129,585</u>	<u>\$ 4,537,294</u>

Brightwater CDD
General Fund
Statement of Revenues, Expenses and Changes in Fund Balance
For the Period From October 1, 2025 through March 31, 2026

	FY 2026 Amended Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 GENERAL FUND REVENUE - ON ROLL	\$113,191	\$ 101,872	\$ 115,747	\$ 13,876
3 GENERAL FUND REVENUE - OFF ROLL	602,161	541,945	-	(541,945)
4 O&M ASSESSMENT/EXCESS FEES	-	-	-	-
5 GENERAL FUND REVENUE- LOT CLOSINGS	-	-	-	-
6 DEVELOPER INTERIM FUNDING - OPERATING	-	-	23,081	23,081
7 GAP LOAN PROCEEDS - OTHER FINANCING SOURCE	184,180	184,180	184,180	-
8 MISCELLANEOUS REVENUE	-	-	67	-
9 INTEREST	-	-	195	195
10 TOTAL REVENUE	\$899,532	\$ 827,997	\$ 323,270	\$ (504,794)
11 EXPENDITURES				
12 ADMINISTRATIVE				
13 SUPERVISORS COMPENSATION	12,000	6,000	4,000	2,000
14 PAYROLL TAXES	600	300	306	(6)
15 PAYROLL PROCESSING	500	250	250	-
16 MANAGEMENT CONSULTING SERVICES	48,000	24,000	24,000	-
17 ADMINISTRATIVE SERVICES	3,600	1,800	1,800	-
18 BANK FEES	300	150	85	65
19 MISCELLANEOUS	20,500	167	167	-
20 AUDITING SERVICES	3,800	-	-	-
21 TRAVEL PER DIEM	750	375	627	(252)
22 INSURANCE	35,000	12,029	12,029	-
23 REGULATORY AND PERMIT FEES	175	175	175	-
24 LEGAL ADVERTISEMENTS (Bond issuance)	3,300	1,650	1,151	499
25 ENGINEERING SERVICES	5,000	2,500	1,157	1,343
26 LEGAL SERVICES	7,000	7,000	10,123	(3,123)
27 WEBSITE HOSTING	2,015	1,765	1,765	-
28 MEETING ROOM RENTAL	1,440	720	720	-
29 TOTAL ADMINISTRATIVE	143,980	58,880	58,354	526
30 DEBT SERVICE ADMINISTRATION				
31 DISSEMINATION AGENT	12,500	6,481	6,481	-
32 TRUSTEE FEES	9,262	5,567	5,567	-
33 ARBITRAGE	950	-	-	-
34 GAP LOAN REPAYMENT	184,180	-	-	-
35 GAP LOAN REQUIRED RESERVE	7,053	7,053	7,053	-
36 GAP LOAN - COST OF ISSUANCE	5,341	5,341	5,341	-
37 GAP LOAN INTEREST	7,058	-	-	-
38 TOTAL DEBT SERVICE ADMINISTRATION	226,344	24,442	24,442	-
39 PHYSICAL ENVIRONMENT				
40 STREETPOLE LIGHTING	101,750	50,875	16,995	33,880
41 ELECTRICITY (IRRIGATION & POND PUMP).	7,300	3,650	-	3,650
42 WATER	8,100	4,050	1,504	2,546
43 LANDSCAPE MAINTENANCE	140,000	70,000	61,116	8,884
44 LANDSCAPE MULCH REPLINSHMENT	20,000	10,000	-	10,000
45 LANDSCAPE REPLINISHMENT	20,000	10,000	950	9,050
46 IRRIGATION MAINTENANCE	22,500	11,250	852	10,398
47 MITIGATION MONITORING & MAINTENANCE	26,506	13,253	13,124	129
48 PET WASTE REMOVAL	8,000	4,000	-	4,000
49 POND MAINTENANCE	19,904	9,952	7,249	2,703
50 POND EROSION	10,000	5,000	-	5,000
51 GATE MAINTENANCE	12,000	6,000	-	6,000
52 CARD ACCESS & FOBS	8,000	4,000	-	4,000
53 CAMERA & SECURITY SYSTEM	27,000	13,500	-	13,500
54 SECURITY	24,000	12,000	-	12,000

Brightwater CDD
General Fund
Statement of Revenues, Expenses and Changes in Fund Balance
For the Period From October 1, 2025 through March 31, 2026

	FY 2026 Amended Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
55 GATE MONITORING	3,600	1,800	-	1,800
56 COMPREHENSIVE FIELD TECH SERVICES	15,000	7,500	7,500	-
57 HOLIDAY DECORATION/EVENTS	25,000	-	-	-
58 PHYSICAL ENVIRONMENT CONTINGENCY	30,548	4,950	4,950	-
59 TOTAL PHYSICAL ENVIRONMENT	529,208	241,780	114,240	127,540
60 TOTAL EXPENSES	\$ 899,532	\$ 325,103	\$ 197,036	\$ 128,066
61 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	502,894	126,233	(376,728)
62 FUND BALANCE - BEGINNING	-	39,699	39,699	-
63 FUND BALANCE - ENDING	\$ -	\$ 542,593	\$ 165,932	\$ (376,661)

Brightwater CDD
Debt Service Fund - Series 2021
Statement of Revenues, Expenses and Changes in Fund Balance
For the Period From October 1, 2025 through March 31, 2026

	FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 SPECIAL ASSESSMENT - ON ROLL	\$ 71,280	\$ 64,152	\$ 72,890	\$ 8,738
3 SPECIAL ASSESSMENT - OFF ROLL	984,725	886,252	336,516	(549,737)
3 PREPAYMENT REVENUE	-	-	-	-
4 INTEREST REVENUE	-	-	19,336	19,336
5 LESS: DISCOUNT ASSESSMENTS	-	-	-	-
6 TOTAL REVENUE	1,056,005	950,405	428,742	(521,663)
7 EXPENDITURES				
8 COUNTY - ASSESSMENT COLLECTION FEES	-	-	-	-
9 INTEREST EXPENSE				
10 NOVEMBER 1, 2025	368,202	368,202	368,202	-
11 MAY 1, 2026	363,206	-	-	-
12 PREPAYMENT	-	-	-	-
13 PRINCIPAL RETIREMENT	-	-	-	-
14 PRINCIPAL PAYMENT				
15 MAY 1, 2026	320,000	-	-	-
16 COST OF ISSUANCE	-	-	-	-
16 TOTAL EXPENDITURES	1,051,408	368,202	368,202	-
17 EXCESS REVENUE OVER (UNDER) EXPENDITURES	\$ 4,598	\$ 582,203	\$ 60,540	\$ (521,663)
18 OTHER FINANCING SOURCES (USES)				
19 BOND PROCEEDS	-	-	-	-
20 UNDERWRITERS DISCOUNT	-	-	-	-
21 TRANSFER IN (OUT)	-	-	-	-
22 TOTAL OTHER FINANCING SOURCES (USES)	\$ -	\$ -	\$ -	\$ -
22 FUND BALANCE - BEGINNING	-	1,088,274	1,088,274	1,088,274
23 FUND BALANCE - ENDING	\$ 4,598	\$ 1,670,476	\$ 1,148,814	\$ 566,611

Brightwater CDD
Construction Fund
For the Period From October 1, 2025 through March 31, 2026

	FY 2026
	Actual
	<u>Year-to-Date</u>
1 REVENUE	
2 DEVELOPER FUNDING	\$ -
3 BOND PROCEEDS	-
4 INTEREST	56,423
5 TOTAL REVENUE	<u>56,423</u>
6 EXPENDITURES	
7 CONSTRUCTION IN PROGRESS	86,137
8 TOTAL EXPENDITURES	<u>\$ 86,137</u>
9 EXCESS REVENUE OVER (UNDER) EXPEND.	(29,715)
10 TRANSFER IN (OUT)	-
11 FUND BALANCE - BEGINNING	3,159,299
12 FUND BALANCE - ENDING	<u>\$ 3,129,585</u>

Brightwater CDD
Cash Reconciliation - General Fund
March 31, 2026

		Bank United (Operating Acct)
Balance Per Bank Statement	\$	11,450.07
Plus: Deposits		-
Less: Outstanding Checks		(11,011.00)
<i>Adjusted Bank Balance</i>	\$	<u>439.07</u>
Beginning Cash Balance Per Books	\$	158,337.08
Cash Receipts		83,106.76
Cash Disbursements		(241,004.77)
<i>Balance Per Books</i>	\$	<u>439.07</u>

Brightwater CDD
Check Register - FY2026

Date	Num	Name	Memo	Receipts	Disbursements	Balance
9/30/2025		EOY Balance				23,263.02
10/03/2025	GF 2025-39	Northbrook Holdings LLC		440.30		23,703.32
10/09/2025	GF 2025-37	Northbrook Holdings LLC		6,158.47		29,861.79
10/09/2025	100272	Kai Connected, LLC	Invoice: 4753 (Reference: Professional Management, General Administration and Website Management...		4,341.67	25,520.12
10/09/2025	100273	Kai	Invoice: 20709 (Reference: meeting 1/2 cost.) Invoice: 20793 (Reference: 5.27.25 Hotel.) L...		1,816.80	23,703.32
10/10/2025	121	Lee County Tax Collector	FY25 Tax collections received	330.11		24,033.43
10/10/2025	121	Lee County Tax Collector	FY25 Tax collections received		127.56	23,905.87
10/15/2025	122	Doug Draper	Check #40		359.70	23,546.17
10/15/2025	122	Engage PEO	H120371 Payroll		80.60	23,465.57
10/16/2025	GF 2025-33	Northbrook Holdings LLC		5,591.67		29,057.24
10/20/2025	100274	Kai Connected, LLC	Invoice: 4713 (Reference: Professional Management, General Administration and Website Management...		4,341.67	24,715.57
10/20/2025	100275	Kai	Invoice: 20596 (Reference: Service Area CDD - Monthly Fee.)		1,250.00	23,465.57
10/30/2025	119	Lee County Tax Collector	FY25 Excess Fees received	28.14		23,493.71
10/30/2025	119	Lee County Tax Collector	FY25 Excess Fees received		11.08	23,482.63
10/30/2025	123	Doug Draper	Check #41 H120806		254.70	23,227.93
10/30/2025	123	Engage PEO	H120806 BOS MTG 10/28/25		941.80	22,286.13
10/31/2025			Deposit	2.51		22,288.64
10/31/2025		EOM Balance		12,551.20	13,525.58	22,288.64
11/02/2025	300024	IPFS Corporation	Reference: Insurance premium payment-1. https://clientname(FILLIN).payableslockbox.com/DocView/...		2,026.65	20,261.99
11/07/2025	100276	Egis Insurance Advisors, LLC	Invoice: 30376 (Reference: DP-Policy #100125341 10/01/2025-10/01/2026.)		1,895.46	18,366.53
11/10/2025	100277	Straley Robin Vericker	Invoice: 27258 (Reference: General prof Legal services September 30, 2025.) Invoice: 27259 (R...		336.00	18,030.53
11/12/2025	Wire	Northbrook Holdings LLC		5,948.76		23,979.29
11/14/2025	300025	IPFS Corporation	Invoice: GAA-D81414-2 (Reference: Insurance premium payment-2 + \$5 processing fee.)		2,026.65	21,952.64
11/17/2025	251117I2C001801	Northbrook Holdings LLC		18,450.00		40,402.64
11/19/2025	100278	SchoolNow	Invoice: INV-SN-974 (Reference: SchoolNow CDD ADA-PDF and ADA-compliant website.)		1,515.00	38,887.64
11/19/2025	100279	Arbitrage Rebate Counselors, LLC	Invoice: 090625- (Reference: Annual Arbitrage Report for the period August 6, 2024 to August 6, ...		475.00	38,412.64
11/19/2025	100280	Sunrise Landscape	Invoice: 286721 (Reference: July 2025 Irrigation Repairs for Phase 2.) Invoice: 286739 (Refer...		11,667.74	26,744.90
11/19/2025	100281	US Bank Trust Services	Invoice: 7908764 (Reference: Trustee Fee, other and Incidental expenses.)		4,790.63	21,954.27
11/20/2025	100282	DEPT OF ECONOMIC OPPORTUNITY	Invoice: 93379 (Reference: Annual District Filing Fee.)		175.00	21,779.27
11/20/2025	100283	Kai Connected, LLC	Invoice: 4792 (Reference: Professional Management, General Administration and Website Management...		4,341.67	17,437.60
11/20/2025	100284	Kai	Invoice: 21140 (Reference: Service Area CDD - Monthly Fee.) Invoice: 21313 (Reference: Bright...		1,430.00	16,007.60
11/20/2025	100285	Gig Fiber, LLC - Streetleaf	Invoice: 5259 (Reference: Phase 2_Oct 2025- Solar Equipment Lease.)		2,832.50	13,175.10
11/20/2025	100286	Sunrise Landscape	Invoice: 2045010 (Reference: Oct 2025-Landscape Maintenance.)		10,186.00	2,989.10
11/28/2025			Deposit	2.48		2,991.58
11/30/2025		EOM Balance		24,401.24	43,698.30	2,991.58
12/01/2025	100287	State of FL Lee County Property Appraiser	Invoice: 013313 (Reference: 2025-26 Non-Ad Valorem Roll.)		69.00	2,922.58
12/22/2025	300026	IPFS Corporation	Invoice: GAA-D81414-3 (Reference: Insurance premium payment-3 + \$5 processing fee.)		2,026.65	895.93
12/24/2025	128	Lee County Tax Collector	FY26 Tax collections received	185,097.74		185,993.67
12/24/2025	128	Lee County Tax Collector	FY26 Tax collections received		71,522.31	114,471.36
12/26/2025	127		Gap Loan Funding	171,786.00		286,257.36
12/31/2025	100288	Sunrise Landscape	Invoice: 2047993 (Reference: November 2025 Landscape Maintenance.) Invoice: 2048722 (Referenc...		20,872.24	265,385.12
12/31/2025	100289	Kai	Invoice: 21346 (Reference: Service Area CDD - Monthly Fee.) Invoice: 21526 (Reference: Servic...		2,680.00	262,705.12
12/31/2025	100290	Solitude Lake Management	Invoice: PSI206901 (Reference: 10/1/2025 - 12/31/2025- Pond Maintenance.) Invoice: PSI209995 ...		10,057.89	252,647.23
12/31/2025	100291	Business Observer	Invoice: 25-04449L (Reference: Notice of Public Hearing Published: 11/7/2025, 11/14/2025.) In...		1,150.63	251,496.60
12/31/2025	100292	Dibartolomeo, McBee, Hartley & Barnes PA	Invoice: 90113780 (Reference: Audited financial statements for the year ended September 30, 2024...		3,350.00	248,146.60
12/31/2025	100293	Gig Fiber, LLC - Streetleaf	Invoice: 5501 (Reference: Phase 2_Nov 2025.) Invoice: 5710 (Reference: Phase 2_Dec 2025.)		5,665.00	242,481.60
12/31/2025	100294	Disclosure Technology Services, LLC	Invoice: 1465 (Reference: DTS MUNI ? CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclos...		4,475.00	238,006.60

12/31/2025	100295	Straley Robin Vericker	Invoice: 27429 (Reference: General prof Legal services October 31, 2025.) Invoice: 27430 (Ref...	4,499.82	233,506.78
12/31/2025	100296	Kai Connected, LLC	Invoice: 4832 (Reference: Professional Management, General Administration and Website Management...	8,683.34	224,823.44
12/31/2025	130		To reclassify to the correct cash account	3,123.79	221,699.65
12/31/2025		EOM Balance		356,883.74	138,175.67
01/12/2026	100297	US Bank Trust Services	Invoice: 8015248 (Reference: Trustee Fee and Incidental expenses.)	4,256.13	217,443.52
01/12/2026	100298	Kai Connected, LLC	Invoice: 4912 (Reference: Professional Management, General Administration and Website Management...	4,341.67	213,101.85
01/13/2026	138	Lee County Tax Collector	FY26 Interest received	4.94	213,106.79
01/13/2026	138	Lee County Tax Collector	FY26 Interest received	1.91	213,104.88
01/30/2026	135		Interest	26.49	213,131.37
01/30/2026	300027	IPFS Corporation	Invoice: GAA-D81414-4 (Reference: Insurance premium payment-4 + \$5 processing fee.)	2,026.65	211,104.72
1/31/2026		EOM Balance		31.43	10,626.36
02/02/2026			Deposit	66.50	211,171.22
02/03/2026	100299	Gig Fiber, LLC - Streetleaf	Invoice: 5911 (Reference: Phase 2_January 2026.)	2,832.50	208,338.72
02/03/2026	100300	WM Side Service, LLC	Invoice: 1 (Reference: Remove dead tree along northwest side of Pritchett Parkway.)	950.00	207,388.72
02/03/2026	100301	Kai	Invoice: 21761 (Reference: Special Meeting (Hotel Room).)	180.00	207,208.72
02/03/2026	100302	Kai Connected, LLC	Invoice: 4929 (Reference: Field Services.)	1,250.00	205,958.72
02/03/2026	100303	Solitude Lake Management	Invoice: PSI230846 (Reference: January 2026 Pond Maintenance.)	1,208.15	204,750.57
02/03/2026	100304	Sunrise Landscape	Invoice: 2052382 (Reference: asMainline Break North entrance Phe 2 - 01/01/2026.)	351.65	204,398.92
02/09/2026	137	Lee County Tax Collector	VOID: FY24 Excess Fees received	0.00	204,398.92
02/09/2026	137	Lee County Tax Collector	FY24 Excess Fees received	0.00	204,398.92
02/12/2026	139	Lee County Tax Collector	FY26 Tax collections received	3,204.69	207,603.61
02/12/2026	139	Lee County Tax Collector	FY26 Tax collections received		1,238.30
02/16/2026	300029	IPFS Corporation	Invoice: GAA-D81414-5 (Reference: Insurance premium payment-5 + \$5 processing fee.)	2,026.65	204,338.66
02/24/2026	100305	Kai Connected, LLC	Invoice: 4958 (Reference: Field Services.) Invoice: 4965 (Reference: Professional Management...	5,591.67	198,746.99
02/24/2026	100306	Kai	Invoice: 21887 (Reference: 1.27.26 Meeting room hotel.) Invoice: 22026 (Reference: Zenwork 10...	211.26	198,535.73
02/24/2026	100307	Gig Fiber, LLC - Streetleaf	Invoice: 6123 (Reference: Phase 2_Feb 2026- Solar Equipment Lease.)	2,832.50	195,703.23
02/24/2026	100308	Water Science Associates, LLC	Invoice: 3257 (Reference: Professional Services from November 22, 2025 to December 26, 2025.)	813.14	194,890.09
02/27/2026			Funds Transfer to fund operating expenditures per Kerri's request	40,000.00	234,890.09
02/27/2026	100309	Sunrise Landscape	Invoice: 2052308 (Reference: January 2026 Landscape Maintenance.) Invoice: 2054458 (Reference...	20,372.00	214,518.09
02/27/2026	100310	Solitude Lake Management	Invoice: PSI227833 (Reference: Annual Maintenance 1/1/2026 - 3/31/2026.) Invoice: PSI237308 (...)	7,898.93	206,619.16
02/27/2026	100311	Kai Connected, LLC	Invoice: 5010 (Reference: Record Requests.) Invoice: 5012 (Reference: January & February 2026...	1,404.00	205,215.16
02/27/2026	100312	Straley Robin Vericker	Invoice: 27827 (Reference: General prof Legal services December 31, 2025.) Invoice: 27907 (Re...	5,406.45	199,808.71
02/27/2026	135		Interest	21.44	199,830.15
02/27/2026	H123367		BOS MTG 01/31/26 Inv 123367		1,122.77
02/27/2026	H123367		BOS MTG 01/31/26 Inv 123367 (Check # 44)		370.30
02/27/2026	144		trf to GaP		40,000.00
2/28/2026		EOM Balance		43,292.63	96,060.27
03/05/2026	100313	Kai Connected, LLC	Invoice: 5023 (Reference: CDD Field Services.) Invoice: 5030 (Reference: Professional Managem...	5,591.67	152,745.41
03/11/2026	100314	Kai Connected, LLC	Invoice: 5101 (Reference: March 2026 Dissemination.)	668.75	152,076.66
03/11/2026	100315	Gig Fiber, LLC - Streetleaf	Invoice: 6350 (Reference: Phase 2_March 2026.)	2,832.50	149,244.16
03/11/2026	100316	Solitude Lake Management	Invoice: PSI243960 (Reference: March 2026 Pond Maintenance.)	1,208.15	148,036.01
03/11/2026	100317	Stantec Consulting Services Inc.	Invoice: 2532472 (Reference: 2026 FY General Consulting Services.)	500.00	147,536.01
03/13/2026	133		Bank Fee 03.13.2026	84.89	147,451.12
03/18/2026	146			72,901.16	220,352.28
03/19/2026	100318	Brightwater CDD C/O Valley National Bank	Invoice: 030526- (Reference: To transfer funds to Valley Nationsl Bank.)	217,081.16	3,271.12
03/19/2026	100319	Compliance View 360 LLC	Invoice: 3324 (Reference: Drone Scan.)	825.00	2,446.12
03/25/2026	300030	IPFS Corporation	Invoice: GAA-D81414-6 (Reference: Insurance premium payment-6 + \$5 processing fee.)	2,026.65	419.47
03/26/2026		Northbrook Holdings LLC		10,186.00	10,605.47
03/30/2026	100320	Sunrise Landscape	Invoice: 2056652 (Reference: March 2026 Landscape Maintenance.)	10,186.00	419.47
03/31/2026	135		Interest	19.60	439.07
3/31/2026		EOM Balance		83,106.76	241,004.77

Brightwater CDD
Cash Reconciliation - General Fund
March 31, 2026

	Valley (Operating Acct)
Balance Per Bank Statement	\$ 224,251.13
Plus: Deposits	-
Less: Outstanding Checks	-
<i>Adjusted Bank Balance</i>	\$ 224,251.13
Beginning Cash Balance Per Books	\$ 7,111.68
Cash Receipts	217,139.45
Cash Disbursements	-
<i>Balance Per Books</i>	\$ 224,251.13

Brightwater CDD
Check Register - FY2026

Date	Num	Name	Memo	Receipts	Disbursements	Balance
2/28/2026		EOY Balance				7,111.68
03/30/2026		Interest		58.29		7,169.97
03/31/2026	142	Restricted for Gap Loan Repayment		0.00		7,169.97
03/31/2026	142	Rest. DS funds		0.00		7,169.97
03/31/2026	142	Rest. DS funds		0.00		7,169.97
03/31/2026	145	trf to Valley O&M		144,180.00		151,349.97
03/31/2026	145	Trf to Valley DS		72,901.16		224,251.13
3/31/2026		EOM Balance		217,139.45	-	224,251.13

**Brightwater CDD
General Fund
Variance Analysis
For the Period From October 1, 2025 through March 31, 2026**

	FY 2026 Adopted Budget	FY 2026 Budget Year-to-Date	FY 2026 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)	Notes	
14	PAYROLL TAXES	600	300	306	(6)	Three Meetings with full attendance.
21	TRAVEL PER DIEM	750	375	627	(252)	Catch up for mileage for the prior year and the actual year.
26	LEGAL SERVICES	7,000	7,000	10,123	(3,123)	Boundary amendment

EXHIBIT 2

AGENDA

1 **MINUTES OF MEETING**

2 **BRIGHTWATER**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Brightwater Community Development
5 District was held on Tuesday, March 24, 2026 at 2:00 p.m. at Hyatt Place Ft. Myers at the Forum, 2600
6 Champion Ring Road, Fort Myers, FL 33905.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Ms. Bruce called the meeting to order at 4:24 p.m. and conducted roll call.

9 Present and constituting a quorum were:

- | | | |
|----|----------------------------------|---------------------------------------|
| 10 | Michael Lawson | Board Supervisor, Chairman |
| 11 | Doug Draper | Board Supervisor, Vice Chairman |
| 12 | Lori Price (<i>via Zoom</i>) | Board Supervisor, Assistant Secretary |
| 13 | Christie Ray (<i>via Zoom</i>) | Board Supervisor, Assistant Secretary |
| 14 | Brittany Crutchfield | Board Supervisor, Assistant Secretary |

15 Also, present was:

- | | | |
|----|---------------|-----------------------|
| 16 | Audette Bruce | District Manager, Kai |
|----|---------------|-----------------------|

17 *The following is a summary of the discussions and actions taken at the March 24, 2026 Brightwater CDD*
18 *Board of Supervisors Regular Meeting.*

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

21 There was one audience member present, none were online, and the next item followed.

22 **THIRD ORDER OF BUSINESS – Consent Agenda**

- 23 A. Exhibit 1: Consideration for Acceptance – The Unaudited January 2026 Financials
- 24 ➤ The Negative Variance for January 2026
- 25 B. Exhibit 2: Consideration for Acceptance – The Unaudited February 2026 Financials
- 26 ➤ The Negative Variance for February 2026
- 27 C. Exhibit 3: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular
- 28 Meeting and Public Hearing Held on January 27, 2026
- 29 D. Exhibit 4: Ratification of WM Side Service LLC – Sidewalk Demo - \$3,300.00
- 30 E. Exhibit 5: Ratification of Sunrise Landscape – Pritchett Parkway Wall Mulch - \$21,750.00
- 31 F. Exhibit 6: Ratification of Sunrise Landscape – Main Entrance Refresh - \$16,950.00

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

34 **FIFTH ORDER OF BUSINESS – Staff Reports**

- 35 A. District Counsel
- 36 There being no other report, the next item followed.
- 37 B. District Engineer
- 38 There being no other report, the next item followed.

39 C. Field Operations Manager: Kai – Jim Burgos
40 ➤ Exhibit 7: Field Inspection Report Dated March 14, 2026

41 D. District Manager
42 There being no other report, the next item followed.

43 **SIXTH ORDER OF BUSINESS – Supervisors Requests**
44 There being none, the next item followed.

45 **SEVENTH ORDER OF BUSINESS – Audience Comments - New Business-** *(limited to 3 minutes per*
46 *individual for non-agenda items)*
47 There being none, the next item followed.

48 **EIGHTH ORDER OF BUSINESS – Adjournment**
49 Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to
50 adjourn the meeting. There being none, Mr. Lawson made a motion to adjourn the meeting.

51 On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board
52 adjourned **the meeting**, for the Brightwater Community Development District.

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

56 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
57 **meeting held on _____.**
58

Signature

Signature

59 _____
Printed Name

Printed Name

60 **Title:** Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 3

AGENDA

KAI COMMUNITY MANAGEMENT

2502 N. ROCKY POINT DRIVE, SUITE 1000
TAMPA FL 333607
813-565-4663

Lee County – Community Development Districts
FLORIDA

04/15/2026

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2026
Brightwater	0
Stoneybrook North	532

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

Send to: Audette Bruce Audette@hikai.com Phone: 813-565-4663
April Barliso ABarliso@hikai.com
Monica Alvarez Monica@hikai.com