Brightwater Community Development District

Regular Meeting and Public Hearing Meeting Agenda

Tuesday, August 25, 2026 at 2:00 P.M.
Hyatt Place Ft. Myers at the Forum, 2600 Champion Ring Road, Fort Myers, FL 33905

Teams Link: Meeting Link   Dial In: +1 312-667-7136   Meeting ID: 419 877 947#

Dear Supervisors:

A meeting of the Board of Supervisors of the Brightwater Community Development District is scheduled for **Tuesday, August 25, 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. Business Items
   A. FY 2026-2027 Budget Public Hearing
      - Open Public Hearing
         - Affidavit of Publication – July 24 & 31, 2026 **Exhibit 1**
      - Presentation of the FY 2026-2027 Budget **Exhibit 2**
      - Public Comments
      - Close Public Hearing

   B. Consideration for Adoption – **Resolution 2026-15,** Adopting FY 2026-2027 Budget **Exhibit 3**
      - Exhibit A – FY 2026-2027 Adopted Budget

   C. FY 2026-2027 Levying O&M Assessments Public Hearing
      - Open Public Hearing
      - Public Comments
      - Close Public Hearing

   D. Consideration for Adoption – **Resolution 2026-16,** Imposing and Levying the O&M Assessments for the FY 2026-2027 Budget **Exhibit 4**
      - Exhibit A – FY 2026-2027 Budget

- Exhibit B – Form of Budget Funding Agreement with Developer
    - Affidavit for Anti-Human Trafficking

E. Consideration for Adoption – **Resolution 2026-17,** Adopting the FY 2026-2027 Meeting Schedule — **Exhibit 5**

4. Consent Agenda

A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on May 26, 2026 — **Exhibit 6**

B. Consideration for Acceptance – The Unaudited April 2026 Financials — **Exhibit 7**

C. Consideration for Acceptance – The Unaudited May 2026 Financials — **Exhibit 8**

D. Consideration for Acceptance – The Unaudited June 2026 Financials — **Exhibit 9**

E. Ratification of Sunrise Landscape – Pritchett Parkway Wall Refresh – $ 13,815.00 — **Exhibit 10**

F. Ratification of Sunrise Landscape – Addendum to Maintenance Contract - $780.00 monthly addition — **Exhibit 11**

G. Ratification of Sunrise Landscape – Remote Cellular Communication Installation - $1,761.10 — **Exhibit 12**

5. Staff Reports

A. District Counsel

B. District Engineer

C. Field Operations

- Field Report – August 2026 — **Exhibit 13**

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

Serial Number
26-02963L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Fort Myers, Lee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Brightwater CDD Notice of Public Hearing

in the Court, was published in said newspaper by print in the

issues of 7/31/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

31st day of July, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

B 1 8

Notice of Public Hearing and Board of Supervisors Meeting of the Brightwater Community Development District

The Board of Supervisors (the "**Board**") of the Brightwater Community Development District (the "**District**") will hold a public hearing and a meeting Tuesday, August 25, 2026, at 2:00 p.m. at the Hyatt Place Ft. Myers at the Forum located at 2600 Champion Ring Road, Fort Myers, Florida 33905.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at www.brightwatercdd.org at least 2 days before the meeting or may be obtained by contacting the District Manager's office via email at Audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Product 1	Units	ERU	Total ERU	% ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	190	0.70	133.00	25.41%	$299.91	$56,983.54	$319.06	$60,620.79
35'	32	0.70	22.40	4.28%	$1,781.78	$57,017.11	$1,895.52	$60,656.50
50'	332	1.00	332.00	63.43%	$428.45	$142,244.62	$455.80	$151,324.07
50'	36	1.00	36.00	6.88%	$2,545.41	$91,634.64	$2,707.88	$97,483.66
Total	**590**		**523.40**	**100.00%**		**$347,879.90**		**$370,085.00**

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2026 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

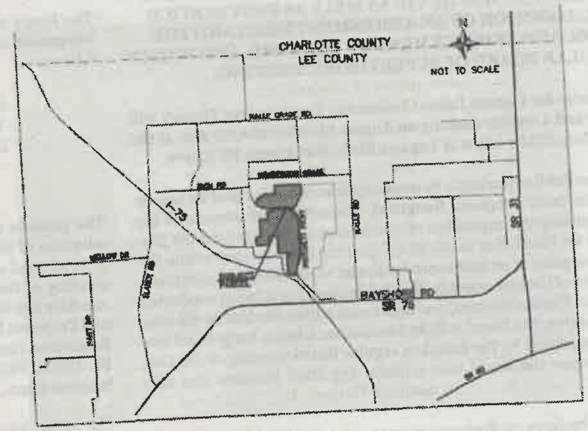
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Audette Bruce
District Manager



July 31, 2026

26-02963L

PJ 2 of 2

Serial Number
26-03098L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

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in the matter of Brightwater CDD Notice of Public Hearing

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issues of 8/7/2026

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me

7th day of August, 2026 A.D.

by Holly Botkin who is personally known to me.

Notary Public, State of Florida
(SEAL)

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Audette Bruce
District Manager
August 7, 2026

26-03098L

EXHIBIT 2

AGENDA

Brightwater
Community Development District

Proposed Budget
FY 2026–2027

Presented at the August 25, 2026 Meeting

Kindness. Action. Innovation.

Brightwater Community Development District
Table of Contents

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

	Account Description	Actual FY 2024	Actual FY 2025	First Amendment FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**							
	Operations & Maintenance Assessments - On-Roll	$ 30,081	$ 110,209	$ 113,191	$ 115,747	$ -	$ 115,747	$ 148,652
	Operations & Maintenance Assessments - Off-Roll	251,755	-	602,161	61,277	538,762	600,039	199,228
	Operations & Maintenance Assessments - Lot Closings	35,450	-	-	-	-	-	-
	Physical Environment Deficit	-	-	-	-	-	-	594,865
	Developer Funding Agreement	-	273,163	-	-	-	-	-
	Miscellaneous Revenue	-	-	-	1,135	-	1,135	-
	Interest	44	139	-	988	-	988	-
	Total Revenue	**317,330**	**383,510**	**715,352**	**179,147**	**538,762**	**717,908**	**942,745**
II.	**Expenditures**							
	General Administrative							
	P/R- Board of Supervisors	3,800	8,400	12,000	7,600	3,000	10,600	12,000
	Payroll Taxes	367	643	600	581	230	811	918
	Payroll Processing	350	600	500	450	150	600	1,000
	Professional Services - Management Consulting Services	47,758	48,000	48,000	36,000	12,000	48,000	54,184
	Professional Services - Construction Accounting Services	9,000	-	-	-	-	-	-
	Professional Services - Planning & Coordinating Service	3,000	-	-	-	-	-	-
	Professional Services - Administrative	3,600	3,600	3,600	2,700	900	3,600	-
	Professional Services - Auditing Services	3,200	3,350	3,800	-	4,250	4,250	4,400
	Professional Services - Engineering Services	120	6,409	5,000	2,780	927	3,707	3,300
	Professional Services - Legal Services	11,553	16,237	7,000	21,677	7,226	28,902	20,000
	Legal Advertisements	306	567	3,300	1,151	384	1,534	2,400
	Insurance	13,710	21,157	35,000	18,109	6,065	24,174	27,754
	Regulatory & Permit Fees	175	175	175	175	-	175	175
	Bank Fees	-	-	300	85	28	113	600
	Travel Per Diem	578	465	750	993	331	1,324	1,300
	Miscellaneous	54	95	20,500	-	-	-	-
	Meeting Room Rental	150	1,440	1,440	1,260	420	1,680	2,160
	Postage & Printing	-	-	-	-	-	-	1,000
	Website Compliance	2,015	2,015	2,015	1,890	125	2,015	1,515
	Administrative Contingency	-	-	-	167	56	222	5,000
	Total Administrative	**99,737**	**113,152**	**143,980**	**95,617**	**36,090**	**131,707**	**137,706**
	Debt Administration							
	Dissemination Agent	6,000	8,500	12,500	10,494	2,006	12,500	13,750
	Trustee Fees	337	4,791	9,262	5,567	3,695	9,262	9,782
	Arbitrage	1,425	475	950	-	950	950	1,425
	Developer Interim Funding - Operating	-	12,072	-	-	-	-	-
	Gap Loan - Cost of Issuance	-	-	5,341	5,341	-	5,341	-
	Gap Loan Interest	-	-	7,058	4,620	2,438	7,058	7,058
	Total Debt Administration	**7,762**	**25,838**	**35,111**	**26,022**	**9,090**	**35,111**	**32,015**

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

Account Description	Actual FY 2024	Actual FY 2025	First Amendment FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Physical Environment							
Utilities							
Electricity (Irrigation & Pond Pumps)	-	-	7,300	-	-	-	8,000
Streetpole Lighting	21,650	33,413	101,750	28,137	25,493	53,629	92,000
Water	-	-	8,100	1,786	595	2,381	8,100
Total Utilities	**21,650**	**33,413**	**117,150**	**29,923**	**26,088**	**56,010**	**108,100**
Common Areas & Right of Ways							
Professional Services - Comprehensive Field Services	14,000	15,000	15,000	11,250	3,750	15,000	15,000
Landscape Maintenance	108,280	121,382	140,000	-	31,475	31,475	-
Contracts - Landscape Maintenance	-	-	-	95,806	-	95,806	177,993
Contracts - Conservation & Preserve Maintenance	18,320	25,239	26,506	19,815	14,444	34,259	27,566
Contracts - Grounds Performance Monitoring	-	-	-	-	-	-	7,884
Contracts - Pet Waste Removal	-	-	8,000	-	-	-	8,000
Contracts - Rust Control	-	-	-	-	-	-	20,000
Landscape Replacement & Replenishment	-	6,043	20,000	31,715	10,572	42,287	20,000
Landscape - Mulch	-	-	20,000	21,750	7,250	29,000	35,000
Landscape - Tree/Palm Trimming	-	-	-	-	-	-	20,000
R&M - Irrigation	741	9,688	22,500	5,024	1,675	6,699	22,500
R&M - Pressure Washing	-	-	-	-	-	-	10,000
Misc - Pest Control & Wildlife Management	-	-	-	-	-	-	5,000
Misc - Holiday Lights & Decorations	5,800	12,000	25,000	-	25,000	25,000	15,000
Total Common Areas & Right of Ways	**147,141**	**189,352**	**277,006**	**185,360**	**94,165**	**279,526**	**383,943**
Flood Control/Stormwater Management							
Lake/Pond Maintenance	13,739	14,126	19,904	-	8,650	8,650	-
Contracts - Aquatic Maintenance	-	-	-	10,922	-	10,922	15,279
Contracts - Wetland Monitoring	-	-	-	-	-	-	4,250
Contracts - Aerators	-	-	-	-	-	-	25,000
R&M - Pond	-	-	10,000	-	-	-	10,000
Total Flood Control/Stormwater Management	**13,739**	**14,126**	**29,904**	**10,922**	**8,650**	**19,572**	**54,529**
Security							
Gate Maintenance & Perimeter Fence Repair	-	-	12,000	-	-	-	12,000
Contracts - Security Personnel	-	-	24,000	-	6,000	6,000	-
Contracts - Security Services & Monitoring Equipment	-	-	3,600	-	900	900	3,600
R&M - Security Cameras & Equipment	-	-	27,000	-	-	-	27,000
Key Fob / Entry System	-	-	8,000	-	8,000	8,000	8,000
Total Security	**-**	**-**	**74,600**	**-**	**14,900**	**14,900**	**50,600**

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

	Account Description	Actual FY 2024	Actual FY 2025	First Amendment FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
	Capital & Contingency Reserves							
	Physical Environment Contingency	300	19,485	30,548	6,753	23,795	30,548	50,000
	Total Capital & Contingency Reserves	**300**	**19,485**	**30,548**	**6,753**	**23,795**	**30,548**	**50,000**
	Total Physical Environment	**182,830**	**256,376**	**529,208**	**232,958**	**167,598**	**400,556**	**647,172**
	Total Expenditures	**290,329**	**395,365**	**708,299**	**354,597**	**212,778**	**567,375**	**816,893**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	27,001	(11,855)	7,053	(175,450)	325,984	150,534	125,853
III.	**Other Financing Sources (Uses)**							
	Developer Funding - Interim Operating	-	12,072	-	-	-	-	-
	Gap Loan Proceeds	-	-	184,180	184,180	-	184,180	184,180
	Gap Loan Repayment	-	-	(184,180)	(65,380)	-	(65,380)	(302,980)
	Gap Loan Reserve	-	-	(7,053)	(7,053)	7,053	-	(7,053)
	Total Other Financing Sources (Uses)	**-**	**12,072**	**(7,053)**	**111,747**	**7,053**	**118,800**	**(125,853)**
IV.	**Net Change in Fund Balance**	27,001	217	-	(63,703)	333,037	269,334	-
	Fund Balance - Beginning	5,428	32,429	32,646	32,646	-	32,646	301,980
	Transfer for Gap Loan Reserve	-	-	-	7,053	(7,053)	-	-
	Fund Balance - Ending	**$ 32,429**	**$ 32,646**	**$ 32,646**	**$ (24,004)**	**$ 325,984**	**$ 301,980**	**$ 301,980**

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

SPECIAL ASSESSMENTS - OFF-ROLL

Off-Roll assessments are billed directly to landowners that have not yet been placed on the County Tax Roll. These assessments fund the same O&M activities as On-Roll assessments and are invoiced according to the adopted assessment roll and applicable collection schedule.

PHYSICAL ENVIRONMENT DEFICIT

Developer funding covers Physical Environment deficits when assessment revenues are insufficient to fund related operating costs.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS

Chapter 190 of the Florida Statutes permits Board Supervisors to receive $200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses.

PAYROLL PROCESSING

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year-end reporting and compliance filings.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT-related costs for processing the District’s financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in the agreement.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District’s annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by Grau & Associates in accordance with government auditing standards.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by Stantec and the budget reflects expected usage and prior-year activity.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Services are provided by Straley Robin Vericker and the budget reflects anticipated legal activity.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers premiums for the District's general liability, public officials, and property coverage as required to protect District assets and operations. Coverage is placed with Egis Insurance Advisors and premiums are renewed annually based on current rates and exposures.

REGULATORY & PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

BANK FEES

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

TRAVEL PER DIEM

Provides reimbursement for District-related travel expenses incurred by Board Members or staff. Eligible costs may include mileage, lodging, meals, and other expenses consistent with Florida Statutes and District policies.

MEETING ROOM RENTAL

Provides for the rental of facilities to host public Board of Supervisors meetings. This line item accounts for anticipated costs based on meeting frequency and location availability.

POSTAGE & PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, vendors, etc.

WEBSITE COMPLIANCE

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA compliance services are provided by SchoolNow to maintain the District's public-records obligations.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

DEBT ADMINISTRATION EXPENDITURES

DISSEMINATION AGENT

Provides for the continuing disclosure services required under Rule 15c2-12 of the Securities and Exchange Commission for District bonds. Services are provided by Kai and DTS and include preparation and filing of required annual financial information and material event notices.

TRUSTEE FEES

Provides for the fees charged by the bond Trustee for administration of the District's bond indebtedness. Services are provided by US Bank and include trust accounting, disbursement, and reporting functions.

ARBITRAGE

Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District's tax-exempt bonds. These services are provided by Arbitrage Rebate Counselors, LLC on a recurring schedule over the life of the bonds.

GAP LOAN INTEREST

Provides for interest accrued on the outstanding balance of the gap loan during the period between issuance and repayment from annual tax collection proceeds.

PHYSICAL ENVIRONMENT EXPENDITURES

UTILITIES

ELECTRICITY

Provides for electric utility service to power District-owned facilities such as irrigation systems, entry features, fountains, or other common area infrastructure. Service is billed by the applicable utility provider based on usage and applicable utility rates.

STREETPOLE LIGHTING

Provides for electric service and maintenance associated with streetlight poles located throughout the District. Service is billed by Gig Fiber, LLC based on the number of fixtures and applicable rate schedules.

WATER

Covers the cost of water utility services necessary to operate irrigation systems, fountains, and other common area features maintained by the District. Service is provided by the applicable utility provider and charges are based on usage and prevailing rates.

COMMON AREAS & RIGHT OF WAYS

PROFESSIONAL SERVICES - COMPREHENSIVE FIELD SERVICES

Provides for a dedicated field services contractor to perform routine inspections of the District's assets. Services are provided by Kai Connected and include coordinating with vendors, monitoring service levels, and reporting maintenance concerns.

CONTRACTS - LANDSCAPE MAINTENANCE

Provides for the contracted landscape maintenance services for the District. Includes routine mowing, fertilization, plant and turf care, and irrigation system inspections and minor repairs as outlined in the contract. Services are performed by Sunrise Landscape for an annual amount of $177,993.

CONTRACTS - CONSERVATION & PRESERVE MAINTENANCE

Provides contracted maintenance for conservation and preserve areas, including vegetation management, invasive control, debris removal, and periodic monitoring to support permit and preserve standards. Services are performed by Solitude Lake Management for an annual amount of $27,566.

CONTRACTS - GROUNDS PERFORMANCE MONITORING

Provides recurring evaluations of overall grounds conditions, including landscape and pond areas, through scheduled monitoring and reporting. Supports early identification of maintenance needs to ensure consistent service quality and community appearance. Services are performed by Optic Systems for an annual amount of $7,884.

CONTRACT - PET WASTE

Provides for the servicing and maintenance of pet waste stations located throughout the District. Services include waste removal, bag replenishment, and disposal on a recurring schedule. Services are performed for an annual amount of $8,000.

CONTRACT - RUST CONTROL

Provides for contracted services to prevent and remove rust staining on District hardscape and structures. Staining is typically caused by irrigation systems or high iron content in groundwater. Services are performed for an annual amount of $20,000.

LANDSCAPE REPLACEMENT & REPLENISHMENT

Covers costs for the repair or replacement of landscaping materials outside of regular contractual services.

LANDSCAPE - MULCH

Covers the cost of repairing or replenishing mulch in common area landscape beds, separate from regularly scheduled landscape services.

LANDSCAPE - TREE/PALM TRIMMING

Covers the cost of trimming, pruning, and removing trees within the District's common areas as needed to maintain safety, visibility, and aesthetic standards.

R&M - IRRIGATION

Provides funding for ongoing repair and maintenance of the District's irrigation system, including valve replacement, line repairs, controller adjustments, and related service needs. This amount has been estimated based on historical trends, projected service levels, and anticipated cost changes.

R&M - PRESSURE WASHING

Provides for the cleaning and pressure washing of community infrastructure such as sidewalks, curbs, monument signs, entry features, and perimeter walls to maintain appearance and safety.

MISC - PEST CONTROL & WILDLIFE MANAGEMENT

Provides for non-recurring pest and wildlife management services, including response to nuisance animals, rodents, or insect issues outside the scope of the routine pest-control contract.

MISC – HOLIDAY LIGHTS & DECORATIONS

Provides funding for the purchase, installation, and removal of seasonal and holiday decorations throughout the District's common areas to enhance community appearance and celebrate festive occasions.

FLOOD CONTROL/STORMWATER MANAGEMENT

CONTRACTS - AQUATIC MAINTENANCE

Provides for the contracted treatment and maintenance of the District's stormwater ponds, lakes, and aquatic vegetation. Services may include algae control, shoreline management, water quality monitoring, and midge fly or invasive species treatment. Services are performed by Solitude Lake Management for an annual amount of $15,279.

CONTRACTS - WETLAND MONITORING

This line item includes costs associated with the monitoring of wetlands, preserves, uplands, and similar areas within the District to ensure compliance with applicable environmental permits and regulatory requirements. Services are performed by Water Science Associates for an annual amount of $4,250.

CONTRACTS - AERATORS

Provides for the contracted installation, operation, and maintenance of aeration systems within the District's stormwater ponds and lakes to improve dissolved oxygen levels, reduce nutrient buildup, and prevent algae growth. Services are performed by Solitude Lake Management for an annual amount of $25,000.

R&M - PONDS

Supports repairs, maintenance, and remediation of District stormwater ponds, including shoreline stabilization, minor erosion repairs, sediment buildup correction, and upkeep necessary to preserve proper function and appearance.

SECURITY

R&M - GATES

Covers the cost of maintaining, repairing, and servicing the District's entry gates, including entry/exit arms, keypads, card readers, and related gate equipment to ensure reliable operation and resident access.

CONTRACTS - SECURITY SERVICES & MONITORING EQUIPMENT

Provides for contracted roving patrols of the District's common areas. Also covers operation and maintenance of perimeter gates and resident key fob access equipment. Services are performed for an annual amount of $3,600.

R&M CAMERAS AND MONITORING

Provides for the routine maintenance, repair, and monitoring of the District's security camera systems. This may include replacement of damaged equipment, software updates to ensure continued functionality and safety coverage throughout the community.

KEY FOB / ENTRY SYSTEM

Provides for the purchase and issuance of individual key fobs and barcodes for residents and authorized users to access District facilities and gated areas.

CAPITAL & CONTINGENCY RESERVES

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

OTHER FINANCING SOURCES (USES)

GAP LOAN PROCEEDS - OTHER FINANCING SOURCE

Represents proceeds received from a short-term gap loan issued to provide interim funding for District operations prior to the receipt of annual assessment revenues. These funds are repaid with tax collection proceeds once received.

GAP LOAN REPAYMENT

Provides for the repayment of principal associated with the short-term gap loan issued to fund District operations prior to the receipt of annual assessment revenues. The loan is repaid using tax collection proceeds once received and is expected to be fully satisfied within the fiscal year.

GAP LOAN REQUIRED RESERVE

Provides for the required reserve established in connection with the gap loan, as required by the loan agreement, to ensure timely payment of debt service and related obligations during the period the loan is outstanding.

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
Series 2021 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - On-Roll	$ 71,523	$ 71,280	$ 72,890	$ -	$ 72,890	$ 70,080
	Debt Service Assessments - Off-Roll	416,875	446,812	426,971	6,500	433,472	450,342
	Tax Collector Excess Fees	11	-	-	-	-	-
	Interest	22,622	-	14,048	-	14,048	-
	Total Revenue	**511,031**	**518,093**	**513,910**	**6,500**	**520,410**	**520,423**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	315,758	210,000	210,000	-	210,000	215,000
	Interest Expense	205,000	307,916	310,410	-	310,410	305,423
	Prepayment Expense	20,000	-	-	-	-	-
	Total Debt Service	**540,758**	**517,916**	**520,410**	**-**	**520,410**	**520,423**
	Total Expenditures	**540,758**	**517,916**	**520,410**	**-**	**520,410**	**520,423**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	(29,726)	176	(6,500)	6,500	-	-
IV.	**Net Change In Fund Balance**	**(29,726)**	**176**	**(6,500)**	**6,500**	**-**	**-**
	Fund Balance - Beginning	559,524	529,798	529,798	-	529,798	**529,798**
	Fund Balance - Ending	**$ 529,798**	**$ 529,974**	**$ 523,297**	**$ 6,500**	**$ 529,798**	**$ 529,798**

Brightwater Community Development District
$10,000,000 Capital Improvement Revenue Assessment Bonds, Series 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
11/1/25		2.38%	155,205	155,205		8,775,000
5/1/26	210,000	2.38%	155,205	365,205	520,410	8,565,000
11/1/26		2.85%	152,711	152,711		8,565,000
5/1/27	215,000	2.85%	152,711	367,711	520,423	8,350,000
11/1/27		2.85%	149,648	149,648		8,350,000
5/1/28	220,000	2.85%	149,648	369,648	519,295	8,130,000
11/1/28		2.85%	146,513	146,513		8,130,000
5/1/29	225,000	2.85%	146,513	371,513	518,025	7,905,000
11/1/29		2.85%	143,306	143,306		7,905,000
5/1/30	230,000	2.85%	143,306	373,306	516,613	7,675,000
11/1/30		2.85%	140,029	140,029		7,675,000
5/1/31	240,000	2.85%	140,029	380,029	520,058	7,435,000
11/1/31		3.15%	136,609	136,609		7,435,000
5/1/32	245,000	3.15%	136,609	381,609	518,218	7,190,000
11/1/32		3.15%	132,750	132,750		7,190,000
5/1/33	255,000	3.15%	132,750	387,750	520,500	6,935,000
11/1/33		3.15%	128,734	128,734		6,935,000
5/1/34	260,000	3.15%	128,734	388,734	517,468	6,675,000
11/1/34		3.15%	124,639	124,639		6,675,000
5/1/35	270,000	3.15%	124,639	394,639	519,278	6,405,000
11/1/35		3.15%	120,386	120,386		6,405,000
5/1/36	280,000	3.15%	120,386	400,386	520,773	6,125,000
11/1/36		3.15%	115,976	115,976		6,125,000
5/1/37	290,000	3.15%	115,976	405,976	521,953	5,835,000
11/1/37		3.15%	111,409	111,409		5,835,000
5/1/38	300,000	3.15%	111,409	411,409	522,818	5,535,000
11/1/38		3.15%	106,684	106,684		5,535,000
5/1/39	305,000	3.15%	106,684	411,684	518,368	5,230,000
11/1/39		3.15%	101,880	101,880		5,230,000
5/1/40	315,000	3.15%	101,880	416,880	518,760	4,915,000
11/1/40		3.15%	96,919	96,919		4,915,000
5/1/41	325,000	3.15%	96,919	421,919	518,838	4,590,000
11/1/41		4.00%	91,800	91,800		4,590,000
5/1/42	340,000	4.00%	91,800	431,800	523,600	4,250,000
11/1/42		4.00%	85,000	85,000		4,250,000
5/1/43	355,000	4.00%	85,000	440,000	525,000	3,895,000
11/1/43		4.00%	77,900	77,900		3,895,000
5/1/44	365,000	4.00%	77,900	442,900	520,800	3,530,000
11/1/44		4.00%	70,600	70,600		3,530,000
5/1/45	380,000	4.00%	70,600	450,600	521,200	3,150,000
11/1/45		4.00%	63,000	63,000		3,150,000
5/1/46	400,000	4.00%	63,000	463,000	526,000	2,750,000
11/1/46		4.00%	55,000	55,000		2,750,000
5/1/47	415,000	4.00%	55,000	470,000	525,000	2,335,000
11/1/47		4.00%	46,700	46,700		2,335,000
5/1/48	430,000	4.00%	46,700	476,700	523,400	1,905,000
11/1/48		4.00%	38,100	38,100		1,905,000
5/1/49	450,000	4.00%	38,100	488,100	526,200	1,455,000
11/1/49		4.00%	29,100	29,100		1,455,000
5/1/50	465,000	4.00%	29,100	494,100	523,200	990,000
11/1/50		4.00%	19,800	19,800		990,000
5/1/51	485,000	4.00%	19,800	504,800	524,600	505,000
11/1/51		4.00%	10,100	10,100		505,000
5/1/52	505,000	4.00%	10,100	515,100	525,200	0
Total	**8,775,000**		**5,300,993**	**14,075,993**	**14,075,993**	

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
Series 2024 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - Off-Roll	$ -	$ 537,913	$ 505,545	$ 15,844	$ 521,389	$ 420,423
	Interest	20,564	-	14,605	-	14,605	-
	Total Revenue	**20,564**	**537,913**	**520,150**	**15,844**	**535,994**	**420,423**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	-	110,000	110,000	-	110,000	115,000
	Interest Expense	191,697	423,491	425,994	-	425,994	305,423
	Total Debt Service	**191,697**	**533,491**	**535,994**	**-**	**535,994**	**420,423**
	Total Expenditures	**191,697**	**533,491**	**535,994**	**-**	**535,994**	**420,423**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	(171,134)	4,421	(15,844)	15,844	-	-
III.	**Other Financing Sources (Uses)**						
	Interfund Transfer-Out	-	-	(26)	-	(26)	-
	Bond Proceeds	1,065,860	-	-	-	-	-
	Underwriter's Discount	(157,000)	-	-	-	-	-
	Cost of Issuance	(179,250)	-	-	-	-	-
	Total Other Sources (Uses)	**729,610**	**-**	**(26)**	**-**	**(26)**	**-**
IV.	**Net Change In Fund Balance**	**558,476**	**4,421**	**(15,870)**	**15,844**	**(26)**	**-**
	Fund Balance - Beginning	-	558,476	558,476	-	558,476	**558,450**
	Fund Balance - Ending	**$ 558,476**	**$ 562,897**	**$ 542,606**	**$ 15,844**	**$ 558,450**	**$ 558,450**

Brightwater Community Development District
$7,850,000 Capital Improvement Revenue Bonds, Series 2024

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/25			191,697	191,697		7,850,000
11/1/25			212,997	212,997		7,850,000
5/1/26	110,000	4.55%	212,997	322,997	535,994	7,740,000
11/1/26			210,494	210,494		7,740,000
5/1/27	115,000	4.55%	210,494	325,494	535,989	7,625,000
11/1/27			207,878	207,878		7,625,000
5/1/28	125,000	4.55%	207,878	332,878	540,756	7,500,000
11/1/28			205,034	205,034		7,500,000
5/1/29	130,000	4.55%	205,034	335,034	540,069	7,370,000
11/1/29			202,077	202,077		7,370,000
5/1/30	135,000	4.55%	202,077	337,077	539,154	7,235,000
11/1/30			199,006	199,006		7,235,000
5/1/31	140,000	4.55%	199,006	339,006	538,011	7,095,000
11/1/31			195,821	195,821		7,095,000
5/1/32	150,000	5.35%	195,821	345,821	541,641	6,945,000
11/1/32			191,808	191,808		6,945,000
5/1/33	155,000	5.35%	191,808	346,808	538,616	6,790,000
11/1/33			187,662	187,662		6,790,000
5/1/34	165,000	5.35%	187,662	352,662	540,324	6,625,000
11/1/34			183,248	183,248		6,625,000
5/1/35	175,000	5.35%	183,248	358,248	541,496	6,450,000
11/1/35			178,567	178,567		6,450,000
5/1/36	185,000	5.35%	178,567	363,567	542,134	6,265,000
11/1/36			173,618	173,618		6,265,000
5/1/37	195,000	5.35%	173,618	368,618	542,236	6,070,000
11/1/37			168,402	168,402		6,070,000
5/1/38	205,000	5.35%	168,402	373,402	541,804	5,865,000
11/1/38			162,918	162,918		5,865,000
5/1/39	215,000	5.35%	162,918	377,918	540,836	5,650,000
11/1/39			157,167	157,167		5,650,000
5/1/40	225,000	5.35%	157,167	382,167	539,334	5,425,000
11/1/40			151,148	151,148		5,425,000
5/1/41	240,000	5.35%	151,148	391,148	542,296	5,185,000
11/1/41			144,728	144,728		5,185,000
5/1/42	255,000	5.35%	144,728	399,728	544,456	4,930,000
11/1/42			137,907	137,907		4,930,000
5/1/43	265,000	5.35%	137,907	402,907	540,814	4,665,000
11/1/43			130,818	130,818		4,665,000
5/1/44	280,000	5.35%	130,818	410,818	541,636	4,385,000
11/1/44			123,328	123,328		4,385,000
5/1/45	295,000	5.63%	123,328	418,328	541,656	4,090,000
11/1/45			115,031	115,031		4,090,000
5/1/46	315,000	5.63%	115,031	430,031	545,063	3,775,000
11/1/46			106,172	106,172		3,775,000
5/1/47	330,000	5.63%	106,172	436,172	542,344	3,445,000
11/1/47			96,891	96,891		3,445,000
5/1/48	350,000	5.63%	96,891	446,891	543,781	3,095,000
11/1/48			87,047	87,047		3,095,000
5/1/49	370,000	5.63%	87,047	457,047	544,094	2,725,000
11/1/49			76,641	76,641		2,725,000
5/1/50	395,000	5.63%	76,641	471,641	548,281	2,330,000
11/1/50			65,531	65,531		2,330,000
5/1/51	415,000	5.63%	65,531	480,531	546,063	1,915,000
11/1/51			53,859	53,859		1,915,000
5/1/52	440,000	5.63%	53,859	493,859	547,719	1,475,000
11/1/52			41,484	41,484		1,475,000
5/1/53	465,000	5.63%	41,484	506,484	547,969	1,010,000
11/1/53			28,406	28,406		1,010,000
5/1/54	490,000	5.63%	28,406	518,406	546,813	520,000
11/1/54			14,625	14,625		520,000
5/1/55	520,000	5.63%	14,625	534,625	549,250	0
Total	**7,850,000**		**8,612,325**	**16,462,325**	**16,270,628**	

Brightwater Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison

	Admin, Debt Admin, Stormwater Mngmt	Physical Environment	Total	
AR = Total Expenditures - Net:	$224,249.50	$123,630.40	$347,879.90	
Plus: Early Payment Discount (4.0%)	$9,542.53	$9,542.53	$19,085.06	
Plus: County Collection Charges (2.0%)	$4,771.27	$4,771.27	$9,542.53	
Total Expenditures - GROSS	$238,563.30	$131,521.70	$370,085.00	[a]
Total ERU:	523.40	58.40		[b]
Total AR / ERU - GROSS (as if all On-Roll):	**$455.80**	**$2,252.08**		[a] / [b]
Total AR / ERU - NET:	$428.45	$2,116.96		

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations and Maintenance Assessments

A. General Administration, Debt Service Administration, & Stormwater Management Assessment Allocation

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	222	0.70	155.40	29.69%	$299.91	$66,580.77	$319.06	$70,830.60
50'	368	1.00	368.00	70.31%	$428.45	$157,668.74	$455.80	$167,732.70
Total	**590**		**523.40**	**100.00%**		**$224,249.50**		**$238,563.30**

B. Remaining Physical Environment Assessment Allocation

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	32	0.70	22.40	38.36%	$1,481.87	$47,419.88	$1,576.46	$50,446.68
50'	36	1.00	36.00	61.64%	$2,116.96	$76,210.52	$2,252.08	$81,075.02
Total	**68**		**58.40**	**100.00%**		**$123,630.40**		**$131,521.70**

C. Total Operations & Maintenance Assessment Allocation

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	190	0.70	133.00	25.41%	$299.91	$56,983.54	$319.06	$60,620.79
35'	32	0.70	22.40	4.28%	$1,781.78	$57,017.11	$1,895.52	$60,656.50
50'	332	1.00	332.00	63.43%	$428.45	$142,244.62	$455.80	$151,324.07
50'	36	1.00	36.00	6.88%	$2,545.41	$91,634.64	$2,707.88	$97,483.66
Total	**590**		**523.40**	**100.00%**		**$347,879.90**		**$370,085.00**

2. Assessment Comparison Summary by Fiscal Year

Assessment Area 1 - Phases 2A & 2B

Product	Units	Operations & Maintenance [2]			Series 2021 Debt Service [2]			Total [2]			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
35'	32	$1,895.52	$1,419.04	34%	$893.62	$893.62	0%	$2,789.14	$2,312.66	$476.47	21%
50'	36	$2,707.88	$2,027.21	34%	$1,276.60	$1,276.60	0%	$3,984.48	$3,303.81	$680.67	21%
Total	**68**										

Undeveloped Lands - Limited O&M Benefit Allocation

Product	Units	Operations & Maintenance [2]			Series 2021 Debt Service [2]			Total [2]			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
35'	190	$319.06	$1,419.04	-78%	$893.62	$893.62	0%	$1,212.68	$2,312.66	-$1,099.99	-48%
50'	124	$455.80	$2,027.21	-78%	$1,276.60	$1,276.60	0%	$1,732.40	$3,303.81	-$1,571.41	-48%

Assessment Area 2 - Phase 2C

Undeveloped Lands - Limited O&M Benefit Allocation

Product	Units	Operations & Maintenance [2]			Series 2024 Debt Service [2, 3]			Total [2]			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
50'	208	$455.80	$2,027.21	-78%	$1,595.74	$1,595.74	0%	$2,051.54	$3,622.95	-$1,571.41	-43%
Total	**208**										

	Net[4]
Physical Environment Deficit	**$594,865.46**

1. The product mix is subject to change at the Developer's discretion. Assessment categories shown as zero in a given Fiscal Year reflect product types that did not exist in the prior year or were created in the current year.

2. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

3. Debt service amounts reflected are subsequent to a partial pay down.

4. Developer will enter into an O&M deficit funding agreement for the FY 2026/2027 budget to cover any shortfalls in the FY 2026/2027 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

EXHIBIT 3

AGENDA

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Brightwater Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Brightwater Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $______________________, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$__________________
Total Reserve Fund [if Applicable]	$__________________
Total Debt Service Funds	$__________________
Total All Funds*	**$__________________**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 25, 2026.

Attested By:	**Brightwater Community Development District**
______________________________	______________________________
Print Name:____________________	Michael Lawson
☐Secretary/☐Assistant Secretary	Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

4916-6858-4636, v. 1

Brightwater
Community Development District

Proposed Budget
FY 2026–2027

Presented at the August 25, 2026 Meeting

Kindness. Action. Innovation.

Brightwater Community Development District
Table of Contents

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

	Account Description	Actual FY 2024	Actual FY 2025	First Amendment FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**							
	Operations & Maintenance Assessments - On-Roll	$ 30,081	$ 110,209	$ 113,191	$ 115,747	$ -	$ 115,747	$ 148,652
	Operations & Maintenance Assessments - Off-Roll	251,755	-	602,161	61,277	538,762	600,039	199,228
	Operations & Maintenance Assessments - Lot Closings	35,450	-	-	-	-	-	-
	Physical Environment Deficit	-	-	-	-	-	-	594,865
	Developer Funding Agreement	-	273,163	-	-	-	-	-
	Miscellaneous Revenue	-	-	-	1,135	-	1,135	-
	Interest	44	139	-	988	-	988	-
	Total Revenue	**317,330**	**383,510**	**715,352**	**179,147**	**538,762**	**717,908**	**942,745**
II.	**Expenditures**							
	General Administrative							
	P/R- Board of Supervisors	3,800	8,400	12,000	7,600	3,000	10,600	12,000
	Payroll Taxes	367	643	600	581	230	811	918
	Payroll Processing	350	600	500	450	150	600	1,000
	Professional Services - Management Consulting Services	47,758	48,000	48,000	36,000	12,000	48,000	54,184
	Professional Services - Construction Accounting Services	9,000	-	-	-	-	-	-
	Professional Services - Planning & Coordinating Service	3,000	-	-	-	-	-	-
	Professional Services - Administrative	3,600	3,600	3,600	2,700	900	3,600	-
	Professional Services - Auditing Services	3,200	3,350	3,800	-	4,250	4,250	4,400
	Professional Services - Engineering Services	120	6,409	5,000	2,780	927	3,707	3,300
	Professional Services - Legal Services	11,553	16,237	7,000	21,677	7,226	28,902	20,000
	Legal Advertisements	306	567	3,300	1,151	384	1,534	2,400
	Insurance	13,710	21,157	35,000	18,109	6,065	24,174	27,754
	Regulatory & Permit Fees	175	175	175	175	-	175	175
	Bank Fees	-	-	300	85	28	113	600
	Travel Per Diem	578	465	750	993	331	1,324	1,300
	Miscellaneous	54	95	20,500	-	-	-	-
	Meeting Room Rental	150	1,440	1,440	1,260	420	1,680	2,160
	Postage & Printing	-	-	-	-	-	-	1,000
	Website Compliance	2,015	2,015	2,015	1,890	125	2,015	1,515
	Administrative Contingency	-	-	-	167	56	222	5,000
	Total Administrative	**99,737**	**113,152**	**143,980**	**95,617**	**36,090**	**131,707**	**137,706**
	Debt Administration							
	Dissemination Agent	6,000	8,500	12,500	10,494	2,006	12,500	13,750
	Trustee Fees	337	4,791	9,262	5,567	3,695	9,262	9,782
	Arbitrage	1,425	475	950	-	950	950	1,425
	Developer Interim Funding - Operating	-	12,072	-	-	-	-	-
	Gap Loan - Cost of Issuance	-	-	5,341	5,341	-	5,341	-
	Gap Loan Interest	-	-	7,058	4,620	2,438	7,058	7,058
	Total Debt Administration	**7,762**	**25,838**	**35,111**	**26,022**	**9,090**	**35,111**	**32,015**

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

Account Description	Actual FY 2024	Actual FY 2025	First Amendment FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Physical Environment							
Utilities							
Electricity (Irrigation & Pond Pumps)	-	-	7,300	-	-	-	8,000
Streetpole Lighting	21,650	33,413	101,750	28,137	25,493	53,629	92,000
Water	-	-	8,100	1,786	595	2,381	8,100
Total Utilities	**21,650**	**33,413**	**117,150**	**29,923**	**26,088**	**56,010**	**108,100**
Common Areas & Right of Ways							
Professional Services - Comprehensive Field Services	14,000	15,000	15,000	11,250	3,750	15,000	15,000
Landscape Maintenance	108,280	121,382	140,000	-	31,475	31,475	-
Contracts - Landscape Maintenance	-	-	-	95,806	-	95,806	177,993
Contracts - Conservation & Preserve Maintenance	18,320	25,239	26,506	19,815	14,444	34,259	27,566
Contracts - Grounds Performance Monitoring	-	-	-	-	-	-	7,884
Contracts - Pet Waste Removal	-	-	8,000	-	-	-	8,000
Contracts - Rust Control	-	-	-	-	-	-	20,000
Landscape Replacement & Replenishment	-	6,043	20,000	31,715	10,572	42,287	20,000
Landscape - Mulch	-	-	20,000	21,750	7,250	29,000	35,000
Landscape - Tree/Palm Trimming	-	-	-	-	-	-	20,000
R&M - Irrigation	741	9,688	22,500	5,024	1,675	6,699	22,500
R&M - Pressure Washing	-	-	-	-	-	-	10,000
Misc - Pest Control & Wildlife Management	-	-	-	-	-	-	5,000
Misc - Holiday Lights & Decorations	5,800	12,000	25,000	-	25,000	25,000	15,000
Total Common Areas & Right of Ways	**147,141**	**189,352**	**277,006**	**185,360**	**94,165**	**279,526**	**383,943**
Flood Control/Stormwater Management							
Lake/Pond Maintenance	13,739	14,126	19,904	-	8,650	8,650	-
Contracts - Aquatic Maintenance	-	-	-	10,922	-	10,922	15,279
Contracts - Wetland Monitoring	-	-	-	-	-	-	4,250
Contracts - Aerators	-	-	-	-	-	-	25,000
R&M - Pond	-	-	10,000	-	-	-	10,000
Total Flood Control/Stormwater Management	**13,739**	**14,126**	**29,904**	**10,922**	**8,650**	**19,572**	**54,529**
Security							
Gate Maintenance & Perimeter Fence Repair	-	-	12,000	-	-	-	12,000
Contracts - Security Personnel	-	-	24,000	-	6,000	6,000	-
Contracts - Security Services & Monitoring Equipment	-	-	3,600	-	900	900	3,600
R&M - Security Cameras & Equipment	-	-	27,000	-	-	-	27,000
Key Fob / Entry System	-	-	8,000	-	8,000	8,000	8,000
Total Security	**-**	**-**	**74,600**	**-**	**14,900**	**14,900**	**50,600**

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

	Account Description	Actual FY 2024	Actual FY 2025	First Amendment FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
	Capital & Contingency Reserves							
	Physical Environment Contingency	300	19,485	30,548	6,753	23,795	30,548	50,000
	Total Capital & Contingency Reserves	**300**	**19,485**	**30,548**	**6,753**	**23,795**	**30,548**	**50,000**
	Total Physical Environment	**182,830**	**256,376**	**529,208**	**232,958**	**167,598**	**400,556**	**647,172**
	Total Expenditures	**290,329**	**395,365**	**708,299**	**354,597**	**212,778**	**567,375**	**816,893**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	27,001	(11,855)	7,053	(175,450)	325,984	150,534	125,853
III.	**Other Financing Sources (Uses)**							
	Developer Funding - Interim Operating	-	12,072	-	-	-	-	-
	Gap Loan Proceeds	-	-	184,180	184,180	-	184,180	184,180
	Gap Loan Repayment	-	-	(184,180)	(65,380)	-	(65,380)	(302,980)
	Gap Loan Reserve	-	-	(7,053)	(7,053)	7,053	-	(7,053)
	Total Other Financing Sources (Uses)	**-**	**12,072**	**(7,053)**	**111,747**	**7,053**	**118,800**	**(125,853)**
IV.	**Net Change in Fund Balance**	27,001	217	-	(63,703)	333,037	269,334	-
	Fund Balance - Beginning	5,428	32,429	32,646	32,646	-	32,646	301,980
	Transfer for Gap Loan Reserve	-	-	-	7,053	(7,053)	-	-
	Fund Balance - Ending	**$ 32,429**	**$ 32,646**	**$ 32,646**	**$ (24,004)**	**$ 325,984**	**$ 301,980**	**$ 301,980**

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

SPECIAL ASSESSMENTS - OFF-ROLL

Off-Roll assessments are billed directly to landowners that have not yet been placed on the County Tax Roll. These assessments fund the same O&M activities as On-Roll assessments and are invoiced according to the adopted assessment roll and applicable collection schedule.

PHYSICAL ENVIRONMENT DEFICIT

Developer funding covers Physical Environment deficits when assessment revenues are insufficient to fund related operating costs.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS

Chapter 190 of the Florida Statutes permits Board Supervisors to receive $200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses.

PAYROLL PROCESSING

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year-end reporting and compliance filings.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in the agreement.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by Grau & Associates in accordance with government auditing standards.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by Stantec and the budget reflects expected usage and prior-year activity.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Services are provided by Straley Robin Vericker and the budget reflects anticipated legal activity.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers premiums for the District's general liability, public officials, and property coverage as required to protect District assets and operations. Coverage is placed with Egis Insurance Advisors and premiums are renewed annually based on current rates and exposures.

REGULATORY & PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

BANK FEES

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

TRAVEL PER DIEM

Provides reimbursement for District-related travel expenses incurred by Board Members or staff. Eligible costs may include mileage, lodging, meals, and other expenses consistent with Florida Statutes and District policies.

MEETING ROOM RENTAL

Provides for the rental of facilities to host public Board of Supervisors meetings. This line item accounts for anticipated costs based on meeting frequency and location availability.

POSTAGE & PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, vendors, etc.

WEBSITE COMPLIANCE

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA compliance services are provided by SchoolNow to maintain the District's public-records obligations.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

DEBT ADMINISTRATION EXPENDITURES

DISSEMINATION AGENT

Provides for the continuing disclosure services required under Rule 15c2-12 of the Securities and Exchange Commission for District bonds. Services are provided by Kai and DTS and include preparation and filing of required annual financial information and material event notices.

TRUSTEE FEES

Provides for the fees charged by the bond Trustee for administration of the District's bond indebtedness. Services are provided by US Bank and include trust accounting, disbursement, and reporting functions.

ARBITRAGE

Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District's tax-exempt bonds. These services are provided by Arbitrage Rebate Counselors, LLC on a recurring schedule over the life of the bonds.

GAP LOAN INTEREST

Provides for interest accrued on the outstanding balance of the gap loan during the period between issuance and repayment from annual tax collection proceeds.

PHYSICAL ENVIRONMENT EXPENDITURES

UTILITIES

ELECTRICITY

Provides for electric utility service to power District-owned facilities such as irrigation systems, entry features, fountains, or other common area infrastructure. Service is billed by the applicable utility provider based on usage and applicable utility rates.

STREETPOLE LIGHTING

Provides for electric service and maintenance associated with streetlight poles located throughout the District. Service is billed by Gig Fiber, LLC based on the number of fixtures and applicable rate schedules.

WATER

Covers the cost of water utility services necessary to operate irrigation systems, fountains, and other common area features maintained by the District. Service is provided by the applicable utility provider and charges are based on usage and prevailing rates.

COMMON AREAS & RIGHT OF WAYS

PROFESSIONAL SERVICES - COMPREHENSIVE FIELD SERVICES

Provides for a dedicated field services contractor to perform routine inspections of the District's assets. Services are provided by Kai Connected and include coordinating with vendors, monitoring service levels, and reporting maintenance concerns.

CONTRACTS - LANDSCAPE MAINTENANCE

Provides for the contracted landscape maintenance services for the District. Includes routine mowing, fertilization, plant and turf care, and irrigation system inspections and minor repairs as outlined in the contract. Services are performed by Sunrise Landscape for an annual amount of $177,993.

CONTRACTS - CONSERVATION & PRESERVE MAINTENANCE

Provides contracted maintenance for conservation and preserve areas, including vegetation management, invasive control, debris removal, and periodic monitoring to support permit and preserve standards. Services are performed by Solitude Lake Management for an annual amount of $27,566.

CONTRACTS - GROUNDS PERFORMANCE MONITORING

Provides recurring evaluations of overall grounds conditions, including landscape and pond areas, through scheduled monitoring and reporting. Supports early identification of maintenance needs to ensure consistent service quality and community appearance. Services are performed by Optic Systems for an annual amount of $7,884.

CONTRACT - PET WASTE

Provides for the servicing and maintenance of pet waste stations located throughout the District. Services include waste removal, bag replenishment, and disposal on a recurring schedule. Services are performed for an annual amount of $8,000.

CONTRACT - RUST CONTROL

Provides for contracted services to prevent and remove rust staining on District hardscape and structures. Staining is typically caused by irrigation systems or high iron content in groundwater. Services are performed for an annual amount of $20,000.

LANDSCAPE REPLACEMENT & REPLENISHMENT

Covers costs for the repair or replacement of landscaping materials outside of regular contractual services.

LANDSCAPE - MULCH

Covers the cost of repairing or replenishing mulch in common area landscape beds, separate from regularly scheduled landscape services.

LANDSCAPE - TREE/PALM TRIMMING

Covers the cost of trimming, pruning, and removing trees within the District's common areas as needed to maintain safety, visibility, and aesthetic standards.

R&M - IRRIGATION

Provides funding for ongoing repair and maintenance of the District's irrigation system, including valve replacement, line repairs, controller adjustments, and related service needs. This amount has been estimated based on historical trends, projected service levels, and anticipated cost changes.

R&M - PRESSURE WASHING

Provides for the cleaning and pressure washing of community infrastructure such as sidewalks, curbs, monument signs, entry features, and perimeter walls to maintain appearance and safety.

MISC - PEST CONTROL & WILDLIFE MANAGEMENT

Provides for non-recurring pest and wildlife management services, including response to nuisance animals, rodents, or insect issues outside the scope of the routine pest-control contract.

MISC – HOLIDAY LIGHTS & DECORATIONS

Provides funding for the purchase, installation, and removal of seasonal and holiday decorations throughout the District's common areas to enhance community appearance and celebrate festive occasions.

FLOOD CONTROL/STORMWATER MANAGEMENT

CONTRACTS - AQUATIC MAINTENANCE

Provides for the contracted treatment and maintenance of the District's stormwater ponds, lakes, and aquatic vegetation. Services may include algae control, shoreline management, water quality monitoring, and midge fly or invasive species treatment. Services are performed by Solitude Lake Management for an annual amount of $15,279.

CONTRACTS - WETLAND MONITORING

This line item includes costs associated with the monitoring of wetlands, preserves, uplands, and similar areas within the District to ensure compliance with applicable environmental permits and regulatory requirements. Services are performed by Water Science Associates for an annual amount of $4,250.

CONTRACTS - AERATORS

Provides for the contracted installation, operation, and maintenance of aeration systems within the District's stormwater ponds and lakes to improve dissolved oxygen levels, reduce nutrient buildup, and prevent algae growth. Services are performed by Solitude Lake Management for an annual amount of $25,000.

R&M - PONDS

Supports repairs, maintenance, and remediation of District stormwater ponds, including shoreline stabilization, minor erosion repairs, sediment buildup correction, and upkeep necessary to preserve proper function and appearance.

SECURITY

R&M - GATES

Covers the cost of maintaining, repairing, and servicing the District's entry gates, including entry/exit arms, keypads, card readers, and related gate equipment to ensure reliable operation and resident access.

CONTRACTS - SECURITY SERVICES & MONITORING EQUIPMENT

Provides for contracted roving patrols of the District's common areas. Also covers operation and maintenance of perimeter gates and resident key fob access equipment. Services are performed for an annual amount of $3,600.

R&M CAMERAS AND MONITORING

Provides for the routine maintenance, repair, and monitoring of the District's security camera systems. This may include replacement of damaged equipment, software updates to ensure continued functionality and safety coverage throughout the community.

KEY FOB / ENTRY SYSTEM

Provides for the purchase and issuance of individual key fobs and barcodes for residents and authorized users to access District facilities and gated areas.

CAPITAL & CONTINGENCY RESERVES

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

OTHER FINANCING SOURCES (USES)

GAP LOAN PROCEEDS - OTHER FINANCING SOURCE

Represents proceeds received from a short-term gap loan issued to provide interim funding for District operations prior to the receipt of annual assessment revenues. These funds are repaid with tax collection proceeds once received.

GAP LOAN REPAYMENT

Provides for the repayment of principal associated with the short-term gap loan issued to fund District operations prior to the receipt of annual assessment revenues. The loan is repaid using tax collection proceeds once received and is expected to be fully satisfied within the fiscal year.

GAP LOAN REQUIRED RESERVE

Provides for the required reserve established in connection with the gap loan, as required by the loan agreement, to ensure timely payment of debt service and related obligations during the period the loan is outstanding.

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
Series 2021 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - On-Roll	$ 71,523	$ 71,280	$ 72,890	$ -	$ 72,890	$ 70,080
	Debt Service Assessments - Off-Roll	416,875	446,812	426,971	6,500	433,472	450,342
	Tax Collector Excess Fees	11	-	-	-	-	-
	Interest	22,622	-	14,048	-	14,048	-
	Total Revenue	**511,031**	**518,093**	**513,910**	**6,500**	**520,410**	**520,423**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	315,758	210,000	210,000	-	210,000	215,000
	Interest Expense	205,000	307,916	310,410	-	310,410	305,423
	Prepayment Expense	20,000	-	-	-	-	-
	Total Debt Service	**540,758**	**517,916**	**520,410**	**-**	**520,410**	**520,423**
	Total Expenditures	**540,758**	**517,916**	**520,410**	**-**	**520,410**	**520,423**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	(29,726)	176	(6,500)	6,500	-	-
IV.	**Net Change In Fund Balance**	**(29,726)**	**176**	**(6,500)**	**6,500**	**-**	**-**
	Fund Balance - Beginning	559,524	529,798	529,798	-	529,798	**529,798**
	Fund Balance - Ending	**$ 529,798**	**$ 529,974**	**$ 523,297**	**$ 6,500**	**$ 529,798**	**$ 529,798**

Brightwater Community Development District
$10,000,000 Capital Improvement Revenue Assessment Bonds, Series 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
11/1/25		2.38%	155,205	155,205		8,775,000
5/1/26	210,000	2.38%	155,205	365,205	520,410	8,565,000
11/1/26		2.85%	152,711	152,711		8,565,000
5/1/27	215,000	2.85%	152,711	367,711	520,423	8,350,000
11/1/27		2.85%	149,648	149,648		8,350,000
5/1/28	220,000	2.85%	149,648	369,648	519,295	8,130,000
11/1/28		2.85%	146,513	146,513		8,130,000
5/1/29	225,000	2.85%	146,513	371,513	518,025	7,905,000
11/1/29		2.85%	143,306	143,306		7,905,000
5/1/30	230,000	2.85%	143,306	373,306	516,613	7,675,000
11/1/30		2.85%	140,029	140,029		7,675,000
5/1/31	240,000	2.85%	140,029	380,029	520,058	7,435,000
11/1/31		3.15%	136,609	136,609		7,435,000
5/1/32	245,000	3.15%	136,609	381,609	518,218	7,190,000
11/1/32		3.15%	132,750	132,750		7,190,000
5/1/33	255,000	3.15%	132,750	387,750	520,500	6,935,000
11/1/33		3.15%	128,734	128,734		6,935,000
5/1/34	260,000	3.15%	128,734	388,734	517,468	6,675,000
11/1/34		3.15%	124,639	124,639		6,675,000
5/1/35	270,000	3.15%	124,639	394,639	519,278	6,405,000
11/1/35		3.15%	120,386	120,386		6,405,000
5/1/36	280,000	3.15%	120,386	400,386	520,773	6,125,000
11/1/36		3.15%	115,976	115,976		6,125,000
5/1/37	290,000	3.15%	115,976	405,976	521,953	5,835,000
11/1/37		3.15%	111,409	111,409		5,835,000
5/1/38	300,000	3.15%	111,409	411,409	522,818	5,535,000
11/1/38		3.15%	106,684	106,684		5,535,000
5/1/39	305,000	3.15%	106,684	411,684	518,368	5,230,000
11/1/39		3.15%	101,880	101,880		5,230,000
5/1/40	315,000	3.15%	101,880	416,880	518,760	4,915,000
11/1/40		3.15%	96,919	96,919		4,915,000
5/1/41	325,000	3.15%	96,919	421,919	518,838	4,590,000
11/1/41		4.00%	91,800	91,800		4,590,000
5/1/42	340,000	4.00%	91,800	431,800	523,600	4,250,000
11/1/42		4.00%	85,000	85,000		4,250,000
5/1/43	355,000	4.00%	85,000	440,000	525,000	3,895,000
11/1/43		4.00%	77,900	77,900		3,895,000
5/1/44	365,000	4.00%	77,900	442,900	520,800	3,530,000
11/1/44		4.00%	70,600	70,600		3,530,000
5/1/45	380,000	4.00%	70,600	450,600	521,200	3,150,000
11/1/45		4.00%	63,000	63,000		3,150,000
5/1/46	400,000	4.00%	63,000	463,000	526,000	2,750,000
11/1/46		4.00%	55,000	55,000		2,750,000
5/1/47	415,000	4.00%	55,000	470,000	525,000	2,335,000
11/1/47		4.00%	46,700	46,700		2,335,000
5/1/48	430,000	4.00%	46,700	476,700	523,400	1,905,000
11/1/48		4.00%	38,100	38,100		1,905,000
5/1/49	450,000	4.00%	38,100	488,100	526,200	1,455,000
11/1/49		4.00%	29,100	29,100		1,455,000
5/1/50	465,000	4.00%	29,100	494,100	523,200	990,000
11/1/50		4.00%	19,800	19,800		990,000
5/1/51	485,000	4.00%	19,800	504,800	524,600	505,000
11/1/51		4.00%	10,100	10,100		505,000
5/1/52	505,000	4.00%	10,100	515,100	525,200	0
Total	**8,775,000**		**5,300,993**	**14,075,993**	**14,075,993**	

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
Series 2024 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - Off-Roll	$ -	$ 537,913	$ 505,545	$ 15,844	$ 521,389	$ 420,423
	Interest	20,564	-	14,605	-	14,605	-
	Total Revenue	**20,564**	**537,913**	**520,150**	**15,844**	**535,994**	**420,423**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	-	110,000	110,000	-	110,000	115,000
	Interest Expense	191,697	423,491	425,994	-	425,994	305,423
	Total Debt Service	**191,697**	**533,491**	**535,994**	**-**	**535,994**	**420,423**
	Total Expenditures	**191,697**	**533,491**	**535,994**	**-**	**535,994**	**420,423**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	(171,134)	4,421	(15,844)	15,844	-	-
III.	**Other Financing Sources (Uses)**						
	Interfund Transfer-Out	-	-	(26)	-	(26)	-
	Bond Proceeds	1,065,860	-	-	-	-	-
	Underwriter's Discount	(157,000)	-	-	-	-	-
	Cost of Issuance	(179,250)	-	-	-	-	-
	Total Other Sources (Uses)	**729,610**	**-**	**(26)**	**-**	**(26)**	**-**
IV.	**Net Change In Fund Balance**	**558,476**	**4,421**	**(15,870)**	**15,844**	**(26)**	**-**
	Fund Balance - Beginning	-	558,476	558,476	-	558,476	**558,450**
	Fund Balance - Ending	**$ 558,476**	**$ 562,897**	**$ 542,606**	**$ 15,844**	**$ 558,450**	**$ 558,450**

Brightwater Community Development District
$7,850,000 Capital Improvement Revenue Bonds, Series 2024

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/25			191,697	191,697		7,850,000
11/1/25			212,997	212,997		7,850,000
5/1/26	110,000	4.55%	212,997	322,997	535,994	7,740,000
11/1/26			210,494	210,494		7,740,000
5/1/27	115,000	4.55%	210,494	325,494	535,989	7,625,000
11/1/27			207,878	207,878		7,625,000
5/1/28	125,000	4.55%	207,878	332,878	540,756	7,500,000
11/1/28			205,034	205,034		7,500,000
5/1/29	130,000	4.55%	205,034	335,034	540,069	7,370,000
11/1/29			202,077	202,077		7,370,000
5/1/30	135,000	4.55%	202,077	337,077	539,154	7,235,000
11/1/30			199,006	199,006		7,235,000
5/1/31	140,000	4.55%	199,006	339,006	538,011	7,095,000
11/1/31			195,821	195,821		7,095,000
5/1/32	150,000	5.35%	195,821	345,821	541,641	6,945,000
11/1/32			191,808	191,808		6,945,000
5/1/33	155,000	5.35%	191,808	346,808	538,616	6,790,000
11/1/33			187,662	187,662		6,790,000
5/1/34	165,000	5.35%	187,662	352,662	540,324	6,625,000
11/1/34			183,248	183,248		6,625,000
5/1/35	175,000	5.35%	183,248	358,248	541,496	6,450,000
11/1/35			178,567	178,567		6,450,000
5/1/36	185,000	5.35%	178,567	363,567	542,134	6,265,000
11/1/36			173,618	173,618		6,265,000
5/1/37	195,000	5.35%	173,618	368,618	542,236	6,070,000
11/1/37			168,402	168,402		6,070,000
5/1/38	205,000	5.35%	168,402	373,402	541,804	5,865,000
11/1/38			162,918	162,918		5,865,000
5/1/39	215,000	5.35%	162,918	377,918	540,836	5,650,000
11/1/39			157,167	157,167		5,650,000
5/1/40	225,000	5.35%	157,167	382,167	539,334	5,425,000
11/1/40			151,148	151,148		5,425,000
5/1/41	240,000	5.35%	151,148	391,148	542,296	5,185,000
11/1/41			144,728	144,728		5,185,000
5/1/42	255,000	5.35%	144,728	399,728	544,456	4,930,000
11/1/42			137,907	137,907		4,930,000
5/1/43	265,000	5.35%	137,907	402,907	540,814	4,665,000
11/1/43			130,818	130,818		4,665,000
5/1/44	280,000	5.35%	130,818	410,818	541,636	4,385,000
11/1/44			123,328	123,328		4,385,000
5/1/45	295,000	5.63%	123,328	418,328	541,656	4,090,000
11/1/45			115,031	115,031		4,090,000
5/1/46	315,000	5.63%	115,031	430,031	545,063	3,775,000
11/1/46			106,172	106,172		3,775,000
5/1/47	330,000	5.63%	106,172	436,172	542,344	3,445,000
11/1/47			96,891	96,891		3,445,000
5/1/48	350,000	5.63%	96,891	446,891	543,781	3,095,000
11/1/48			87,047	87,047		3,095,000
5/1/49	370,000	5.63%	87,047	457,047	544,094	2,725,000
11/1/49			76,641	76,641		2,725,000
5/1/50	395,000	5.63%	76,641	471,641	548,281	2,330,000
11/1/50			65,531	65,531		2,330,000
5/1/51	415,000	5.63%	65,531	480,531	546,063	1,915,000
11/1/51			53,859	53,859		1,915,000
5/1/52	440,000	5.63%	53,859	493,859	547,719	1,475,000
11/1/52			41,484	41,484		1,475,000
5/1/53	465,000	5.63%	41,484	506,484	547,969	1,010,000
11/1/53			28,406	28,406		1,010,000
5/1/54	490,000	5.63%	28,406	518,406	546,813	520,000
11/1/54			14,625	14,625		520,000
5/1/55	520,000	5.63%	14,625	534,625	549,250	0
Total	**7,850,000**		**8,612,325**	**16,462,325**	**16,270,628**	

Brightwater Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison

	Admin, Debt Admin, Stormwater Mngmt	Physical Environment	Total	
AR = Total Expenditures - Net:	$224,249.50	$123,630.40	$347,879.90	
Plus: Early Payment Discount (4.0%)	$9,542.53	$9,542.53	$19,085.06	
Plus: County Collection Charges (2.0%)	$4,771.27	$4,771.27	$9,542.53	
Total Expenditures - GROSS	$238,563.30	$131,521.70	$370,085.00	[a]
Total ERU:	523.40	58.40		[b]
Total AR / ERU - GROSS (as if all On-Roll):	**$455.80**	**$2,252.08**		[a] / [b]
Total AR / ERU - NET:	$428.45	$2,116.96		

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations and Maintenance Assessments

A. General Administration, Debt Service Administration, & Stormwater Management Assessment Allocation

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	222	0.70	155.40	29.69%	$299.91	$66,580.77	$319.06	$70,830.60
50'	368	1.00	368.00	70.31%	$428.45	$157,668.74	$455.80	$167,732.70
Total	**590**		**523.40**	**100.00%**		**$224,249.50**		**$238,563.30**

B. Remaining Physical Environment Assessment Allocation

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	32	0.70	22.40	38.36%	$1,481.87	$47,419.88	$1,576.46	$50,446.68
50'	36	1.00	36.00	61.64%	$2,116.96	$76,210.52	$2,252.08	$81,075.02
Total	**68**		**58.40**	**100.00%**		**$123,630.40**		**$131,521.70**

C. Total Operations & Maintenance Assessment Allocation

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	190	0.70	133.00	25.41%	$299.91	$56,983.54	$319.06	$60,620.79
35'	32	0.70	22.40	4.28%	$1,781.78	$57,017.11	$1,895.52	$60,656.50
50'	332	1.00	332.00	63.43%	$428.45	$142,244.62	$455.80	$151,324.07
50'	36	1.00	36.00	6.88%	$2,545.41	$91,634.64	$2,707.88	$97,483.66
Total	**590**		**523.40**	**100.00%**		**$347,879.90**		**$370,085.00**

2. Assessment Comparison Summary by Fiscal Year

Assessment Area 1 - Phases 2A & 2B

Product	Units	Operations & Maintenance [2]			Series 2021 Debt Service [2]			Total [2]			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
35'	32	$1,895.52	$1,419.04	34%	$893.62	$893.62	0%	$2,789.14	$2,312.66	$476.47	21%
50'	36	$2,707.88	$2,027.21	34%	$1,276.60	$1,276.60	0%	$3,984.48	$3,303.81	$680.67	21%
Total	**68**										

Undeveloped Lands - Limited O&M Benefit Allocation

		Operations & Maintenance [2]			Series 2021 Debt Service [2]			Total [2]			
Product	Units	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
35'	190	$319.06	$1,419.04	-78%	$893.62	$893.62	0%	$1,212.68	$2,312.66	-$1,099.99	-48%
50'	124	$455.80	$2,027.21	-78%	$1,276.60	$1,276.60	0%	$1,732.40	$3,303.81	-$1,571.41	-48%

Assessment Area 2 - Phase 2C

Undeveloped Lands - Limited O&M Benefit Allocation

		Operations & Maintenance [2]			Series 2024 Debt Service [2, 3]			Total [2]			
Product	Units	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
50'	208	$455.80	$2,027.21	-78%	$1,595.74	$1,595.74	0%	$2,051.54	$3,622.95	-$1,571.41	-43%
Total	**208**										

	Net[4]
Physical Environment Deficit	**$594,865.46**

1. The product mix is subject to change at the Developer's discretion. Assessment categories shown as zero in a given Fiscal Year reflect product types that did not exist in the prior year or were created in the current year.

2. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

3. Debt service amounts reflected are subsequent to a partial pay down.

4. Developer will enter into an O&M deficit funding agreement for the FY 2026/2027 budget to cover any shortfalls in the FY 2026/2027 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

EXHIBIT 4

AGENDA

RESOLUTION 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Brightwater Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the county tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the county Property Appraiser ("**Property Appraiser**") and county Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, **North Brook Holdings, LLC**, a Florida limited liability company ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to $______________ of the FY 2026-2027 Budget as shown in the revenues line item of the FY 2026-2027 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as county taxes in accordance with the Uniform Method**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Direct Bill for Certain Debt Assessments.**
   i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll**.**
   ii. Debt Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law and applicable bond documents, the Debt Assessments due may be paid in several partial, deferred payments, and must be timely paid to ensure the District will be able to meet its debt service requirements per the applicable supplemental trust indenture.
   iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2026-2027 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
   iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. **Direct Bill for Certain O&M Assessments.**
   i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
   ii. O&M Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
      1. 50% due no later than December 1, 2026
      2. 50% due no later than June 30, 2027
   iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the county property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. **Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 25, 2026.

Attested By:	**Brightwater Community Development District**
______________________________	______________________________
Print Name:______________________	Michael Lawson
☐Secretary/☐Assistant Secretary	Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget
Exhibit B: Form of Budget Funding Agreement with Developer

Brightwater

Community Development District

Proposed Budget
FY 2026–2027

Presented at the August 25, 2026 Meeting

Brightwater Community Development District
Table of Contents

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

	Account Description	Actual FY 2024	Actual FY 2025	First Amendment FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**							
	Operations & Maintenance Assessments - On-Roll	$ 30,081	$ 110,209	$ 113,191	$ 115,747	$ -	$ 115,747	$ 148,652
	Operations & Maintenance Assessments - Off-Roll	251,755	-	602,161	61,277	538,762	600,039	199,228
	Operations & Maintenance Assessments - Lot Closings	35,450	-	-	-	-	-	-
	Physical Environment Deficit	-	-	-	-	-	-	594,865
	Developer Funding Agreement	-	273,163	-	-	-	-	-
	Miscellaneous Revenue	-	-	-	1,135	-	1,135	-
	Interest	44	139	-	988	-	988	-
	Total Revenue	**317,330**	**383,510**	**715,352**	**179,147**	**538,762**	**717,908**	**942,745**
II.	**Expenditures**							
	General Administrative							
	P/R- Board of Supervisors	3,800	8,400	12,000	7,600	3,000	10,600	12,000
	Payroll Taxes	367	643	600	581	230	811	918
	Payroll Processing	350	600	500	450	150	600	1,000
	Professional Services - Management Consulting Services	47,758	48,000	48,000	36,000	12,000	48,000	54,184
	Professional Services - Construction Accounting Services	9,000	-	-	-	-	-	-
	Professional Services - Planning & Coordinating Service	3,000	-	-	-	-	-	-
	Professional Services - Administrative	3,600	3,600	3,600	2,700	900	3,600	-
	Professional Services - Auditing Services	3,200	3,350	3,800	-	4,250	4,250	4,400
	Professional Services - Engineering Services	120	6,409	5,000	2,780	927	3,707	3,300
	Professional Services - Legal Services	11,553	16,237	7,000	21,677	7,226	28,902	20,000
	Legal Advertisements	306	567	3,300	1,151	384	1,534	2,400
	Insurance	13,710	21,157	35,000	18,109	6,065	24,174	27,754
	Regulatory & Permit Fees	175	175	175	175	-	175	175
	Bank Fees	-	-	300	85	28	113	600
	Travel Per Diem	578	465	750	993	331	1,324	1,300
	Miscellaneous	54	95	20,500	-	-	-	-
	Meeting Room Rental	150	1,440	1,440	1,260	420	1,680	2,160
	Postage & Printing	-	-	-	-	-	-	1,000
	Website Compliance	2,015	2,015	2,015	1,890	125	2,015	1,515
	Administrative Contingency	-	-	-	167	56	222	5,000
	Total Administrative	**99,737**	**113,152**	**143,980**	**95,617**	**36,090**	**131,707**	**137,706**
	Debt Administration							
	Dissemination Agent	6,000	8,500	12,500	10,494	2,006	12,500	13,750
	Trustee Fees	337	4,791	9,262	5,567	3,695	9,262	9,782
	Arbitrage	1,425	475	950	-	950	950	1,425
	Developer Interim Funding - Operating	-	12,072	-	-	-	-	-
	Gap Loan - Cost of Issuance	-	-	5,341	5,341	-	5,341	-
	Gap Loan Interest	-	-	7,058	4,620	2,438	7,058	7,058
	Total Debt Administration	**7,762**	**25,838**	**35,111**	**26,022**	**9,090**	**35,111**	**32,015**

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

Account Description	Actual FY 2024	Actual FY 2025	First Amendment FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Physical Environment							
Utilities							
Electricity (Irrigation & Pond Pumps)	-	-	7,300	-	-	-	8,000
Streetpole Lighting	21,650	33,413	101,750	28,137	25,493	53,629	92,000
Water	-	-	8,100	1,786	595	2,381	8,100
Total Utilities	**21,650**	**33,413**	**117,150**	**29,923**	**26,088**	**56,010**	**108,100**
Common Areas & Right of Ways							
Professional Services - Comprehensive Field Services	14,000	15,000	15,000	11,250	3,750	15,000	15,000
Landscape Maintenance	108,280	121,382	140,000	-	31,475	31,475	-
Contracts - Landscape Maintenance	-	-	-	95,806	-	95,806	177,993
Contracts - Conservation & Preserve Maintenance	18,320	25,239	26,506	19,815	14,444	34,259	27,566
Contracts - Grounds Performance Monitoring	-	-	-	-	-	-	7,884
Contracts - Pet Waste Removal	-	-	8,000	-	-	-	8,000
Contracts - Rust Control	-	-	-	-	-	-	20,000
Landscape Replacement & Replenishment	-	6,043	20,000	31,715	10,572	42,287	20,000
Landscape - Mulch	-	-	20,000	21,750	7,250	29,000	35,000
Landscape - Tree/Palm Trimming	-	-	-	-	-	-	20,000
R&M - Irrigation	741	9,688	22,500	5,024	1,675	6,699	22,500
R&M - Pressure Washing	-	-	-	-	-	-	10,000
Misc - Pest Control & Wildlife Management	-	-	-	-	-	-	5,000
Misc - Holiday Lights & Decorations	5,800	12,000	25,000	-	25,000	25,000	15,000
Total Common Areas & Right of Ways	**147,141**	**189,352**	**277,006**	**185,360**	**94,165**	**279,526**	**383,943**
Flood Control/Stormwater Management							
Lake/Pond Maintenance	13,739	14,126	19,904	-	8,650	8,650	-
Contracts - Aquatic Maintenance	-	-	-	10,922	-	10,922	15,279
Contracts - Wetland Monitoring	-	-	-	-	-	-	4,250
Contracts - Aerators	-	-	-	-	-	-	25,000
R&M - Pond	-	-	10,000	-	-	-	10,000
Total Flood Control/Stormwater Management	**13,739**	**14,126**	**29,904**	**10,922**	**8,650**	**19,572**	**54,529**
Security							
Gate Maintenance & Perimeter Fence Repair	-	-	12,000	-	-	-	12,000
Contracts - Security Personnel	-	-	24,000	-	6,000	6,000	-
Contracts - Security Services & Monitoring Equipment	-	-	3,600	-	900	900	3,600
R&M - Security Cameras & Equipment	-	-	27,000	-	-	-	27,000
Key Fob / Entry System	-	-	8,000	-	8,000	8,000	8,000
Total Security	**-**	**-**	**74,600**	**-**	**14,900**	**14,900**	**50,600**

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)

	Account Description	Actual FY 2024	Actual FY 2025	First Amendment FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
	Capital & Contingency Reserves							
	Physical Environment Contingency	300	19,485	30,548	6,753	23,795	30,548	50,000
	Total Capital & Contingency Reserves	**300**	**19,485**	**30,548**	**6,753**	**23,795**	**30,548**	**50,000**
	Total Physical Environment	**182,830**	**256,376**	**529,208**	**232,958**	**167,598**	**400,556**	**647,172**
	Total Expenditures	**290,329**	**395,365**	**708,299**	**354,597**	**212,778**	**567,375**	**816,893**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	27,001	(11,855)	7,053	(175,450)	325,984	150,534	125,853
III.	**Other Financing Sources (Uses)**							
	Developer Funding - Interim Operating	-	12,072	-	-	-	-	-
	Gap Loan Proceeds	-	-	184,180	184,180	-	184,180	184,180
	Gap Loan Repayment	-	-	(184,180)	(65,380)	-	(65,380)	(302,980)
	Gap Loan Reserve	-	-	(7,053)	(7,053)	7,053	-	(7,053)
	Total Other Financing Sources (Uses)	**-**	**12,072**	**(7,053)**	**111,747**	**7,053**	**118,800**	**(125,853)**
IV.	**Net Change in Fund Balance**	27,001	217	-	(63,703)	333,037	269,334	-
	Fund Balance - Beginning	5,428	32,429	32,646	32,646	-	32,646	301,980
	Transfer for Gap Loan Reserve	-	-	-	7,053	(7,053)	-	-
	Fund Balance - Ending	**$ 32,429**	**$ 32,646**	**$ 32,646**	**$ (24,004)**	**$ 325,984**	**$ 301,980**	**$ 301,980**

REVENUE

SPECIAL ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

SPECIAL ASSESSMENTS - OFF-ROLL

Off-Roll assessments are billed directly to landowners that have not yet been placed on the County Tax Roll. These assessments fund the same O&M activities as On-Roll assessments and are invoiced according to the adopted assessment roll and applicable collection schedule.

PHYSICAL ENVIRONMENT DEFICIT

Developer funding covers Physical Environment deficits when assessment revenues are insufficient to fund related operating costs.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS

Chapter 190 of the Florida Statutes permits Board Supervisors to receive $200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES

Provides funding for required taxes associated with administrative, operational, or field staff payroll. This includes taxes on regular wages, overtime, and bonuses.

PAYROLL PROCESSING

Covers the cost of administering payroll for Supervisor compensation. This includes routine processing for each payroll cycle and additional year-end reporting and compliance filings.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the KAI Management Agreement. This line also includes IT-related costs for processing the District’s financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in the agreement.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District’s annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted by Grau & Associates in accordance with government auditing standards.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by Stantec and the budget reflects expected usage and prior-year activity.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Services are provided by Straley Robin Vericker and the budget reflects anticipated legal activity.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures. These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers premiums for the District's general liability, public officials, and property coverage as required to protect District assets and operations. Coverage is placed with Egis Insurance Advisors and premiums are renewed annually based on current rates and exposures.

REGULATORY & PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

BANK FEES

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

TRAVEL PER DIEM

Provides reimbursement for District-related travel expenses incurred by Board Members or staff. Eligible costs may include mileage, lodging, meals, and other expenses consistent with Florida Statutes and District policies.

MEETING ROOM RENTAL

Provides for the rental of facilities to host public Board of Supervisors meetings. This line item accounts for anticipated costs based on meeting frequency and location availability.

POSTAGE & PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, vendors, etc.

WEBSITE COMPLIANCE

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA compliance services are provided by SchoolNow to maintain the District's public-records obligations.

ADMINISTRATIVE CONTINGENCY

Provides a reserve for unexpected administrative expenses or shortfalls in other administrative line items. This funding allows the District flexibility to address unforeseen needs without requiring a formal budget amendment.

DEBT ADMINISTRATION EXPENDITURES

DISSEMINATION AGENT

Provides for the continuing disclosure services required under Rule 15c2-12 of the Securities and Exchange Commission for District bonds. Services are provided by Kai and DTS and include preparation and filing of required annual financial information and material event notices.

TRUSTEE FEES

Provides for the fees charged by the bond Trustee for administration of the District's bond indebtedness. Services are provided by US Bank and include trust accounting, disbursement, and reporting functions.

ARBITRAGE

Provides for arbitrage rebate calculation services required by the Internal Revenue Code for the District's tax-exempt bonds. These services are provided by Arbitrage Rebate Counselors, LLC on a recurring schedule over the life of the bonds.

GAP LOAN INTEREST

Provides for interest accrued on the outstanding balance of the gap loan during the period between issuance and repayment from annual tax collection proceeds.

PHYSICAL ENVIRONMENT EXPENDITURES

UTILITIES

ELECTRICITY

Provides for electric utility service to power District-owned facilities such as irrigation systems, entry features, fountains, or other common area infrastructure. Service is billed by the applicable utility provider based on usage and applicable utility rates.

STREETPOLE LIGHTING

Provides for electric service and maintenance associated with streetlight poles located throughout the District. Service is billed by Gig Fiber, LLC based on the number of fixtures and applicable rate schedules.

WATER

Covers the cost of water utility services necessary to operate irrigation systems, fountains, and other common area features maintained by the District. Service is provided by the applicable utility provider and charges are based on usage and prevailing rates.

COMMON AREAS & RIGHT OF WAYS

PROFESSIONAL SERVICES - COMPREHENSIVE FIELD SERVICES

Provides for a dedicated field services contractor to perform routine inspections of the District's assets. Services are provided by Kai Connected and include coordinating with vendors, monitoring service levels, and reporting maintenance concerns.

CONTRACTS - LANDSCAPE MAINTENANCE

Provides for the contracted landscape maintenance services for the District. Includes routine mowing, fertilization, plant and turf care, and irrigation system inspections and minor repairs as outlined in the contract. Services are performed by Sunrise Landscape for an annual amount of $177,993.

CONTRACTS - CONSERVATION & PRESERVE MAINTENANCE

Provides contracted maintenance for conservation and preserve areas, including vegetation management, invasive control, debris removal, and periodic monitoring to support permit and preserve standards. Services are performed by Solitude Lake Management for an annual amount of $27,566.

CONTRACTS - GROUNDS PERFORMANCE MONITORING

Provides recurring evaluations of overall grounds conditions, including landscape and pond areas, through scheduled monitoring and reporting. Supports early identification of maintenance needs to ensure consistent service quality and community appearance. Services are performed by Optic Systems for an annual amount of $7,884.

CONTRACT - PET WASTE

Provides for the servicing and maintenance of pet waste stations located throughout the District. Services include waste removal, bag replenishment, and disposal on a recurring schedule. Services are performed for an annual amount of $8,000.

CONTRACT - RUST CONTROL

Provides for contracted services to prevent and remove rust staining on District hardscape and structures. Staining is typically caused by irrigation systems or high iron content in groundwater. Services are performed for an annual amount of $20,000.

LANDSCAPE REPLACEMENT & REPLENISHMENT

Covers costs for the repair or replacement of landscaping materials outside of regular contractual services.

LANDSCAPE - MULCH

Covers the cost of repairing or replenishing mulch in common area landscape beds, separate from regularly scheduled landscape services.

LANDSCAPE - TREE/PALM TRIMMING

Covers the cost of trimming, pruning, and removing trees within the District's common areas as needed to maintain safety, visibility, and aesthetic standards.

R&M - IRRIGATION

Provides funding for ongoing repair and maintenance of the District's irrigation system, including valve replacement, line repairs, controller adjustments, and related service needs. This amount has been estimated based on historical trends, projected service levels, and anticipated cost changes.

R&M - PRESSURE WASHING

Provides for the cleaning and pressure washing of community infrastructure such as sidewalks, curbs, monument signs, entry features, and perimeter walls to maintain appearance and safety.

MISC - PEST CONTROL & WILDLIFE MANAGEMENT

Provides for non-recurring pest and wildlife management services, including response to nuisance animals, rodents, or insect issues outside the scope of the routine pest-control contract.

MISC – HOLIDAY LIGHTS & DECORATIONS

Provides funding for the purchase, installation, and removal of seasonal and holiday decorations throughout the District's common areas to enhance community appearance and celebrate festive occasions.

FLOOD CONTROL/STORMWATER MANAGEMENT

CONTRACTS - AQUATIC MAINTENANCE

Provides for the contracted treatment and maintenance of the District's stormwater ponds, lakes, and aquatic vegetation. Services may include algae control, shoreline management, water quality monitoring, and midge fly or invasive species treatment. Services are performed by Solitude Lake Management for an annual amount of $15,279.

CONTRACTS - WETLAND MONITORING

This line item includes costs associated with the monitoring of wetlands, preserves, uplands, and similar areas within the District to ensure compliance with applicable environmental permits and regulatory requirements. Services are performed by Water Science Associates for an annual amount of $4,250.

CONTRACTS - AERATORS

Provides for the contracted installation, operation, and maintenance of aeration systems within the District's stormwater ponds and lakes to improve dissolved oxygen levels, reduce nutrient buildup, and prevent algae growth. Services are performed by Solitude Lake Management for an annual amount of $25,000.

R&M - PONDS

Supports repairs, maintenance, and remediation of District stormwater ponds, including shoreline stabilization, minor erosion repairs, sediment buildup correction, and upkeep necessary to preserve proper function and appearance.

SECURITY

R&M - GATES

Covers the cost of maintaining, repairing, and servicing the District's entry gates, including entry/exit arms, keypads, card readers, and related gate equipment to ensure reliable operation and resident access.

CONTRACTS - SECURITY SERVICES & MONITORING EQUIPMENT

Provides for contracted roving patrols of the District's common areas. Also covers operation and maintenance of perimeter gates and resident key fob access equipment. Services are performed for an annual amount of $3,600.

R&M CAMERAS AND MONITORING

Provides for the routine maintenance, repair, and monitoring of the District's security camera systems. This may include replacement of damaged equipment, software updates to ensure continued functionality and safety coverage throughout the community.

KEY FOB / ENTRY SYSTEM

Provides for the purchase and issuance of individual key fobs and barcodes for residents and authorized users to access District facilities and gated areas.

CAPITAL & CONTINGENCY RESERVES

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

OTHER FINANCING SOURCES (USES)

GAP LOAN PROCEEDS - OTHER FINANCING SOURCE

Represents proceeds received from a short-term gap loan issued to provide interim funding for District operations prior to the receipt of annual assessment revenues. These funds are repaid with tax collection proceeds once received.

GAP LOAN REPAYMENT

Provides for the repayment of principal associated with the short-term gap loan issued to fund District operations prior to the receipt of annual assessment revenues. The loan is repaid using tax collection proceeds once received and is expected to be fully satisfied within the fiscal year.

GAP LOAN REQUIRED RESERVE

Provides for the required reserve established in connection with the gap loan, as required by the loan agreement, to ensure timely payment of debt service and related obligations during the period the loan is outstanding.

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
Series 2021 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - On-Roll	$ 71,523	$ 71,280	$ 72,890	$ -	$ 72,890	$ 70,080
	Debt Service Assessments - Off-Roll	416,875	446,812	426,971	6,500	433,472	450,342
	Tax Collector Excess Fees	11	-	-	-	-	-
	Interest	22,622	-	14,048	-	14,048	-
	Total Revenue	**511,031**	**518,093**	**513,910**	**6,500**	**520,410**	**520,423**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	315,758	210,000	210,000	-	210,000	215,000
	Interest Expense	205,000	307,916	310,410	-	310,410	305,423
	Prepayment Expense	20,000	-	-	-	-	-
	Total Debt Service	**540,758**	**517,916**	**520,410**	**-**	**520,410**	**520,423**
	Total Expenditures	**540,758**	**517,916**	**520,410**	**-**	**520,410**	**520,423**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	(29,726)	176	(6,500)	6,500	-	-
IV.	**Net Change In Fund Balance**	**(29,726)**	**176**	**(6,500)**	**6,500**	**-**	**-**
	Fund Balance - Beginning	559,524	529,798	529,798	-	529,798	**529,798**
	Fund Balance - Ending	**$ 529,798**	**$ 529,974**	**$ 523,297**	**$ 6,500**	**$ 529,798**	**$ 529,798**

Brightwater Community Development District
$10,000,000 Capital Improvement Revenue Assessment Bonds, Series 2021

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
11/1/25		2.38%	155,205	155,205		8,775,000
5/1/26	210,000	2.38%	155,205	365,205	520,410	8,565,000
11/1/26		2.85%	152,711	152,711		8,565,000
5/1/27	215,000	2.85%	152,711	367,711	520,423	8,350,000
11/1/27		2.85%	149,648	149,648		8,350,000
5/1/28	220,000	2.85%	149,648	369,648	519,295	8,130,000
11/1/28		2.85%	146,513	146,513		8,130,000
5/1/29	225,000	2.85%	146,513	371,513	518,025	7,905,000
11/1/29		2.85%	143,306	143,306		7,905,000
5/1/30	230,000	2.85%	143,306	373,306	516,613	7,675,000
11/1/30		2.85%	140,029	140,029		7,675,000
5/1/31	240,000	2.85%	140,029	380,029	520,058	7,435,000
11/1/31		3.15%	136,609	136,609		7,435,000
5/1/32	245,000	3.15%	136,609	381,609	518,218	7,190,000
11/1/32		3.15%	132,750	132,750		7,190,000
5/1/33	255,000	3.15%	132,750	387,750	520,500	6,935,000
11/1/33		3.15%	128,734	128,734		6,935,000
5/1/34	260,000	3.15%	128,734	388,734	517,468	6,675,000
11/1/34		3.15%	124,639	124,639		6,675,000
5/1/35	270,000	3.15%	124,639	394,639	519,278	6,405,000
11/1/35		3.15%	120,386	120,386		6,405,000
5/1/36	280,000	3.15%	120,386	400,386	520,773	6,125,000
11/1/36		3.15%	115,976	115,976		6,125,000
5/1/37	290,000	3.15%	115,976	405,976	521,953	5,835,000
11/1/37		3.15%	111,409	111,409		5,835,000
5/1/38	300,000	3.15%	111,409	411,409	522,818	5,535,000
11/1/38		3.15%	106,684	106,684		5,535,000
5/1/39	305,000	3.15%	106,684	411,684	518,368	5,230,000
11/1/39		3.15%	101,880	101,880		5,230,000
5/1/40	315,000	3.15%	101,880	416,880	518,760	4,915,000
11/1/40		3.15%	96,919	96,919		4,915,000
5/1/41	325,000	3.15%	96,919	421,919	518,838	4,590,000
11/1/41		4.00%	91,800	91,800		4,590,000
5/1/42	340,000	4.00%	91,800	431,800	523,600	4,250,000
11/1/42		4.00%	85,000	85,000		4,250,000
5/1/43	355,000	4.00%	85,000	440,000	525,000	3,895,000
11/1/43		4.00%	77,900	77,900		3,895,000
5/1/44	365,000	4.00%	77,900	442,900	520,800	3,530,000
11/1/44		4.00%	70,600	70,600		3,530,000
5/1/45	380,000	4.00%	70,600	450,600	521,200	3,150,000
11/1/45		4.00%	63,000	63,000		3,150,000
5/1/46	400,000	4.00%	63,000	463,000	526,000	2,750,000
11/1/46		4.00%	55,000	55,000		2,750,000
5/1/47	415,000	4.00%	55,000	470,000	525,000	2,335,000
11/1/47		4.00%	46,700	46,700		2,335,000
5/1/48	430,000	4.00%	46,700	476,700	523,400	1,905,000
11/1/48		4.00%	38,100	38,100		1,905,000
5/1/49	450,000	4.00%	38,100	488,100	526,200	1,455,000
11/1/49		4.00%	29,100	29,100		1,455,000
5/1/50	465,000	4.00%	29,100	494,100	523,200	990,000
11/1/50		4.00%	19,800	19,800		990,000
5/1/51	485,000	4.00%	19,800	504,800	524,600	505,000
11/1/51		4.00%	10,100	10,100		505,000
5/1/52	505,000	4.00%	10,100	515,100	525,200	0
Total	**8,775,000**		**5,300,993**	**14,075,993**	**14,075,993**	

Brightwater Community Development District
Fiscal Year 2027 Annual Budget
Series 2024 Debt Service Fund

	Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 6/30/26	Projected July-9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I.	**Revenue**						
	Debt Service Assessments - Off-Roll	$ -	$ 537,913	$ 505,545	$ 15,844	$ 521,389	$ 420,423
	Interest	20,564	-	14,605	-	14,605	-
	Total Revenue	**20,564**	**537,913**	**520,150**	**15,844**	**535,994**	**420,423**
II.	**Expenditures**						
	Debt Service						
	Principal Debt Retirement	-	110,000	110,000	-	110,000	115,000
	Interest Expense	191,697	423,491	425,994	-	425,994	305,423
	Total Debt Service	**191,697**	**533,491**	**535,994**	**-**	**535,994**	**420,423**
	Total Expenditures	**191,697**	**533,491**	**535,994**	**-**	**535,994**	**420,423**
	Excess (Deficiency) of Revenues Over (Under) Expenditures	(171,134)	4,421	(15,844)	15,844	-	-
III.	**Other Financing Sources (Uses)**						
	Interfund Transfer-Out	-	-	(26)	-	(26)	-
	Bond Proceeds	1,065,860	-	-	-	-	-
	Underwriter's Discount	(157,000)	-	-	-	-	-
	Cost of Issuance	(179,250)	-	-	-	-	-
	Total Other Sources (Uses)	**729,610**	**-**	**(26)**	**-**	**(26)**	**-**
IV.	**Net Change In Fund Balance**	**558,476**	**4,421**	**(15,870)**	**15,844**	**(26)**	**-**
	Fund Balance - Beginning	-	558,476	558,476	-	558,476	**558,450**
	Fund Balance - Ending	**$ 558,476**	**$ 562,897**	**$ 542,606**	**$ 15,844**	**$ 558,450**	**$ 558,450**

Brightwater Community Development District
$7,850,000 Capital Improvement Revenue Bonds, Series 2024

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/25			191,697	191,697		7,850,000
11/1/25			212,997	212,997		7,850,000
5/1/26	110,000	4.55%	212,997	322,997	535,994	7,740,000
11/1/26			210,494	210,494		7,740,000
5/1/27	115,000	4.55%	210,494	325,494	535,989	7,625,000
11/1/27			207,878	207,878		7,625,000
5/1/28	125,000	4.55%	207,878	332,878	540,756	7,500,000
11/1/28			205,034	205,034		7,500,000
5/1/29	130,000	4.55%	205,034	335,034	540,069	7,370,000
11/1/29			202,077	202,077		7,370,000
5/1/30	135,000	4.55%	202,077	337,077	539,154	7,235,000
11/1/30			199,006	199,006		7,235,000
5/1/31	140,000	4.55%	199,006	339,006	538,011	7,095,000
11/1/31			195,821	195,821		7,095,000
5/1/32	150,000	5.35%	195,821	345,821	541,641	6,945,000
11/1/32			191,808	191,808		6,945,000
5/1/33	155,000	5.35%	191,808	346,808	538,616	6,790,000
11/1/33			187,662	187,662		6,790,000
5/1/34	165,000	5.35%	187,662	352,662	540,324	6,625,000
11/1/34			183,248	183,248		6,625,000
5/1/35	175,000	5.35%	183,248	358,248	541,496	6,450,000
11/1/35			178,567	178,567		6,450,000
5/1/36	185,000	5.35%	178,567	363,567	542,134	6,265,000
11/1/36			173,618	173,618		6,265,000
5/1/37	195,000	5.35%	173,618	368,618	542,236	6,070,000
11/1/37			168,402	168,402		6,070,000
5/1/38	205,000	5.35%	168,402	373,402	541,804	5,865,000
11/1/38			162,918	162,918		5,865,000
5/1/39	215,000	5.35%	162,918	377,918	540,836	5,650,000
11/1/39			157,167	157,167		5,650,000
5/1/40	225,000	5.35%	157,167	382,167	539,334	5,425,000
11/1/40			151,148	151,148		5,425,000
5/1/41	240,000	5.35%	151,148	391,148	542,296	5,185,000
11/1/41			144,728	144,728		5,185,000
5/1/42	255,000	5.35%	144,728	399,728	544,456	4,930,000
11/1/42			137,907	137,907		4,930,000
5/1/43	265,000	5.35%	137,907	402,907	540,814	4,665,000
11/1/43			130,818	130,818		4,665,000
5/1/44	280,000	5.35%	130,818	410,818	541,636	4,385,000
11/1/44			123,328	123,328		4,385,000
5/1/45	295,000	5.63%	123,328	418,328	541,656	4,090,000
11/1/45			115,031	115,031		4,090,000
5/1/46	315,000	5.63%	115,031	430,031	545,063	3,775,000
11/1/46			106,172	106,172		3,775,000
5/1/47	330,000	5.63%	106,172	436,172	542,344	3,445,000
11/1/47			96,891	96,891		3,445,000
5/1/48	350,000	5.63%	96,891	446,891	543,781	3,095,000
11/1/48			87,047	87,047		3,095,000
5/1/49	370,000	5.63%	87,047	457,047	544,094	2,725,000
11/1/49			76,641	76,641		2,725,000
5/1/50	395,000	5.63%	76,641	471,641	548,281	2,330,000
11/1/50			65,531	65,531		2,330,000
5/1/51	415,000	5.63%	65,531	480,531	546,063	1,915,000
11/1/51			53,859	53,859		1,915,000
5/1/52	440,000	5.63%	53,859	493,859	547,719	1,475,000
11/1/52			41,484	41,484		1,475,000
5/1/53	465,000	5.63%	41,484	506,484	547,969	1,010,000
11/1/53			28,406	28,406		1,010,000
5/1/54	490,000	5.63%	28,406	518,406	546,813	520,000
11/1/54			14,625	14,625		520,000
5/1/55	520,000	5.63%	14,625	534,625	549,250	0
Total	**7,850,000**		**8,612,325**	**16,462,325**	**16,270,628**	

Brightwater Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison

	Admin, Debt Admin, Stormwater Mngmt	Physical Environment	Total	
AR = Total Expenditures - Net:	$224,249.50	$123,630.40	$347,879.90	
Plus: Early Payment Discount (4.0%)	$9,542.53	$9,542.53	$19,085.06	
Plus: County Collection Charges (2.0%)	$4,771.27	$4,771.27	$9,542.53	
Total Expenditures - GROSS	$238,563.30	$131,521.70	$370,085.00	[a]
Total ERU:	523.40	58.40		[b]
Total AR / ERU - GROSS (as if all On-Roll):	**$455.80**	**$2,252.08**		[a] / [b]
Total AR / ERU - NET:	$428.45	$2,116.96		

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations and Maintenance Assessments

A. General Administration, Debt Service Administration, & Stormwater Management Assessment Allocation

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	222	0.70	155.40	29.69%	$299.91	$66,580.77	$319.06	$70,830.60
50'	368	1.00	368.00	70.31%	$428.45	$157,668.74	$455.80	$167,732.70
Total	**590**		**523.40**	**100.00%**		**$224,249.50**		**$238,563.30**

B. Remaining Physical Environment Assessment Allocation

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	32	0.70	22.40	38.36%	$1,481.87	$47,419.88	$1,576.46	$50,446.68
50'	36	1.00	36.00	61.64%	$2,116.96	$76,210.52	$2,252.08	$81,075.02
Total	**68**		**58.40**	**100.00%**		**$123,630.40**		**$131,521.70**

C. Total Operations & Maintenance Assessment Allocation

Product [1]	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
35'	190	0.70	133.00	25.41%	$299.91	$56,983.54	$319.06	$60,620.79
35'	32	0.70	22.40	4.28%	$1,781.78	$57,017.11	$1,895.52	$60,656.50
50'	332	1.00	332.00	63.43%	$428.45	$142,244.62	$455.80	$151,324.07
50'	36	1.00	36.00	6.88%	$2,545.41	$91,634.64	$2,707.88	$97,483.66
Total	**590**		**523.40**	**100.00%**		**$347,879.90**		**$370,085.00**

2. Assessment Comparison Summary by Fiscal Year

Assessment Area 1 - Phases 2A & 2B

		Operations & Maintenance [2]			Series 2021 Debt Service [2]			Total [2]			
Product	Units	FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
35'	32	$1,895.52	$1,419.04	34%	$893.62	$893.62	0%	$2,789.14	$2,312.66	$476.47	21%
50'	36	$2,707.88	$2,027.21	34%	$1,276.60	$1,276.60	0%	$3,984.48	$3,303.81	$680.67	21%
Total	**68**										

Undeveloped Lands - Limited O&M Benefit Allocation

Product	Units	Operations & Maintenance [2]			Series 2021 Debt Service [2]			Total [2]			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
35'	190	$319.06	$1,419.04	-78%	$893.62	$893.62	0%	$1,212.68	$2,312.66	-$1,099.99	-48%
50'	124	$455.80	$2,027.21	-78%	$1,276.60	$1,276.60	0%	$1,732.40	$3,303.81	-$1,571.41	-48%

Assessment Area 2 - Phase 2C

Undeveloped Lands - Limited O&M Benefit Allocation

Product	Units	Operations & Maintenance [2]			Series 2024 Debt Service [2, 3]			Total [2]			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	$ Change	% Change
50'	208	$455.80	$2,027.21	-78%	$1,595.74	$1,595.74	0%	$2,051.54	$3,622.95	-$1,571.41	-43%
Total	**208**										

	Net[4]
Physical Environment Deficit	**$594,865.46**

1. The product mix is subject to change at the Developer's discretion. Assessment categories shown as zero in a given Fiscal Year reflect product types that did not exist in the prior year or were created in the current year.

2. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

3. Debt service amounts reflected are subsequent to a partial pay down.

4. Developer will enter into an O&M deficit funding agreement for the FY 2026/2027 budget to cover any shortfalls in the FY 2026/2027 budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed.

Interim Operating and Deficit Budget Funding Agreement
Fiscal Year 2026-2027

This Interim Operating and Deficit Budget Funding Agreement is made and entered into as of August 25, 2026, by and between the **Brightwater Community Development District** (the "**District**") and **North Brook Holdings, LLC**, a Florida limited liability company, ("**Developer**").

Recitals

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns real property within the District, which property will benefit from the timely construction and acquisition of the District' s facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the Fiscal Year 2026-2027, which year commences on October 1, 2026 and concludes on September 30, 2027 as described in **Exhibit A** attached hereto (the “**Budget**”); and

WHEREAS, the Budget includes the projected revenues needed for its operations and services for Fiscal Year 2026-2027, however the revenues will not start coming in until mid-December; and

WHEREAS, the District will need interim operating capital to enable it to proceed with its operations and services during October-December for its Fiscal Year 2026-2027; and

WHEREAS, the District may need additional deficit capital to enable it to proceed with unexpected expenses during its Fiscal Year 2026-2027; and

WHEREAS, the Developer desires to provide such funds, as are necessary, to the District to proceed with its operations and services for Fiscal Year 2026-2027.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligations**. The Developer agrees to make available to the District the monies necessary for the operation of the District, within 30 days of written request by the District.
    a. The funds shall be placed in the District’s general checking account.
    b. These payments are made by the Developer in lieu of additional assessments which might otherwise be levied or imposed by the District.
    c. *Funds Advanced by Developer for Interim Operating Expenses.* The monies to be funded by the Developer in this category will be the amount necessary to fund the District’s operations for October-December on an “as needed” basis only. An estimate of such funding needs is included in the Budget.

d. *Deficit Funding.* The monies to be funded by the Developer in this category will be the difference between any actual revenues (on-roll, off-roll, or other sources) received by the District and the actual expenditures incurred by the District and will be provided on an "as needed" basis only.
    i. At the end of the fiscal year if it is determined there is a surplus that is related to the deficit funding provided, the Developer will be entitled to a return of such funds up to the total amount deficit funded. Any other funds advanced in this category are not reimbursable.

2. **Reimbursement of Interim Operating Expenses**. The District anticipates that it will have enough revenues to reimburse the Developer for the Funds Advanced for Interim Operating Expenses by January 1. If the District has enough funds to do so without jeopardizing its operations and services, it shall reimburse the Developer for any amounts actually advanced by the Developer by January 1. If the District does not have enough funds to do so by January 1, then as soon as it does have such funds, it shall reimburse the Developer.

3. **Notes or Bonds**. The parties hereto recognize that a portion of the operating expenses may be required in support of the District's effort to implement its capital improvements program which are to be financed in the form of note(s), bond(s) or future developer advances and as such may be considered to be reimbursable expenses. The District agrees that upon the issuance of its note(s) or bonds(s) that there will be included an amount sufficient to reimburse the Developer for a portion of the advances made pursuant to this agreement and such reimbursement will be made within thirty (30) days of receiving the proceeds of the note(s) or bond(s). The advances made pursuant to this agreement and reimbursement of same will not include any interest charge since it is anticipated that the District will proceed in a timely fashion to obtain its note(s) or bond(s).

4. **Amendment**. Amendment to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both parties.

5. **Assignment**. This Agreement may be assigned, in whole or in part by either party only upon the written consent of the other. Any purported assignment without such written consent shall be void.

6. **Default and Remedies**. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Developer.

7. **Governing Law and Venue**. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

8. **Enforcement and Attorney's Fees**. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for, trial alternative dispute resolution, or appellate proceedings.

9. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

10. **No Third Party Benefits**. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

11. **Arm's Length Agreement**. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. **Authorization**. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

13. **Entire Agreement**. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

North Brook Holdings, LLC a Florida limited liability company	**Brightwater** **Community Development District**
______________________________	______________________________
John M. Ryan Authorized Person	Michael Lawson Chair of the Board of Supervisors

Exhibit A – Fiscal Year 2026-2027 General Fund Budget

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

STATE OF FLORIDA
COUNTY OF ________________________

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared John M. Ryan, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.

2. Affiant is the Authorized Person of **North Brook Holdings, LLC**, a Florida limited liability company/corporation (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.

3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

4. Company intends to execute, renew, or extend a contract between Company and the Zephyr Lakes Community Development District.

5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

____
Signature of Affiant

Sworn before me on August _____, 2026.

____
Notary Public Signature

____
Notary Stamp

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared ____________________________, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.

2. Affiant is the ____________________ (Title) of _______________________________ (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.

3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

4. Company intends to execute, renew, or extend a contract between Company and the Brightwater Community Development District.

5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

____
Signature of Affiant

Sworn before me on ___________ _____, 2026

____
Notary Public Signature

____
Notary Stamp

EXHIBIT 5

AGENDA

RESOLUTION 2026-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors (the **"Board"**), is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Commerce, a schedule of its regular meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors for the Fiscal Year beginning October 1, 2026, and ending on September 30, 2027 (the **"FY 2026/2027"**) attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the FY 2026/2027 annual public meeting schedule to Lee County and the Department of Commerce.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED ON AUGUST 25, 2026.

ATTEST:	**BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Print Name: ____________________	Michael S. Lawson
☐Secretary/☐Assistant Secretary	Chair of the Board of Supervisors

Exhibit A
Notice of Meetings
Fiscal Year 2026/2027
Brightwater Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2026/2027 Regular Meetings of the Board of Supervisors of the Brightwater Community Development District shall be held at **2:00 p.m. at the Hyatt Place Ft. Myers At the Forum, 2600 Champion Ring Road, Fort Myers, Florida 33905**. The meeting dates are as follows:

October 27, 2026
November 24, 2026
December 22, 2026
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027
June 22, 2027
July 27, 2027
August 24, 2027
September 28, 2027

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kai, District Management

Publish: September 11, 2026 (Business Observer – Lee County)

EXHIBIT 6

AGENDA

MINUTES OF MEETING

BRIGHTWATER

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Brightwater Community Development District was held on Tuesday, May 26, 2026 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 and conducted roll call.

Present and constituting a quorum were:

Michael Lawson	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Christie Ray	Board Supervisor, Assistant Secretary
Brittany Crutchfield	Board Supervisor, Assistant Secretary

Also, present was:

Audette Bruce	District Manager, Kai
Whitney Sousa	District Counsel, Straley Robin Vericker
Tonja Stewart	District Engineer, Stantec

The following is a summary of the discussions and actions taken at the May 26, 2026 Brightwater CDD Board of Supervisors Regular Meeting.

Included in this summary is the June 11, 2026 Continued Meeting.

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

There were three audience members present, five were online, and the next item followed.

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration for Adoption – **Resolution 2026-10**, Designating Officers

Ms. Bruce explained that Ken Joines was added as Treasurer and Lauren Parsons was added as Assistant Treasurer.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted the **Resolution 2026-10, Designating Officers**, for the Brightwater Community Development District.

B. Exhibit 2: Consideration for Adoption – **Resolution 2026-11**, Authorizing Bank Account Signatories

Ms. Bruce explained that this allows Mr. Joines to sign off on payments for the District's bills.

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adopted the **Resolution 2026-11, Authorizing Bank Account Signatories**, for the Brightwater Community Development District.

C. Exhibit 3: Consideration for Adoption – **Resolution 2026-12**, Setting Landowners Election and Meeting

The Landowners Election is scheduled to take place on November 24, 2026, at the Hyatt Place, Fort Myers at the Forum at 2:00 pm.

- Exhibit A – Sample Notice, Instructions, Sample Proxy and Sample Ballot

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board adopted the **Resolution 2026-12, Setting Landowners Election and Meeting**, for the Brightwater Community Development District.

D. Exhibit 4: Presentation of Supplemental Engineer's Report

Ms. Stewart informed the Board that the report was an update of the previously approved report, amended to reflect an increase in costs.

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved the **Supplemental Engineer's Report in substantial form as an exhibit to the Amended Delegated Awards Resolution**, for the Brightwater Community Development District.

E. Exhibit 5: Presentation of Third Supplemental Assessment Methodology Report

Mr. Lawson explained that due to increased development costs, the Supplemental Assessment Report required amendment. He stated that the principal amount of the bonds had increased to accommodate and fund the revised construction costs. He further explained that the amended report reflected the restated construction costs and reallocated the increased bond amounts to the affected lots. Mr. Lawson noted that the bonds were partially paid down by the developer at the time of lot sale, with the remaining portion of the assessment being passed through to homeowners. He stated that, aside from these changes, the report remained a standard assessment report.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the **Third Supplemental Assessment Methodology Report in substantial form as an exhibit to the Amended Delegated Awards Resolution**, for the Brightwater Community Development District.

F. Exhibit 6: Consideration for Adoption – **Resolution 2026-13**, Amended and Restated Delegated Award

Mr. Lawson further noted that the resolution included several exhibits in substantial form, including Exhibit A, the Form of Bond Purchase Contract; Exhibit B, the Form of Supplemental Indenture; Exhibit C, the Form of Preliminary Limited Offering Memorandum; and Exhibit D, the Form of Continuing Disclosure Agreement.

- Exhibit A – Form of Purchase Contract
- Exhibit B – Form of Supplemental Indenture
- Exhibit C – Form of Preliminary Limited Offering Memorandum
- Exhibit D – Form of Continuing Disclosure Agreement

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board adopted the **Resolution 2026-13, Amended and Restated Delegated Award and** accepted the **Exhibits A to D in substantial form**, for the Brightwater Community Development District.

G. Exhibit 7: Consideration for Adoption – **Resolution 2026-14**, Approving Proposed Budget and Setting Public Hearing

The Board chose to postpone discussion on the budget to a later date when the meeting is continued to June 11th at 2:00 p.m.

At the continued meeting, Chair Lawson explained that compared to the previous year, the FY2027 budget would increase by approximately $230,000, primarily due to physical improvements associated with additional phases coming online and being completed.

He further noted that the last two pages of the budget document contain the assessment schedules, which account for both the lots currently on the assessment roll and future phases yet to be completed. He then made a motion to adopt the resolution.

- Exhibit A: Proposed Budget for Fiscal Year 2026/2027

On a MOTION by Mr. Lawson, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board adopted the **Resolution 2026-14, Approving Proposed Budget and Setting Public Hearing,** for the Brightwater Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 8: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on April 28, 2026

B. Exhibit 9: Ratification of Brightwater Phase 4 Floodplain Pond Early Termination Agreement

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 other report, the next item followed.

B. District Engineer

There being no other report, the next item followed.

C. Field Operations

There being none, the next item followed.

D. District Manager

Walk On Item – Sunrise Landscape – Clean-up of Sidewalk along Pritchett Pkwy **-** $3,520.00

On a MOTION by Mr. Lawson, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved the **Walk On Item to be included in the Agenda**, for the Brightwater Community Development District.

Ms. Bruce offered a proposal for the maintenance of a sidewalk located along Pritchett Parkway heading north to Hunter’s Glen that borders Phase 4. This proposal is to perform an initial cleanup of the area prior to regular maintenance commencing.

Ms. Bruce also reviewed the landscape maintenance budget and reported that funds remained available within the budgeted allocation for landscape maintenance. The Board requested a formal proposal for the regular maintenance of this area.

On a MOTION by Mr. Lawson, SECONDED by Mr. Draper, WITH ALL IN FAVOR, the Board approved the **proposal from Sunrise Landscape for cleaning up the area between the sidewalk and Phase 4 along Pritchett Parkway**, for the Brightwater Community Development District.

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)*

A resident commented that there is a portion of the sidewalk located near the Phase 4 area within the Brightwater District that contains a gap due to a tree previously removed. The resident further advised that staff may wish to inspect the area to determine whether any remaining gap in the sidewalk required attention.

EIGHTH ORDER OF BUSINESS – Adjournment

Ms. Bruce asked for final questions, comments, or corrections before requesting a motion to continue the meeting to June 11, 2026, at 2:00 p.m. at the Hyatt Place at the Forum. Mr. Lawson made a motion to continue the meeting.

During the continued meeting, 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 on June 11, at 3:55 p.m.**, for the Brightwater North 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 7

AGENDA

Financial Reporting Package

Brightwater Community Development District

Period Ending: 04/30/2026

Brightwater Community Development District

Balance Sheet as of 4/30/2026

Assets	Operating	301 - Debt Service 2021 (AA1) Fund	302 - Debt Service 2024 (AA2) Fund	502 - Acquisition & Construction 2024 (AA2) Fund	Total
Cash - Operating					
101001 - Operating VNB #4011	$122,571.15				$122,571.15
Total Cash - Operating	**$122,571.15**				**$122,571.15**
Cash - Money Market, Reserves and Other					
101201 - Reserve BU #5869	$7,385.51				$7,385.51
Total Cash - Money Market, Reserves and Other	**$7,385.51**				**$7,385.51**
Accounts Receivable & Other Assets					
115100 - Accounts Receivable - Other	$1,563.14				$1,563.14
155000 - Prepaid Items	$5,496.10				$5,496.10
156900 - Deposits - Non-Current	$20,200.00				$20,200.00
Total Accounts Receivable & Other Assets	**$27,259.24**				**$27,259.24**
Investments					
151100 - Series 2021 (AA1) Revenue Account		$366,705.68			$366,705.68
151103 - Series 2021 (AA1) Prepayment Account		$607.50			$607.50
151104 - Series 2021 (AA1) Debt Service Reserve Account		$518,092.50			$518,092.50
151200 - Series 2024 (AA2) Revenue Account			$315,065.07		$315,065.07

151204 - Series 2024 (AA2) Debt Service Reserve Account			$537,912.51			$537,912.51
151205 - Series 2024 (AA2) Capitalized Interest Account			$9,488.41			$9,488.41
151207 - Series 2024 (AA2) Acquisition & Construction Account					$2,727.50	$2,727.50
Total Investments		**$885,405.68**	**$862,465.99**		**$2,727.50**	**$1,750,599.17**
Total Assets	**$157,215.90**	**$885,405.68**	**$862,465.99**		**$2,727.50**	**$1,907,815.07**

Brightwater Community Development District

Balance Sheet as of 4/30/2026

Liabilities / Equity	Operating	301 - Debt Service 2021 (AA1) Fund	302 - Debt Service 2024 (AA2) Fund	501 - Acquisition & Construction 2021 (AA1) Fund	502 - Acquisition & Construction 2024 (AA2) Fund	Total
Current Liability						
202000 - Accounts Payable	$25,122.04					$25,122.04
218000 - Accrued Expenses	$1,486.50					$1,486.50
Total Current Liability	**$26,608.54**					**$26,608.54**
Fund Balance						
280000 - Fund Balance - Nonspendable	$25,696.10					$25,696.10
281000 - Fund Balance - Restricted	$7,053.00	$529,797.75	$558,476.12	$17.83	$3,159,281.42	$4,254,626.12
284000 - Fund Balance - Unassigned	$6,949.93					$6,949.93
Total Fund Balance	**$39,699.03**	**$529,797.75**	**$558,476.12**	**$17.83**	**$3,159,281.42**	**$4,287,272.15**
Net Change in Fund Balance						
33750 - Net Income	$90,908.33	$355,607.93	$303,989.87	($17.83)	($3,156,553.92)	($2,406,065.62)
Total Net Change in Fund Balance	**$90,908.33**	**$355,607.93**	**$303,989.87**	**($17.83)**	**($3,156,553.92)**	**($2,406,065.62)**
Total Liabilities / Equity	**$157,215.90**	**$885,405.68**	**$862,465.99**	**-**	**$2,727.50**	**$1,907,815.07**

Brightwater Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
325201 - Special Assessments - On-Roll	-	9,432.59	(9,432.59)	115,747.40	66,028.13	49,719.27	113,191.03
325202 - Special Assessments - Off-Roll	-	50,180.09	(50,180.09)	23,080.51	351,260.63	(328,180.12)	602,161.05
361100 - Interest	519.62	-	519.62	714.89	-	714.89	-
369900 - Miscellaneous Revenues	-	-	-	66.50	-	66.50	-
Total Income	**519.62**	**59,612.68**	**(59,093.06)**	**139,609.30**	**417,288.76**	**(277,679.46)**	**715,352.08**

Other Financing Sources

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
384011 - Gap Loan Proceeds - Other Financing Source	-	-	-	184,180.00	184,180.00	-	184,180.00
Total Other Financing Sources	**-**	**-**	**-**	**184,180.00**	**184,180.00**	**-**	**184,180.00**
Total Income	**519.62**	**59,612.68**	**(59,093.06)**	**323,789.30**	**601,468.76**	**(277,679.46)**	**899,532.08**

Operating Expense

General Administration

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
513001 - P/R - Board Of Supervisors	2,000.00	1,000.00	(1,000.00)	6,000.00	7,000.00	1,000.00	12,000.00
513002 - Payroll Taxes	153.00	50.00	(103.00)	459.00	350.00	(109.00)	600.00
513003 - Payroll Processing Fees	100.00	41.67	(58.33)	350.00	291.69	(58.31)	500.00
513101 - Professional Services - Management Consulting Services	4,000.00	4,000.00	-	28,000.00	28,000.00	-	48,000.00
513105 - Professional Services - Administrative Service	300.00	300.00	-	2,100.00	2,100.00	-	3,600.00
513106 - Professional Services - Auditing Services	-	316.67	316.67	-	2,216.69	2,216.69	3,800.00
513107 - Professional Services - Engineering Services	764.00	416.67	(347.33)	1,921.00	2,916.69	995.69	5,000.00
513108 - Professional Services - Legal Services	694.00	583.33	(110.67)	10,816.76	4,083.31	(6,733.45)	7,000.00
513201 - Legal Advertisements	-	275.00	275.00	1,150.63	1,925.00	774.37	3,300.00
513202 - Insurance	2,026.65	2,916.67	890.02	14,055.36	20,416.69	6,361.33	35,000.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	102.06	(72.94)	175.00
513205 - Bank Fees	-	25.00	25.00	84.89	175.00	90.11	300.00
513206 - Travel Per Diem	253.80	62.50	(191.30)	880.74	437.50	(443.24)	750.00
513207 - Meeting Room Rental	180.00	120.00	(60.00)	900.00	840.00	(60.00)	1,440.00
513209 - Website Compliance (dev & hosting)	41.67	167.92	126.25	1,806.69	1,175.44	(631.25)	2,015.00
513901 - Administrative Contingency	-	1,708.33	1,708.33	166.76	11,958.31	11,791.55	20,500.00
517101 - Dissemination Agent	2,675.00	1,041.67	(1,633.33)	9,156.25	7,291.69	(1,864.56)	12,500.00
Total General Administration	**13,188.12**	**13,040.01**	**(148.11)**	**78,023.08**	**91,280.07**	**13,256.99**	**156,480.00**

Debt Administration

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
517102 - Trustee Fees	-	771.86	771.86	5,567.09	5,403.02	(164.07)	9,262.26
517103 - Arbitrage	-	79.17	79.17	-	554.19	554.19	950.00
517201 - Gap Loan Repayment	-	-	-	-	(184,180.00)	(184,180.00)	(184,180.00)
517202 - Gap Loan Required Reserve	-	-	-	7,053.00	(7,053.00)	(14,106.00)	(7,053.00)

Brightwater Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Operating Expense							
517203 - Gap Loan - Cost Of Issuance	-	445.08	445.08	5,341.00	3,115.56	(2,225.44)	5,341.00
517204 - Gap Loan Interest	-	588.16	588.16	-	4,117.12	4,117.12	7,057.95
Total Debt Administration	**-**	**1,884.27**	**1,884.27**	**17,961.09**	**(178,043.11)**	**(196,004.20)**	**(168,621.79)**
Security							
529101 - Contracts - Security Personnel	-	2,000.00	2,000.00	-	14,000.00	14,000.00	24,000.00
529102 - Contracts - Security Cameras & Monitoring Equipment	-	300.00	300.00	-	2,100.00	2,100.00	3,600.00
529201 - R&M Cameras And Monitoring	-	2,250.00	2,250.00	-	15,750.00	15,750.00	27,000.00
529202 - R&M - Gates	-	1,000.00	1,000.00	-	7,000.00	7,000.00	12,000.00
529301 - Key Fob / Entry System	-	666.67	666.67	-	4,666.69	4,666.69	8,000.00
Total Security	**-**	**6,216.67**	**6,216.67**	**-**	**43,516.69**	**43,516.69**	**74,600.00**
Utilities							
531101 - Electricity (Irrigation & Pond Pumps) Service Address Meter #01	-	608.33	608.33	-	4,258.31	4,258.31	7,300.00
531201 - Streetpole Lighting	2,832.50	8,479.17	5,646.67	19,827.50	59,354.19	39,526.69	101,750.00
533101 - Water	-	675.00	675.00	1,504.36	4,725.00	3,220.64	8,100.00
Total Utilities	**2,832.50**	**9,762.50**	**6,930.00**	**21,331.86**	**68,337.50**	**47,005.64**	**117,150.00**
Flood Control/Stormwater Management							
538101 - Contracts - Aquatic Maintenance	1,208.15	1,658.67	450.52	8,457.05	11,610.69	3,153.64	19,904.08
538102 - Contracts - Wetland Monitoring	6,690.78	2,208.82	(4,481.96)	19,815.00	15,461.74	(4,353.26)	26,505.78
538301 - R&M - Ponds	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
Total Flood Control/Stormwater Management	**7,898.93**	**4,700.82**	**(3,198.11)**	**28,272.05**	**32,905.74**	**4,633.69**	**56,409.86**
Common Areas & Right of Ways							
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	8,750.00	8,750.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	10,186.00	11,666.66	1,480.66	71,302.00	81,666.62	10,364.62	139,999.96
539105 - Contract - Pet Waste	-	666.67	666.67	-	4,666.69	4,666.69	8,000.00
539201 - Landscape Replacement & Replenishment	-	1,666.67	1,666.67	950.00	11,666.69	10,716.69	20,000.00
539202 - Landscape - Mulch	-	1,666.67	1,666.67	-	11,666.69	11,666.69	20,000.00
539301 - R&M - Irrigation	-	1,875.00	1,875.00	851.89	13,125.00	12,273.11	22,500.00
539402 - Misc - Holiday Lights & Decorations	-	2,083.33	2,083.33	-	14,583.31	14,583.31	25,000.00
539990 - Physical Environment Contingency	489.00	2,545.67	2,056.67	5,439.00	17,819.69	12,380.69	30,548.00
Total Common Areas & Right of Ways	**11,925.00**	**23,420.67**	**11,495.67**	**87,292.89**	**163,944.69**	**76,651.80**	**281,047.96**
Total Expense	**35,844.55**	**59,024.94**	**23,180.39**	**232,880.97**	**221,941.58**	**(10,939.39)**	**517,066.03**
Operating Net Total	**(35,324.93)**	**587.74**	**(35,912.67)**	**90,908.33**	**379,527.18**	**(288,618.85)**	**382,466.05**

Brightwater Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

301 - Debt Service 2021 (AA1) Fund Income

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Income							
325201 - Special Assessments - On-Roll	-	5,940.02	(5,940.02)	72,890.08	41,580.14	31,309.94	71,280.24
325202 - Special Assessments - Off-Roll	282,888.71	37,234.36	245,654.35	426,971.10	260,640.52	166,330.58	446,812.26
361100 - Interest	1,500.68	-	1,500.68	10,951.75	-	10,951.75	-
Total Income	**284,389.39**	**43,174.38**	**241,215.01**	**510,812.93**	**302,220.66**	**208,592.27**	**518,092.50**
Total Income	**284,389.39**	**43,174.38**	**241,215.01**	**510,812.93**	**302,220.66**	**208,592.27**	**518,092.50**

301 - Debt Service 2021 (AA1) Fund Expense

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	-	-	-	210,000.00
517311 - Interest Expense	-	-	-	155,205.00	152,711.25	(2,493.75)	307,916.25
Total Debt Administration	**-**	**-**	**-**	**155,205.00**	**152,711.25**	**(2,493.75)**	**517,916.25**
Total Expense	**-**	**-**	**-**	**155,205.00**	**152,711.25**	**(2,493.75)**	**517,916.25**
301 - Debt Service 2021 (AA1) Fund Net Total	**284,389.39**	**43,174.38**	**241,215.01**	**355,607.93**	**149,509.41**	**206,098.52**	**176.25**

Brightwater Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

302 - Debt Service 2024 (AA2) Fund Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
325202 - Special Assessments - Off-Roll	313,111.90	44,826.04	268,285.86	505,545.15	313,782.28	191,762.87	537,912.51
361100 - Interest	1,556.60	-	1,556.60	11,441.60	-	11,441.60	-
Total Income	**314,668.50**	**44,826.04**	**269,842.46**	**516,986.75**	**313,782.28**	**203,204.47**	**537,912.51**
Total Income	**314,668.50**	**44,826.04**	**269,842.46**	**516,986.75**	**313,782.28**	**203,204.47**	**537,912.51**

302 - Debt Service 2024 (AA2) Fund Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	-	-	-	110,000.00
517311 - Interest Expense	-	-	-	212,996.88	210,494.38	(2,502.50)	423,491.26
Total Debt Administration	**-**	**-**	**-**	**212,996.88**	**210,494.38**	**(2,502.50)**	**533,491.26**
Total Expense	**-**	**-**	**-**	**212,996.88**	**210,494.38**	**(2,502.50)**	**533,491.26**
302 - Debt Service 2024 (AA2) Fund Net Total	**314,668.50**	**44,826.04**	**269,842.46**	**303,989.87**	**103,287.90**	**200,701.97**	**4,421.25**

Brightwater Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

501 - Acquisition & Construction 2021 (AA1) Fund Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
361100 - Interest	-	-	-	.27	-	.27	-
Total Income	**-**	**-**	**-**	**.27**	**-**	**.27**	**-**
Total Income	**-**	**-**	**-**	**.27**	**-**	**.27**	**-**

501 - Acquisition & Construction 2021 (AA1) Fund Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Common Areas & Right of Ways							
539999 - Construction in Progress	.10	-	(.10)	18.10	-	(18.10)	-
Total Common Areas & Right of Ways	**.10**	**-**	**(.10)**	**18.10**	**-**	**(18.10)**	**-**
Total Expense	**.10**	**-**	**(.10)**	**18.10**	**-**	**(18.10)**	**-**
501 - Acquisition & Construction 2021 (AA1) Fund Net Total	**(.10)**	**-**	**(.10)**	**(17.83)**	**-**	**(17.83)**	**-**

Brightwater Community Development District

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

502 - Acquisition & Construction 2024 (AA2) Fund Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
361100 - Interest	8,892.93	-	8,892.93	65,315.59	-	65,315.59	-
Total Income	**8,892.93**	**-**	**8,892.93**	**65,315.59**	**-**	**65,315.59**	**-**
Total Income	**8,892.93**	**-**	**8,892.93**	**65,315.59**	**-**	**65,315.59**	**-**

502 - Acquisition & Construction 2024 (AA2) Fund Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Common Areas & Right of Ways							
539999 - Construction in Progress	3,135,750.07	-	(3,135,750.07)	3,221,869.51	-	(3,221,869.51)	-
Total Common Areas & Right of Ways	**3,135,750.07**	**-**	**(3,135,750.07)**	**3,221,869.51**	**-**	**(3,221,869.51)**	**-**
Total Expense	**3,135,750.07**	**-**	**(3,135,750.07)**	**3,221,869.51**	**-**	**(3,221,869.51)**	**-**
502 - Acquisition & Construction 2024 (AA2) Fund Net Total	**(3,126,857.14)**	**-**	**(3,126,857.14)**	**(3,156,553.92)**	**-**	**(3,156,553.92)**	**-**
Net Total	**(2,563,124.28)**	**88,588.16**	**(2,651,712.44)**	**(2,406,065.62)**	**632,324.49**	**(3,038,390.11)**	**387,063.55**

Brightwater Community Development District

Bank Register Report 4/1/2026 - 4/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #4011					
	Balance as of 4/1/2026				**$224,251.13**
4/8/2026	Kai Connected LLC CDD	Invoice ACH	R		($1,250.00)
4/8/2026	Kai Connected LLC CDD	Invoice ACH	R		($4,341.67)
4/8/2026	Kai Connected LLC CDD	Invoice ACH	R		($668.75)
4/13/2026	Lee County Utilities	Invoice Check	R	10001	($96.49)
4/13/2026	Lee County Utilities	Invoice Check	R	10001	($1,407.87)
4/13/2026	WM Side Service, LLC	Invoice Check		10002	($3,300.00)
4/15/2026	Engage PEO - BOS MTG 03/24/26 inv 124282	Invoice (Expense/AutoDraft)	R	ACH	($990.40)
4/20/2026	Ira D Draper - BOS MTG 03/24/26 inv 124282 ck 45 Ira D Draper	Invoice (Expense/AutoDraft)	R	45	($277.50)
4/21/2026	Transfer to Trust 2021 (AA1) Revenue Account - Debt Service Payment 2021	Transfer Out	R	ACH	($72,901.16)
4/22/2026	Straley Robin Vericker	Invoice Check	R	10004	($216.49)
4/23/2026	Compliance View 360, LLC	Invoice Check	R	10005	($657.00)
4/27/2026	Solitude Lake Management, LLC	Invoice Check	R	10006	($6,690.78)
4/27/2026	Stantec Consulting Services Inc.	Invoice Check	R	10007	($764.00)
4/27/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($2,832.50)
4/27/2026	Solitude Lake Management, LLC	Invoice Check	R	10006	($1,208.15)
4/27/2026	Compliance View 360, LLC	Invoice ACH	R		($657.00)
4/27/2026	Kai Connected LLC CDD	Invoice ACH	R		($2,006.25)
4/27/2026	Straley Robin Vericker	Invoice Check	R	10008	($694.00)
4/30/2026	April Interest	Interest	R	ACH	$518.93
4/30/2026	Engage PEO - BOS MTG 04/30/2026	Invoice (Expense/AutoDraft)	R	ACHH124624	($990.40)
4/30/2026	Ira D Draper - BOS MTG 04/30/2026	Invoice (Expense/AutoDraft)		46	($248.50)
				Total	**($101,679.98)**
				Balance as of 4/30/2026	**$122,571.15**
Reserve BU #5869					
	Balance as of 4/1/2026				**$439.07**
4/6/2026	North Brook Holding LLC 26040612C000963	Misc Deposit	R	Wire040626	$6,945.75
4/30/2026	April Interest	Interest	R	ACH	$0.69
				Total	**$6,946.44**
				Balance as of 4/30/2026	**$7,385.51**
Trust 2021 (AA1) Acquisition & Construction Account					
	Balance as of 4/1/2026				**$0.10**

Date	Description	Type	R	Check No	Amount
4/8/2026	Tony's Lawn and Landscaping LLC - Inv - 5309, Req 2021-056	Invoice (Expense/AutoDraft)	R	110951966	($0.10)
				Total	**($0.10)**
				Balance as of 4/30/2026	**$0.00**

Trust 2021 (AA1) Debt Service Reserve Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$518,092.50**
4/1/2026	April Interest	Interest	R	ACH	$1,472.44
4/2/2026	Transfer to Trust 2021 (AA1) Revenue Account	Transfer Out	R	ACH	($1,472.44)
				Total	**$0.00**
				Balance as of 4/30/2026	**$518,092.50**

Trust 2021 (AA1) Prepayment Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$607.50**
4/1/2026	April Interest	Interest	R	ACH	$1.73
4/2/2026	Transfer to Trust 2021 (AA1) Revenue Account	Transfer Out	R	ACH	($1.73)
				Total	**$0.00**
				Balance as of 4/30/2026	**$607.50**

Trust 2021 (AA1) Revenue Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$9,415.13**
4/1/2026	April Interest	Interest	R	ACH	$26.51
4/2/2026	Transfer from Trust 2021 (AA1) Prepayment Account	Transfer In	R	ACH	$1.73
4/2/2026	Transfer from Trust 2021 (AA1) Debt Service Reserve Account	Transfer In	R	ACH	$1,472.44
4/21/2026	Transfer from VNB Operating - 5347684011 - Debt Service Payment 2021	Transfer In	R	ACH	$72,901.16
4/24/2026	5/1 Debt Service Payment	Misc Deposit	R	Wire, IMAD 20260424B1B 7SM1F001641	$282,888.71
				Total	**$357,290.55**
				Balance as of 4/30/2026	**$366,705.68**

Trust 2024 (AA2) Acquisition & Construction Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$3,129,584.64**
4/1/2026	April Interest	Interest	R	ACH	$8,892.93
4/22/2026	North Brook Holding, LLC - Req - 2024-020	Invoice (Expense/AutoDraft)	R	Wire04222026	($3,035,450.07)
4/24/2026	Marsh USA LLC - Inv# 604834893957 Req - 2024-017	Invoice (Expense/AutoDraft)	R	Wire04242026	($100,300.00)
				Total	**($3,126,857.14)**
				Balance as of 4/30/2026	**$2,727.50**

Trust 2024 (AA2) Capitalized Interest Account

Brightwater Community Development District

Bank Register Report 4/1/2026 - 4/30/2026

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$7,937.34**
4/1/2026	April Interest	Interest	R	ACH	$22.30
4/2/2026	Transfer from Trust 2024 (AA2) Debt Service Reserve Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 278081006	Transfer In	R	ACH	$1,528.77
				Total	**$1,551.07**
				Balance as of 4/30/2026	**$9,488.41**

Trust 2024 (AA2) Debt Service Reserve Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$537,912.51**
4/1/2026	April Interest	Interest	R	ACH	$1,528.77
4/2/2026	Transfer to Trust 2024 (AA2) Capitalized Interest Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 278081006	Transfer Out	R	ACH	($1,528.77)
				Total	**$0.00**
				Balance as of 4/30/2026	**$537,912.51**

Trust 2024 (AA2) Revenue Account

Date	Description	Type	R	Check No	Amount
	Balance as of 4/1/2026				**$1,947.64**
4/1/2026	April Interest	Interest	R	ACH	$5.53
4/24/2026	Debt Service Payment 5/01/2026	Misc Deposit	R	Wire001639	$313,111.90
				Total	**$313,117.43**
				Balance as of 4/30/2026	**$315,065.07**

Brightwater Community Development District

Bank Account Reconciliation for Period 4/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #4011	136,133.58	-13,562.43	122,571.15	122,571.15	Balanced
Reserve BU #5869	7,385.51	0.00	7,385.51	7,385.51	Balanced
Trust 2021 (AA1) Revenue Account	366,705.68	0.00	366,705.68	366,705.68	Balanced
Trust 2021 (AA1) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021 (AA1) Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021 (AA1) Prepayment Account	607.50	0.00	607.50	607.50	Balanced
Trust 2021 (AA1) Debt Service Reserve Account	518,092.50	0.00	518,092.50	518,092.50	Balanced
Trust 2021 (AA1) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021 (AA1) Restricted Acq. & Constr. Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Revenue Account	315,065.07	0.00	315,065.07	315,065.07	Balanced
Trust 2024 (AA2) Sinking Fund Account	0.00	0.00	0.00		Balanced
Trust 2024 (AA2) Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Prepayment Account	0.00	0.00	0.00		Balanced
Trust 2024 (AA2) Debt Service Reserve Account	537,912.51	0.00	537,912.51	537,912.51	Balanced
Trust 2024 (AA2) Acquisition & Construction Account	2,727.50	0.00	2,727.50	2,727.50	Balanced
Trust 2024 (AA2) Capitalized Interest Account	9,488.41	0.00	9,488.41	9,488.41	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #4011			
4/13/2026	WM Side Service, LLC	10002	-3,300.00
4/23/2026	Compliance View 360, LLC	10005	-657.00
4/27/2026	Solitude Lake Management, LLC	10006	-6,690.78
4/27/2026	Stantec Consulting Services Inc.	10007	-764.00
4/27/2026	Solitude Lake Management, LLC	10006	-1,208.15
4/27/2026	Straley Robin Vericker	10008	-694.00
4/30/2026	Ira D Draper - BOS MTG 04/30/2026	46	-248.50

Brightwater Community Development District

Bank Account Reconciliation for Period 4/30/2026

Date	Description	Check No	Amount
		Total Operating VNB #4011	**-13,562.43**

Reconciled Items

Date	Description	Check No	Amount
Operating VNB #4011			
4/30/2026	April Interest		518.93
4/8/2026	Kai Connected LLC CDD	ACH	-1,250.00
4/8/2026	Kai Connected LLC CDD	ACH	-4,341.67
4/8/2026	Kai Connected LLC CDD	ACH	-668.75
4/13/2026	Lee County Utilities	10001	-96.49
4/13/2026	Lee County Utilities	10001	-1,407.87
4/15/2026	Engage PEO - BOS MTG 03/24/26 inv 124282	ACH	-990.40
4/20/2026	Ira D Draper - BOS MTG 03/24/26 inv 124282 ck 45 Ira D Draper	45	-277.50
4/21/2026	Transfer to Trust 2021 (AA1) Revenue Account - Debt Service Payment 2021		-72,901.16
4/22/2026	Straley Robin Vericker	10004	-216.49
4/27/2026	Gig Fiber LLC - Streetleaf	ACH	-2,832.50
4/27/2026	Compliance View 360, LLC	ACH	-657.00
4/27/2026	Kai Connected LLC CDD	ACH	-2,006.25
4/30/2026	Engage PEO - BOS MTG 04/30/2026	ACHH124624	-990.40
		Total Operating VNB #4011	**-88,117.55**
Reserve BU #5869			
4/6/2026	North Brook Holding LLC 26040612C000963	Wire040626	6,945.75
4/30/2026	April Interest		0.69
3/19/2026	Compliance View 360 LLC	100319	-825.00
3/30/2026	Sunrise Landscape	100320	-10,186.00
		Total Reserve BU #5869	**-4,064.56**
Trust 2021 (AA1) Acquisition & Construction Account			
4/8/2026	Tony's Lawn and Landscaping LLC - Inv - 5309, Req 2021-056	110951966	-0.10
		Total Trust 2021 (AA1) Acquisition & Construction Account	**-0.10**
Trust 2021 (AA1) Debt Service Reserve Account			
4/1/2026	April Interest		1,472.44
4/2/2026	Transfer to Trust 2021 (AA1) Revenue Account		-1,472.44

Brightwater Community Development District

Bank Account Reconciliation for Period 4/30/2026

Date	Description	Check No	Amount
		Total Trust 2021 (AA1) Debt Service Reserve Account	**0.00**

Trust 2021 (AA1) Prepayment Account

Date	Description	Check No	Amount
4/1/2026	April Interest		1.73
4/2/2026	Transfer to Trust 2021 (AA1) Revenue Account		-1.73
		Total Trust 2021 (AA1) Prepayment Account	**0.00**

Trust 2021 (AA1) Revenue Account

Date	Description	Check No	Amount
4/1/2026	April Interest		26.51
4/2/2026	Transfer from Trust 2021 (AA1) Prepayment Account		1.73
4/2/2026	Transfer from Trust 2021 (AA1) Debt Service Reserve Account		1,472.44
4/21/2026	Transfer from VNB Operating - 5347684011 - Debt Service Payment 2021		72,901.16
4/24/2026	5/1 Debt Service Payment	Wire, IMAD 20260424B1B7 SM1F001641	282,888.71
		Total Trust 2021 (AA1) Revenue Account	**357,290.55**

Trust 2024 (AA2) Acquisition & Construction Account

Date	Description	Check No	Amount
4/1/2026	April Interest		8,892.93
4/22/2026	North Brook Holding, LLC - Req - 2024-020	Wire04222026	-3,035,450.07
4/24/2026	Marsh USA LLC - Inv# 604834893957 Req - 2024-017	Wire04242026	-100,300.00
		Total Trust 2024 (AA2) Acquisition & Construction Account	**-3,126,857.14**

Trust 2024 (AA2) Capitalized Interest Account

Date	Description	Check No	Amount
4/1/2026	April Interest		22.30
4/2/2026	Transfer from Trust 2024 (AA2) Debt Service Reserve Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 278081006		1,528.77
		Total Trust 2024 (AA2) Capitalized Interest Account	**1,551.07**

Trust 2024 (AA2) Debt Service Reserve Account

Date	Description	Check No	Amount
4/1/2026	April Interest		1,528.77
4/2/2026	Transfer to Trust 2024 (AA2) Capitalized Interest Account - Transfer to Another Account via Transfer, INCOME TRANSFER TO 278081006		-1,528.77
		Total Trust 2024 (AA2) Debt Service Reserve Account	**0.00**

Trust 2024 (AA2) Revenue Account

Date	Description	Check No	Amount
4/1/2026	April Interest		5.53
4/24/2026	Debt Service Payment 5/01/2026	Wire001639	313,111.90

Brightwater Community Development District

Bank Account Reconciliation for Period 4/30/2026

Date	Description	Check No	Amount
		Total Trust 2024 (AA2) Revenue Account	**313,117.43**

EXHIBIT 8

AGENDA

Financial Reporting Package

Brightwater Community Development District

Period Ending: 05/31/2026

Brightwater Community Development District

Balance Sheet as of 5/31/2026

Assets	Operating	301 - Debt Service 2021 (AA1) Fund	302 - Debt Service 2024 (AA2) Fund	502 - Acquisition & Construction 2024 (AA2) Fund	Total
Cash - Operating					
101001 - Operating VNB #4011	$25,523.07				$25,523.07
Total Cash - Operating	**$25,523.07**				**$25,523.07**
Cash - Money Market, Reserves and Other					
101201 - Reserve BU #5869	$7,386.14				$7,386.14
Total Cash - Money Market, Reserves and Other	**$7,386.14**				**$7,386.14**
Accounts Receivable & Other Assets					
115100 - Accounts Receivable - Other	$1,563.14				$1,563.14
155000 - Prepaid Items	$5,496.10				$5,496.10
156900 - Deposits - Non-Current	$20,200.00				$20,200.00
Total Accounts Receivable & Other Assets	**$27,259.24**				**$27,259.24**
Investments					
151100 - Series 2021 (AA1) Revenue Account		$3,114.39			$3,114.39
151103 - Series 2021 (AA1) Prepayment Account		$607.50			$607.50
151104 - Series 2021 (AA1) Debt Service Reserve Account		$518,092.50			$518,092.50
151200 - Series 2024 (AA2) Revenue Account			$3,156.25		$3,156.25

Brightwater Community Development District

Balance Sheet as of 5/31/2026

	Operating	301 - Debt Service 2021 (AA1) Fund	302 - Debt Service 2024 (AA2) Fund	501 - Acquisition & Construction 2021 (AA1) Fund	502 - Acquisition & Construction 2024 (AA2) Fund	Total
151204 - Series 2024 (AA2) Debt Service Reserve Account			$537,912.51			$537,912.51
151207 - Series 2024 (AA2) Acquisition & Construction Account					$6,088.46	$6,088.46
Total Investments		**$521,814.39**	**$541,068.76**		**$6,088.46**	**$1,068,971.61**
Total Assets	**$60,168.45**	**$521,814.39**	**$541,068.76**		**$6,088.46**	**$1,129,140.06**

Liabilities / Equity	Operating	301 - Debt Service 2021 (AA1) Fund	302 - Debt Service 2024 (AA2) Fund	501 - Acquisition & Construction 2021 (AA1) Fund	502 - Acquisition & Construction 2024 (AA2) Fund	Total
Current Liability						
202000 - Accounts Payable	$73,580.32					$73,580.32
218000 - Accrued Expenses	$1,486.50					$1,486.50
Total Current Liability	**$75,066.82**					**$75,066.82**
Fund Balance						
280000 - Fund Balance - Nonspendable	$25,696.10					$25,696.10
281000 - Fund Balance - Restricted	$7,053.00	$529,797.75	$558,476.12	$17.83	$3,159,281.42	$4,254,626.12
284000 - Fund Balance - Unassigned	$6,949.93					$6,949.93
Total Fund Balance	**$39,699.03**	**$529,797.75**	**$558,476.12**	**$17.83**	**$3,159,281.42**	**$4,287,272.15**
Net Change in Fund Balance						
33750 - Net Income	($54,597.40)	($7,983.36)	($17,407.36)	($17.83)	($3,153,192.96)	($3,233,198.91)
Total Net Change in Fund Balance	**($54,597.40)**	**($7,983.36)**	**($17,407.36)**	**($17.83)**	**($3,153,192.96)**	**($3,233,198.91)**
Total Liabilities / Equity	**$60,168.45**	**$521,814.39**	**$541,068.76**	**-**	**$6,088.46**	**$1,129,140.06**

Brightwater Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

Operating Income

Income	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
325201 - Special Assessments - On-Roll	-	9,432.59	(9,432.59)	115,747.40	75,460.72	40,286.68	113,191.03
325202 - Special Assessments - Off-Roll	-	50,180.09	(50,180.09)	23,080.51	401,440.72	(378,360.21)	602,161.05
361100 - Interest	120.46	-	120.46	835.35	-	835.35	-
369900 - Miscellaneous Revenues	-	-	-	66.50	-	66.50	-
Total Income	**120.46**	**59,612.68**	**(59,492.22)**	**139,729.76**	**476,901.44**	**(337,171.68)**	**715,352.08**

Other Financing Sources	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
384011 - Gap Loan Proceeds - Other Financing Source	-	-	-	184,180.00	184,180.00	-	184,180.00
Total Other Financing Sources	**-**	**-**	**-**	**184,180.00**	**184,180.00**	**-**	**184,180.00**
Total Income	**120.46**	**59,612.68**	**(59,492.22)**	**323,909.76**	**661,081.44**	**(337,171.68)**	**899,532.08**

Operating Expense

General Administration	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
513001 - P/R - Board Of Supervisors	800.00	1,000.00	200.00	6,800.00	8,000.00	1,200.00	12,000.00
513002 - Payroll Taxes	61.20	50.00	(11.20)	520.20	400.00	(120.20)	600.00
513003 - Payroll Processing Fees	50.00	41.67	(8.33)	400.00	333.36	(66.64)	500.00
513101 - Professional Services - Management Consulting Services	4,000.00	4,000.00	-	32,000.00	32,000.00	-	48,000.00
513105 - Professional Services - Administrative Service	300.00	300.00	-	2,400.00	2,400.00	-	3,600.00
513106 - Professional Services - Auditing Services	-	316.67	316.67	-	2,533.36	2,533.36	3,800.00
513107 - Professional Services - Engineering Services	859.00	416.67	(442.33)	2,780.00	3,333.36	553.36	5,000.00
513108 - Professional Services - Legal Services	5,745.55	583.33	(5,162.22)	16,562.31	4,666.64	(11,895.67)	7,000.00
513201 - Legal Advertisements	-	275.00	275.00	1,150.63	2,200.00	1,049.37	3,300.00
513202 - Insurance	2,026.65	2,916.67	890.02	16,082.01	23,333.36	7,251.35	35,000.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	116.64	(58.36)	175.00
513205 - Bank Fees	-	25.00	25.00	84.89	200.00	115.11	300.00
513206 - Travel Per Diem	112.40	62.50	(49.90)	993.14	500.00	(493.14)	750.00
513207 - Meeting Room Rental	180.00	120.00	(60.00)	1,080.00	960.00	(120.00)	1,440.00
513209 - Website Compliance (dev & hosting)	41.67	167.92	126.25	1,848.36	1,343.36	(505.00)	2,015.00
513901 - Administrative Contingency	-	1,708.33	1,708.33	166.76	13,666.64	13,499.88	20,500.00
517101 - Dissemination Agent	668.75	1,041.67	372.92	9,825.00	8,333.36	(1,491.64)	12,500.00
Total General Administration	**14,845.22**	**13,040.01**	**(1,805.21)**	**92,868.30**	**104,320.08**	**11,451.78**	**156,480.00**

Debt Administration	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
517102 - Trustee Fees	-	771.86	771.86	5,567.09	6,174.88	607.79	9,262.26
517103 - Arbitrage	-	79.17	79.17	-	633.36	633.36	950.00
517201 - Gap Loan Repayment	65,380.15	-	(65,380.15)	65,380.15	(184,180.00)	(249,560.15)	(184,180.00)
517202 - Gap Loan Required Reserve	-	-	-	7,053.00	(7,053.00)	(14,106.00)	(7,053.00)

Brightwater Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
517203 - Gap Loan - Cost Of Issuance	-	445.08	445.08	5,341.00	3,560.64	(1,780.36)	5,341.00
517204 - Gap Loan Interest	4,619.85	588.16	(4,031.69)	4,619.85	4,705.28	85.43	7,057.95
Total Debt Administration	**70,000.00**	**1,884.27**	**(68,115.73)**	**87,961.09**	**(176,158.84)**	**(264,119.93)**	**(168,621.79)**
Security							
529101 - Contracts - Security Personnel	-	2,000.00	2,000.00	-	16,000.00	16,000.00	24,000.00
529102 - Contracts - Security Cameras & Monitoring Equipment	-	300.00	300.00	-	2,400.00	2,400.00	3,600.00
529201 - R&M Cameras And Monitoring	-	2,250.00	2,250.00	-	18,000.00	18,000.00	27,000.00
529202 - R&M - Gates	-	1,000.00	1,000.00	-	8,000.00	8,000.00	12,000.00
529301 - Key Fob / Entry System	-	666.67	666.67	-	5,333.36	5,333.36	8,000.00
Total Security	**-**	**6,216.67**	**6,216.67**	**-**	**49,733.36**	**49,733.36**	**74,600.00**
Utilities							
531101 - Electricity (Irrigation & Pond Pumps) Service Address Meter #01	-	608.33	608.33	-	4,866.64	4,866.64	7,300.00
531201 - Streetpole Lighting	5,392.20	8,479.17	3,086.97	25,219.70	67,833.36	42,613.66	101,750.00
533101 - Water	281.26	675.00	393.74	1,785.62	5,400.00	3,614.38	8,100.00
Total Utilities	**5,673.46**	**9,762.50**	**4,089.04**	**27,005.32**	**78,100.00**	**51,094.68**	**117,150.00**
Flood Control/Stormwater Management							
538101 - Contracts - Aquatic Maintenance	1,208.15	1,658.67	450.52	9,665.20	13,269.36	3,604.16	19,904.08
538102 - Contracts - Wetland Monitoring	-	2,208.82	2,208.82	19,815.00	17,670.56	(2,144.44)	26,505.78
538301 - R&M - Ponds	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
Total Flood Control/Stormwater Management	**1,208.15**	**4,700.82**	**3,492.67**	**29,480.20**	**37,606.56**	**8,126.36**	**56,409.86**
Common Areas & Right of Ways							
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	10,000.00	10,000.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	10,492.00	11,666.66	1,174.66	81,794.00	93,333.28	11,539.28	139,999.96
539105 - Contract - Pet Waste	-	666.67	666.67	-	5,333.36	5,333.36	8,000.00
539201 - Landscape Replacement & Replenishment	16,950.00	1,666.67	(15,283.33)	17,900.00	13,333.36	(4,566.64)	20,000.00
539202 - Landscape - Mulch	21,750.00	1,666.67	(20,083.33)	21,750.00	13,333.36	(8,416.64)	20,000.00
539301 - R&M - Irrigation	2,800.36	1,875.00	(925.36)	3,652.25	15,000.00	11,347.75	22,500.00
539402 - Misc - Holiday Lights & Decorations	-	2,083.33	2,083.33	-	16,666.64	16,666.64	25,000.00
539990 - Physical Environment Contingency	657.00	2,545.67	1,888.67	6,096.00	20,365.36	14,269.36	30,548.00
Total Common Areas & Right of Ways	**53,899.36**	**23,420.67**	**(30,478.69)**	**141,192.25**	**187,365.36**	**46,173.11**	**281,047.96**
Total Expense	**145,626.19**	**59,024.94**	**(86,601.25)**	**378,507.16**	**280,966.52**	**(97,540.64)**	**517,066.03**
Operating Net Total	**(145,505.73)**	**587.74**	**(146,093.47)**	**(54,597.40)**	**380,114.92**	**(434,712.32)**	**382,466.05**

Brightwater Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

301 - Debt Service 2021 (AA1) Fund Income

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Income							
325201 - Special Assessments - On-Roll	-	5,940.02	(5,940.02)	72,890.08	47,520.16	25,369.92	71,280.24
325202 - Special Assessments - Off-Roll	-	37,234.36	(37,234.36)	426,971.10	297,874.88	129,096.22	446,812.26
361100 - Interest	1,613.71	-	1,613.71	12,565.46	-	12,565.46	-
Total Income	**1,613.71**	**43,174.38**	**(41,560.67)**	**512,426.64**	**345,395.04**	**167,031.60**	**518,092.50**
Total Income	**1,613.71**	**43,174.38**	**(41,560.67)**	**512,426.64**	**345,395.04**	**167,031.60**	**518,092.50**

301 - Debt Service 2021 (AA1) Fund Expense

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Debt Administration							
517301 - Principal Debt Retirement	210,000.00	210,000.00	-	210,000.00	210,000.00	-	210,000.00
517311 - Interest Expense	155,205.00	155,205.00	-	310,410.00	307,916.25	(2,493.75)	307,916.25
Total Debt Administration	**365,205.00**	**365,205.00**	**-**	**520,410.00**	**517,916.25**	**(2,493.75)**	**517,916.25**
Total Expense	**365,205.00**	**365,205.00**	**-**	**520,410.00**	**517,916.25**	**(2,493.75)**	**517,916.25**
301 - Debt Service 2021 (AA1) Fund Net Total	**(363,591.29)**	**(322,030.62)**	**(41,560.67)**	**(7,983.36)**	**(172,521.21)**	**164,537.85**	**176.25**

Brightwater Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

302 - Debt Service 2024 (AA2) Fund Income

Income							
325202 - Special Assessments - Off-Roll	-	44,826.04	(44,826.04)	505,545.15	358,608.32	146,936.83	537,912.51
361100 - Interest	1,625.60	-	1,625.60	13,067.20	-	13,067.20	-
Total Income	**1,625.60**	**44,826.04**	**(43,200.44)**	**518,612.35**	**358,608.32**	**160,004.03**	**537,912.51**
Total Income	**1,625.60**	**44,826.04**	**(43,200.44)**	**518,612.35**	**358,608.32**	**160,004.03**	**537,912.51**

302 - Debt Service 2024 (AA2) Fund Expense

Debt Administration							
517301 - Principal Debt Retirement	110,000.00	110,000.00	-	110,000.00	110,000.00	-	110,000.00
517311 - Interest Expense	212,996.88	212,996.88	-	425,993.76	423,491.26	(2,502.50)	423,491.26
Total Debt Administration	**322,996.88**	**322,996.88**	**-**	**535,993.76**	**533,491.26**	**(2,502.50)**	**533,491.26**

Other Financing Uses							
581000 - Inter-Fund Transfer Out	25.95	-	(25.95)	25.95	-	(25.95)	-
Total Other Financing Uses	**25.95**	**-**	**(25.95)**	**25.95**	**-**	**(25.95)**	**-**
Total Expense	**323,022.83**	**322,996.88**	**(25.95)**	**536,019.71**	**533,491.26**	**(2,528.45)**	**533,491.26**

302 - Debt Service 2024 (AA2) Fund Net Total	**(321,397.23)**	**(278,170.84)**	**(43,226.39)**	**(17,407.36)**	**(174,882.94)**	**157,475.58**	**4,421.25**

Brightwater Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

501 - Acquisition & Construction 2021 (AA1) Fund Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
361100 - Interest	-	-	-	.27	-	.27	-
Total Income	**-**	**-**	**-**	**.27**	**-**	**.27**	**-**
Total Income	**-**	**-**	**-**	**.27**	**-**	**.27**	**-**

501 - Acquisition & Construction 2021 (AA1) Fund Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Common Areas & Right of Ways							
539999 - Construction in Progress	-	-	-	18.10	-	(18.10)	-
Total Common Areas & Right of Ways	**-**	**-**	**-**	**18.10**	**-**	**(18.10)**	**-**
Total Expense	**-**	**-**	**-**	**18.10**	**-**	**(18.10)**	**-**
501 - Acquisition & Construction 2021 (AA1) Fund Net Total	**-**	**-**	**-**	**(17.83)**	**-**	**(17.83)**	**-**

Brightwater Community Development District

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

502 - Acquisition & Construction 2024 (AA2) Fund Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
361100 - Interest	6,062.51	-	6,062.51	71,378.10	-	71,378.10	-
Total Income	**6,062.51**	**-**	**6,062.51**	**71,378.10**	**-**	**71,378.10**	**-**
Other Financing Sources							
381000 - Inter-Fund Transfer In	25.95	-	25.95	25.95	-	25.95	-
Total Other Financing Sources	**25.95**	**-**	**25.95**	**25.95**	**-**	**25.95**	**-**
Total Income	**6,088.46**	**-**	**6,088.46**	**71,404.05**	**-**	**71,404.05**	**-**

502 - Acquisition & Construction 2024 (AA2) Fund Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Common Areas & Right of Ways							
539999 - Construction in Progress	2,727.50	-	(2,727.50)	3,224,597.01	-	(3,224,597.01)	-
Total Common Areas & Right of Ways	**2,727.50**	**-**	**(2,727.50)**	**3,224,597.01**	**-**	**(3,224,597.01)**	**-**
Total Expense	**2,727.50**	**-**	**(2,727.50)**	**3,224,597.01**	**-**	**(3,224,597.01)**	**-**
502 - Acquisition & Construction 2024 (AA2) Fund Net Total	**3,360.96**	**-**	**3,360.96**	**(3,153,192.96)**	**-**	**(3,153,192.96)**	**-**
Net Total	**(827,133.29)**	**(599,613.72)**	**(227,519.57)**	**(3,233,198.91)**	**32,710.77**	**(3,265,909.68)**	**387,063.55**

Brightwater Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Operating VNB #4011

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$125,871.15**
5/1/2026	Valley National Bank - GAP Loan Interest Payment 05/1	Invoice (Expense/AutoDraft)	R	Auto Loan Interest Payment 5/1	($4,619.85)
5/1/2026	Valley National Bank - GAP Loan Principal Payment 05/1	Invoice (Expense/AutoDraft)	R	Debit Memo GAP Loan Paydown	($65,380.15)
5/1/2026	May Interest	Interest	R	ACH	$119.83
5/1/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		($2,026.65)
5/5/2026	Lee County Utilities	Invoice (Expense/AutoDraft)	R		($281.26)
5/6/2026	WM Side Service, LLC	Invoice Check	R	10009	($3,300.00)
5/12/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($2,475.00)
5/12/2026	Kai Connected LLC CDD	Invoice ACH	R		($180.00)
5/14/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($2,917.20)
5/14/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		($10,492.00)
5/14/2026	Straley Robin Vericker	Invoice Check	R	10010	($5,745.55)
5/27/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		($2,026.65)
5/29/2026	Engage PEO - BOS MTG 05/26/2026	Invoice (Expense/AutoDraft)	R	H125148	($775.10)
5/29/2026	Ira D Draper - BOS MTG 05/26/2026	Invoice (Expense/AutoDraft)		47	($248.50)
				Total	**($100,348.08)**
				Balance as of 5/31/2026	**$25,523.07**

Reserve BU #5869

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$7,385.51**
5/1/2026	May Interest	Interest	R	ACH	$0.63
				Total	**$0.63**
				Balance as of 5/31/2026	**$7,386.14**

Trust 2024 (AA2) Interest Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$0.00**
5/1/2026	Transfer from Trust 2024 (AA2) Revenue Account - Trf from Revenue to Int. S2024 AA2	Transfer In	R	ACH	$203,508.47
5/1/2026	U.S. Bank N.A. -CDD - DS Interest Payment on 05/01	Invoice (Expense/AutoDraft)	R	Wire 05.01.2026	($212,996.88)
5/1/2026	Transfer from Trust 2024 (AA2) Capitalized Interest Account - Trf from Capital Int. to Interest	Transfer In	R	ACH	$9,488.41
				Total	**$0.00**

Brightwater Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
				Balance as of 5/31/2026	**$0.00**

Trust 2021 (AA1) Debt Service Reserve Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$518,092.50**
5/1/2026	May Interest	Interest	R	ACH	$1,424.96
5/4/2026	Transfer to Trust 2021 (AA1) Revenue Account - Trf from DSR to Revenue	Transfer Out	R	ACH	($1,424.96)
				Total	**$0.00**
				Balance as of 5/31/2026	**$518,092.50**

Trust 2021 (AA1) Interest Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$0.00**
5/1/2026	Transfer from Trust 2021 (AA1) Revenue Account - Trf from Revenue to Int. S2021 AA1	Transfer In	R	ACH	$155,205.00
5/1/2026	U.S. Bank N.A. -CDD - DS Interest Payment on 05/01	Invoice (Expense/AutoDraft)	R	Wire05012026	($155,205.00)
				Total	**$0.00**
				Balance as of 5/31/2026	**$0.00**

Trust 2021 (AA1) Prepayment Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$607.50**
5/1/2026	May Interest	Interest	R	ACH	$1.67
5/4/2026	Transfer to Trust 2021 (AA1) Revenue Account - Trf from Prepayment to Revenue	Transfer Out	R	ACH	($1.67)
				Total	**$0.00**
				Balance as of 5/31/2026	**$607.50**

Trust 2021 (AA1) Revenue Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$366,705.68**
5/1/2026	May Interest	Interest	R	ACH	$187.08
5/1/2026	Transfer to Trust 2021 (AA1) Sinking Fund Account - Trf from Revenue to Sinking S2021 AA1	Transfer Out	R	ACH	($210,000.00)
5/1/2026	Transfer to Trust 2021 (AA1) Interest Account - Trf from Revenue to Int. S2021 AA1	Transfer Out	R	ACH	($155,205.00)
5/4/2026	Transfer from Trust 2021 (AA1) Debt Service Reserve Account - Trf from DSR to Revenue	Transfer In	R	ACH	$1,424.96
5/4/2026	Transfer from Trust 2021 (AA1) Prepayment Account - Trf from Prepayment to Revenue	Transfer In	R	ACH	$1.67
				Total	**($363,591.29)**
				Balance as of 5/31/2026	**$3,114.39**

Trust 2021 (AA1) Sinking Fund Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$0.00**

Brightwater Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
5/1/2026	Transfer from Trust 2021 (AA1) Revenue Account - Trf from Revenue to Sinking S2021 AA1	Transfer In	R	ACH	$210,000.00
5/1/2026	U.S. Bank N.A. -CDD - DS Principal Payment 5/1	Invoice (Expense/AutoDraft)	R	Wire05012026	($210,000.00)
				Total	**$0.00**
				Balance as of 5/31/2026	**$0.00**

Trust 2024 (AA2) Acquisition & Construction Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$2,727.50**
5/1/2026	May Interest	Interest	R	ACH	$6,062.51
5/5/2026	Transfer from Trust 2024 (AA2) Capitalized Interest Account - Trf from Capital Int to Acq & Const	Transfer In	R	ACH	$25.95
5/8/2026	Atwell LLC - Inv 20201032-001-1, Req 2024-019	Invoice (Expense/AutoDraft)	R	110975365	($255.00)
5/8/2026	Pape Dawson Consulting Engineers, LLC - Inv- 20201032-001-1, Req 2024-018	Invoice (Expense/AutoDraft)	R	110975364	($2,472.50)
				Total	**$3,360.96**
				Balance as of 5/31/2026	**$6,088.46**

Trust 2024 (AA2) Capitalized Interest Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$9,488.41**
5/1/2026	Transfer to Trust 2024 (AA2) Interest Account - Trf from Capital Int. to Interest	Transfer Out	R	ACH	($9,488.41)
5/1/2026	May Interest	Interest	R	ACH	$25.95
5/5/2026	Transfer to Trust 2024 (AA2) Acquisition & Construction Account - Trf from Capital Int to Acq & Const	Transfer Out	R	ACH	($25.95)
				Total	**($9,488.41)**
				Balance as of 5/31/2026	**$0.00**

Trust 2024 (AA2) Debt Service Reserve Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$537,912.51**
5/1/2026	May Interest	Interest	R	ACH	$1,479.47
5/4/2026	Transfer to Trust 2024 (AA2) Revenue Account - Trf from DSR to Revenue	Transfer Out	R	ACH	($1,479.47)
				Total	**$0.00**
				Balance as of 5/31/2026	**$537,912.51**

Trust 2024 (AA2) Revenue Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$315,065.07**
5/1/2026	May Interest	Interest	R	ACH	$120.18
5/1/2026	Transfer to Trust 2024 (AA2) Interest Account - Trf from Revenue to Int. S2024 AA2	Transfer Out	R	ACH	($203,508.47)
5/1/2026	Transfer to Trust 2024 (AA2) Sinking Fund Account - Trf from Revenue to Sinking Fund S2024AA2	Transfer Out	R	ACH	($110,000.00)

Brightwater Community Development District

Bank Register Report 5/1/2026 - 5/31/2026

Date	Description	Type	R	Check No	Amount
5/4/2026	Transfer from Trust 2024 (AA2) Debt Service Reserve Account - Trf from DSR to Revenue	Transfer In	R	ACH	$1,479.47
				Total	**($311,908.82)**
				Balance as of 5/31/2026	**$3,156.25**

Trust 2024 (AA2) Sinking Fund Account

Date	Description	Type	R	Check No	Amount
	Balance as of 5/1/2026				**$0.00**
5/1/2026	Transfer from Trust 2024 (AA2) Revenue Account - Trf from Revenue to Sinking Fund S2024AA2	Transfer In	R	ACH	$110,000.00
5/1/2026	U.S. Bank N.A. -CDD - DS Principal Payment 5/1	Invoice (Expense/AutoDraft)	R	Wire 05.01.26	($110,000.00)
				Total	**$0.00**
				Balance as of 5/31/2026	**$0.00**

Brightwater Community Development District

Bank Account Reconciliation for Period 5/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #4011	26,020.07	-497.00	25,523.07	25,523.07	Balanced
Reserve BU #5869	7,386.14	0.00	7,386.14	7,386.14	Balanced
Trust 2021 (AA1) Revenue Account	3,114.39	0.00	3,114.39	3,114.39	Balanced
Trust 2021 (AA1) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021 (AA1) Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021 (AA1) Prepayment Account	607.50	0.00	607.50	607.50	Balanced
Trust 2021 (AA1) Debt Service Reserve Account	518,092.50	0.00	518,092.50	518,092.50	Balanced
Trust 2021 (AA1) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021 (AA1) Restricted Acq. & Constr. Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Revenue Account	3,156.25	0.00	3,156.25	3,156.25	Balanced
Trust 2024 (AA2) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Prepayment Account	0.00	0.00	0.00		Balanced
Trust 2024 (AA2) Debt Service Reserve Account	537,912.51	0.00	537,912.51	537,912.51	Balanced
Trust 2024 (AA2) Acquisition & Construction Account	6,088.46	0.00	6,088.46	6,088.46	Balanced
Trust 2024 (AA2) Capitalized Interest Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #4011			
4/30/2026	Ira D Draper - BOS MTG 04/30/2026	46	-248.50
5/29/2026	Ira D Draper - BOS MTG 05/26/2026	47	-248.50
		Total Operating VNB #4011	**-497.00**

Reconciled Items

Brightwater Community Development District

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
Operating VNB #4011			
5/1/2026	May Interest		119.83
4/23/2026	Compliance View 360, LLC	10005	-657.00
4/27/2026	Solitude Lake Management, LLC	10006	-6,690.78
4/27/2026	Stantec Consulting Services Inc.	10007	-764.00
4/27/2026	Solitude Lake Management, LLC	10006	-1,208.15
4/27/2026	Straley Robin Vericker	10008	-694.00
5/1/2026	Valley National Bank - GAP Loan Interest Payment 05/1	Auto Loan Interest Payment 5/1	-4,619.85
5/1/2026	Valley National Bank - GAP Loan Principal Payment 05/1	Debit Memo GAP Loan Paydown	-65,380.15
5/1/2026	IPFS Corporation		-2,026.65
5/5/2026	Lee County Utilities		-281.26
5/6/2026	WM Side Service, LLC	10009	-3,300.00
5/12/2026	Gig Fiber LLC - Streetleaf	ACH	-2,475.00
5/12/2026	Kai Connected LLC CDD	ACH	-180.00
5/14/2026	Gig Fiber LLC - Streetleaf	ACH	-2,917.20
5/14/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-10,492.00
5/14/2026	Straley Robin Vericker	10010	-5,745.55
5/27/2026	IPFS Corporation		-2,026.65
5/29/2026	Engage PEO - BOS MTG 05/26/2026	H125148	-775.10
		Total Operating VNB #4011	**-110,113.51**
Reserve BU #5869			
5/1/2026	May Interest		0.63
		Total Reserve BU #5869	**0.63**
Trust 2024 (AA2) Interest Account			
5/1/2026	Transfer from Trust 2024 (AA2) Revenue Account - Trf from Revenue to Int. S2024 AA2		203,508.47
5/1/2026	Transfer from Trust 2024 (AA2) Capitalized Interest Account - Trf from Capital Int. to Interest		9,488.41
5/1/2026	U.S. Bank N.A. -CDD - DS Interest Payment on 05/01	Wire 05.01.2026	-212,996.88
		Total Trust 2024 (AA2) Interest Account	**0.00**

Trust 2021 (AA1) Debt Service Reserve Account

Brightwater Community Development District

Bank Account Reconciliation for Period 5/31/2026

Date	Description	Check No	Amount
5/1/2026	May Interest		1,424.96
5/4/2026	Transfer to Trust 2021 (AA1) Revenue Account - Trf from DSR to Revenue		-1,424.96
	Total Trust 2021 (AA1) Debt Service Reserve Account		**0.00**

Trust 2021 (AA1) Interest Account

Date	Description	Check No	Amount
5/1/2026	Transfer from Trust 2021 (AA1) Revenue Account - Trf from Revenue to Int. S2021 AA1		155,205.00
5/1/2026	U.S. Bank N.A. -CDD - DS Interest Payment on 05/01	Wire05012026	-155,205.00
	Total Trust 2021 (AA1) Interest Account		**0.00**

Trust 2021 (AA1) Prepayment Account

Date	Description	Check No	Amount
5/1/2026	May Interest		1.67
5/4/2026	Transfer to Trust 2021 (AA1) Revenue Account - Trf from Prepayment to Revenue		-1.67
	Total Trust 2021 (AA1) Prepayment Account		**0.00**

Trust 2021 (AA1) Revenue Account

Date	Description	Check No	Amount
5/1/2026	May Interest		187.08
5/4/2026	Transfer from Trust 2021 (AA1) Debt Service Reserve Account - Trf from DSR to Revenue		1,424.96
5/4/2026	Transfer from Trust 2021 (AA1) Prepayment Account - Trf from Prepayment to Revenue		1.67
5/1/2026	Transfer to Trust 2021 (AA1) Sinking Fund Account - Trf from Revenue to Sinking S2021 AA1		-210,000.00
5/1/2026	Transfer to Trust 2021 (AA1) Interest Account - Trf from Revenue to Int. S2021 AA1		-155,205.00
	Total Trust 2021 (AA1) Revenue Account		**-363,591.29**

Trust 2021 (AA1) Sinking Fund Account

Date	Description	Check No	Amount
5/1/2026	Transfer from Trust 2021 (AA1) Revenue Account - Trf from Revenue to Sinking S2021 AA1		210,000.00
5/1/2026	U.S. Bank N.A. -CDD - DS Principal Payment 5/1	Wire05012026	-210,000.00
	Total Trust 2021 (AA1) Sinking Fund Account		**0.00**

Trust 2024 (AA2) Acquisition & Construction Account

Date	Description	Check No	Amount
5/1/2026	May Interest		6,062.51
5/5/2026	Transfer from Trust 2024 (AA2) Capitalized Interest Account - Trf from Capital Int to Acq & Const		25.95
5/8/2026	Atwell LLC - Inv 20201032-001-1, Req 2024-019	110975365	-255.00

Date	Description	Check No	Amount
5/8/2026	Pape Dawson Consulting Engineers, LLC - Inv- 20201032-001-1, Req 2024-018	110975364	-2,472.50
	Total Trust 2024 (AA2) Acquisition & Construction Account		**3,360.96**

Trust 2024 (AA2) Capitalized Interest Account

Date	Description	Check No	Amount
5/1/2026	May Interest		25.95
5/1/2026	Transfer to Trust 2024 (AA2) Interest Account - Trf from Capital Int. to Interest		-9,488.41
5/5/2026	Transfer to Trust 2024 (AA2) Acquisition & Construction Account - Trf from Capital Int to Acq & Const		-25.95
	Total Trust 2024 (AA2) Capitalized Interest Account		**-9,488.41**

Trust 2024 (AA2) Debt Service Reserve Account

Date	Description	Check No	Amount
5/1/2026	May Interest		1,479.47
5/4/2026	Transfer to Trust 2024 (AA2) Revenue Account - Trf from DSR to Revenue		-1,479.47
	Total Trust 2024 (AA2) Debt Service Reserve Account		**0.00**

Trust 2024 (AA2) Revenue Account

Date	Description	Check No	Amount
5/1/2026	May Interest		120.18
5/4/2026	Transfer from Trust 2024 (AA2) Debt Service Reserve Account - Trf from DSR to Revenue		1,479.47
5/1/2026	Transfer to Trust 2024 (AA2) Interest Account - Trf from Revenue to Int. S2024 AA2		-203,508.47
5/1/2026	Transfer to Trust 2024 (AA2) Sinking Fund Account - Trf from Revenue to Sinking Fund S2024AA2		-110,000.00
	Total Trust 2024 (AA2) Revenue Account		**-311,908.82**

Trust 2024 (AA2) Sinking Fund Account

Date	Description	Check No	Amount
5/1/2026	Transfer from Trust 2024 (AA2) Revenue Account - Trf from Revenue to Sinking Fund S2024AA2		110,000.00
5/1/2026	U.S. Bank N.A. -CDD - DS Principal Payment 5/1	Wire 05.01.26	-110,000.00
	Total Trust 2024 (AA2) Sinking Fund Account		**0.00**

EXHIBIT 9

AGENDA

Financial Reporting Package

Brightwater Community Development District

Period Ending: 06/30/2026

Brightwater Community Development District

Balance Sheet as of 6/30/2026

Assets	Operating	301 - Debt Service 2021 (AA1) Fund	302 - Debt Service 2024 (AA2) Fund	Total
Cash - Operating				
101001 - Operating VNB #4011	$13,227.64			$13,227.64
Total Cash - Operating	**$13,227.64**			**$13,227.64**
Cash - Money Market, Reserves and Other				
101201 - Reserve BU #5869	$7,386.75			$7,386.75
Total Cash - Money Market, Reserves and Other	**$7,386.75**			**$7,386.75**
Accounts Receivable & Other Assets				
115100 - Accounts Receivable - Other	$1,563.14			$1,563.14
155000 - Prepaid Items	$5,496.10			$5,496.10
156900 - Deposits - Non-Current	$20,200.00			$20,200.00
Total Accounts Receivable & Other Assets	**$27,259.24**			**$27,259.24**
Investments				
151100 - Series 2021 (AA1) Revenue Account		$4,597.29		$4,597.29
151103 - Series 2021 (AA1) Prepayment Account		$607.50		$607.50
151104 - Series 2021 (AA1) Debt Service Reserve Account		$518,092.50		$518,092.50
151200 - Series 2024 (AA2) Revenue Account			$4,693.86	$4,693.86
151204 - Series 2024 (AA2) Debt Service Reserve Account			$537,912.51	$537,912.51

Brightwater Community Development District

Balance Sheet as of 6/30/2026

Liabilities / Equity	Operating	301 - Debt Service 2021 (AA1) Fund	302 - Debt Service 2024 (AA2) Fund	501 - Acquisition & Construction 2021 (AA1) Fund	502 - Acquisition & Construction 2024 (AA2) Fund	Total
Total Investments		**$523,297.29**	**$542,606.37**			**$1,065,903.66**
Total Assets	**$47,873.63**	**$523,297.29**	**$542,606.37**			**$1,113,777.29**
Current Liability						
202000 - Accounts Payable	$68,364.51					$68,364.51
218000 - Accrued Expenses	$3,513.15					$3,513.15
Total Current Liability	**$71,877.66**					**$71,877.66**
Fund Balance						
280000 - Fund Balance - Nonspendable	$25,696.10					$25,696.10
281000 - Fund Balance - Restricted	$7,053.00	$529,797.75	$558,476.12	$17.83	$3,159,281.42	$4,254,626.12
284000 - Fund Balance - Unassigned	$6,949.93					$6,949.93
Total Fund Balance	**$39,699.03**	**$529,797.75**	**$558,476.12**	**$17.83**	**$3,159,281.42**	**$4,287,272.15**
Net Change in Fund Balance						
33750 - Net Income	($63,703.06)	($6,500.46)	($15,869.75)	($17.83)	($3,159,281.42)	($3,245,372.52)
Total Net Change in Fund Balance	**($63,703.06)**	**($6,500.46)**	**($15,869.75)**	**($17.83)**	**($3,159,281.42)**	**($3,245,372.52)**
Total Liabilities / Equity	**$47,873.63**	**$523,297.29**	**$542,606.37**	**-**	**-**	**$1,113,777.29**

Brightwater Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

Operating Income

Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
325201 - Special Assessments - On-Roll	-	9,432.59	(9,432.59)	115,747.40	84,893.31	30,854.09	113,191.03
325202 - Special Assessments - Off-Roll	38,196.42	50,180.09	(11,983.67)	61,276.93	451,620.81	(390,343.88)	602,161.05
361100 - Interest	152.19	-	152.19	987.54	-	987.54	-
369900 - Miscellaneous Revenues	1,068.32	-	1,068.32	1,134.82	-	1,134.82	-
Total Income	**39,416.93**	**59,612.68**	**(20,195.75)**	**179,146.69**	**536,514.12**	**(357,367.43)**	**715,352.08**

Other Financing Sources

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
384011 - Gap Loan Proceeds - Other Financing Source	-	-	-	184,180.00	184,180.00	-	184,180.00
Total Other Financing Sources	**-**	**-**	**-**	**184,180.00**	**184,180.00**	**-**	**184,180.00**
Total Income	**39,416.93**	**59,612.68**	**(20,195.75)**	**363,326.69**	**720,694.12**	**(357,367.43)**	**899,532.08**

Operating Expense

General Administration

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
513001 - P/R - Board Of Supervisors	800.00	1,000.00	200.00	7,600.00	9,000.00	1,400.00	12,000.00
513002 - Payroll Taxes	61.20	50.00	(11.20)	581.40	450.00	(131.40)	600.00
513003 - Payroll Processing Fees	50.00	41.67	(8.33)	450.00	375.03	(74.97)	500.00
513101 - Professional Services - Management Consulting Services	4,000.00	4,000.00	-	36,000.00	36,000.00	-	48,000.00
513105 - Professional Services - Administrative Service	300.00	300.00	-	2,700.00	2,700.00	-	3,600.00
513106 - Professional Services - Auditing Services	-	316.67	316.67	-	2,850.03	2,850.03	3,800.00
513107 - Professional Services - Engineering Services	-	416.67	416.67	2,780.00	3,750.03	970.03	5,000.00
513108 - Professional Services - Legal Services	5,114.50	583.33	(4,531.17)	21,676.81	5,249.97	(16,426.84)	7,000.00
513201 - Legal Advertisements	-	275.00	275.00	1,150.63	2,475.00	1,324.37	3,300.00
513202 - Insurance	2,026.65	2,916.67	890.02	18,108.66	26,250.03	8,141.37	35,000.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	131.22	(43.78)	175.00
513205 - Bank Fees	-	25.00	25.00	84.89	225.00	140.11	300.00
513206 - Travel Per Diem	-	62.50	62.50	993.14	562.50	(430.64)	750.00
513207 - Meeting Room Rental	180.00	120.00	(60.00)	1,260.00	1,080.00	(180.00)	1,440.00
513209 - Website Compliance (dev & hosting)	41.67	167.92	126.25	1,890.03	1,511.28	(378.75)	2,015.00
513901 - Administrative Contingency	-	1,708.33	1,708.33	166.76	15,374.97	15,208.21	20,500.00
517101 - Dissemination Agent	668.75	1,041.67	372.92	10,493.75	9,375.03	(1,118.72)	12,500.00
Total General Administration	**13,242.77**	**13,040.01**	**(202.76)**	**106,111.07**	**117,360.09**	**11,249.02**	**156,480.00**

Debt Administration

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
517102 - Trustee Fees	-	771.86	771.86	5,567.09	6,946.74	1,379.65	9,262.26
517103 - Arbitrage	-	79.17	79.17	-	712.53	712.53	950.00
517201 - Gap Loan Repayment	-	-	-	65,380.15	(184,180.00)	(249,560.15)	(184,180.00)
517202 - Gap Loan Required Reserve	-	-	-	7,053.00	(7,053.00)	(14,106.00)	(7,053.00)

Brightwater Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
517203 - Gap Loan - Cost Of Issuance	-	445.08	445.08	5,341.00	4,005.72	(1,335.28)	5,341.00
517204 - Gap Loan Interest	-	588.16	588.16	4,619.85	5,293.44	673.59	7,057.95
Total Debt Administration	**-**	**1,884.27**	**1,884.27**	**87,961.09**	**(174,274.57)**	**(262,235.66)**	**(168,621.79)**
Security							
529101 - Contracts - Security Personnel	-	2,000.00	2,000.00	-	18,000.00	18,000.00	24,000.00
529102 - Contracts - Security Cameras & Monitoring Equipment	-	300.00	300.00	-	2,700.00	2,700.00	3,600.00
529201 - R&M Cameras And Monitoring	-	2,250.00	2,250.00	-	20,250.00	20,250.00	27,000.00
529202 - R&M - Gates	-	1,000.00	1,000.00	-	9,000.00	9,000.00	12,000.00
529301 - Key Fob / Entry System	-	666.67	666.67	-	6,000.03	6,000.03	8,000.00
Total Security	**-**	**6,216.67**	**6,216.67**	**-**	**55,950.03**	**55,950.03**	**74,600.00**
Utilities							
531101 - Electricity (Irrigation & Pond Pumps) Service Address Meter #01	-	608.33	608.33	-	5,474.97	5,474.97	7,300.00
531201 - Streetpole Lighting	2,917.20	8,479.17	5,561.97	28,136.90	76,312.53	48,175.63	101,750.00
533101 - Water	-	675.00	675.00	1,785.62	6,075.00	4,289.38	8,100.00
Total Utilities	**2,917.20**	**9,762.50**	**6,845.30**	**29,922.52**	**87,862.50**	**57,939.98**	**117,150.00**
Flood Control/Stormwater Management							
538101 - Contracts - Aquatic Maintenance	1,256.47	1,658.67	402.20	10,921.67	14,928.03	4,006.36	19,904.08
538102 - Contracts - Wetland Monitoring	-	2,208.82	2,208.82	19,815.00	19,879.38	64.38	26,505.78
538301 - R&M - Ponds	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
Total Flood Control/Stormwater Management	**1,256.47**	**4,700.82**	**3,444.35**	**30,736.67**	**42,307.38**	**11,570.71**	**56,409.86**
Common Areas & Right of Ways							
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	11,250.00	11,250.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	14,012.00	11,666.66	(2,345.34)	95,806.00	104,999.94	9,193.94	139,999.96
539105 - Contract - Pet Waste	-	666.67	666.67	-	6,000.03	6,000.03	8,000.00
539201 - Landscape Replacement & Replenishment	13,815.00	1,666.67	(12,148.33)	31,715.00	15,000.03	(16,714.97)	20,000.00
539202 - Landscape - Mulch	-	1,666.67	1,666.67	21,750.00	15,000.03	(6,749.97)	20,000.00
539301 - R&M - Irrigation	1,372.15	1,875.00	502.85	5,024.40	16,875.00	11,850.60	22,500.00
539402 - Misc - Holiday Lights & Decorations	-	2,083.33	2,083.33	-	18,749.97	18,749.97	25,000.00
539990 - Physical Environment Contingency	657.00	2,545.67	1,888.67	6,753.00	22,911.03	16,158.03	30,548.00
Total Common Areas & Right of Ways	**31,106.15**	**23,420.67**	**(7,685.48)**	**172,298.40**	**210,786.03**	**38,487.63**	**281,047.96**
Total Expense	**48,522.59**	**59,024.94**	**10,502.35**	**427,029.75**	**339,991.46**	**(87,038.29)**	**517,066.03**
Operating Net Total	**(9,105.66)**	**587.74**	**(9,693.40)**	**(63,703.06)**	**380,702.66**	**(444,405.72)**	**382,466.05**

Brightwater Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

301 - Debt Service 2021 (AA1) Fund Income

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Income							
325201 - Special Assessments - On-Roll	-	5,940.02	(5,940.02)	72,890.08	53,460.18	19,429.90	71,280.24
325202 - Special Assessments - Off-Roll	-	37,234.36	(37,234.36)	426,971.10	335,109.24	91,861.86	446,812.26
361100 - Interest	1,482.90	-	1,482.90	14,048.36	-	14,048.36	-
Total Income	**1,482.90**	**43,174.38**	**(41,691.48)**	**513,909.54**	**388,569.42**	**125,340.12**	**518,092.50**
Total Income	**1,482.90**	**43,174.38**	**(41,691.48)**	**513,909.54**	**388,569.42**	**125,340.12**	**518,092.50**

301 - Debt Service 2021 (AA1) Fund Expense

	Current Period Actual	Current Period Budget	Current Period Variance	Year To Date Actual	Year To Date Budget	Year To Date Variance	Annual Budget
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	210,000.00	210,000.00	-	210,000.00
517311 - Interest Expense	-	-	-	310,410.00	307,916.25	(2,493.75)	307,916.25
Total Debt Administration	**-**	**-**	**-**	**520,410.00**	**517,916.25**	**(2,493.75)**	**517,916.25**
Total Expense	**-**	**-**	**-**	**520,410.00**	**517,916.25**	**(2,493.75)**	**517,916.25**
301 - Debt Service 2021 (AA1) Fund Net Total	**1,482.90**	**43,174.38**	**(41,691.48)**	**(6,500.46)**	**(129,346.83)**	**122,846.37**	**176.25**

Brightwater Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

302 - Debt Service 2024 (AA2) Fund Income

Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
325202 - Special Assessments - Off-Roll	-	44,826.04	(44,826.04)	505,545.15	403,434.36	102,110.79	537,912.51
361100 - Interest	1,537.62	-	1,537.62	14,604.82	-	14,604.82	-
Total Income	**1,537.62**	**44,826.04**	**(43,288.42)**	**520,149.97**	**403,434.36**	**116,715.61**	**537,912.51**
Total Income	**1,537.62**	**44,826.04**	**(43,288.42)**	**520,149.97**	**403,434.36**	**116,715.61**	**537,912.51**

302 - Debt Service 2024 (AA2) Fund Expense

Debt Administration

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
517301 - Principal Debt Retirement	-	-	-	110,000.00	110,000.00	-	110,000.00
517311 - Interest Expense	-	-	-	425,993.76	423,491.26	(2,502.50)	423,491.26
Total Debt Administration	**-**	**-**	**-**	**535,993.76**	**533,491.26**	**(2,502.50)**	**533,491.26**

Other Financing Uses

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
581000 - Inter-Fund Transfer Out	.01	-	(.01)	25.96	-	(25.96)	-
Total Other Financing Uses	**.01**	**-**	**(.01)**	**25.96**	**-**	**(25.96)**	**-**
Total Expense	**.01**	**-**	**(.01)**	**536,019.72**	**533,491.26**	**(2,528.46)**	**533,491.26**
302 - Debt Service 2024 (AA2) Fund Net Total	**1,537.61**	**44,826.04**	**(43,288.43)**	**(15,869.75)**	**(130,056.90)**	**114,187.15**	**4,421.25**

Brightwater Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

501 - Acquisition & Construction 2021 (AA1) Fund Income

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
361100 - Interest	-	-	-	.27	-	.27	-
Total Income	**-**	**-**	**-**	**.27**	**-**	**.27**	**-**
Total Income	**-**	**-**	**-**	**.27**	**-**	**.27**	**-**

501 - Acquisition & Construction 2021 (AA1) Fund Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Common Areas & Right of Ways							
539999 - Construction in Progress	-	-	-	18.10	-	(18.10)	-
Total Common Areas & Right of Ways	**-**	**-**	**-**	**18.10**	**-**	**(18.10)**	**-**
Total Expense	**-**	**-**	**-**	**18.10**	**-**	**(18.10)**	**-**
501 - Acquisition & Construction 2021 (AA1) Fund Net Total	**-**	**-**	**-**	**(17.83)**	**-**	**(17.83)**	**-**

Brightwater Community Development District

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget

502 - Acquisition & Construction 2024 (AA2) Fund Income

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
361100 - Interest	30.80	-	30.80	71,408.90	-	71,408.90	-
Total Income	**30.80**	**-**	**30.80**	**71,408.90**	**-**	**71,408.90**	**-**
Other Financing Sources							
381000 - Inter-Fund Transfer In	.01	-	.01	25.96	-	25.96	-
Total Other Financing Sources	**.01**	**-**	**.01**	**25.96**	**-**	**25.96**	**-**
Total Income	**30.81**	**-**	**30.81**	**71,434.86**	**-**	**71,434.86**	**-**

502 - Acquisition & Construction 2024 (AA2) Fund Expense

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Common Areas & Right of Ways							
539999 - Construction in Progress	6,119.27	-	(6,119.27)	3,230,716.28	-	(3,230,716.28)	-
Total Common Areas & Right of Ways	**6,119.27**	**-**	**(6,119.27)**	**3,230,716.28**	**-**	**(3,230,716.28)**	**-**
Total Expense	**6,119.27**	**-**	**(6,119.27)**	**3,230,716.28**	**-**	**(3,230,716.28)**	**-**
502 - Acquisition & Construction 2024 (AA2) Fund Net Total	**(6,088.46)**	**-**	**(6,088.46)**	**(3,159,281.42)**	**-**	**(3,159,281.42)**	**-**
Net Total	**(12,173.61)**	**88,588.16**	**(100,761.77)**	**(3,245,372.52)**	**121,298.93**	**(3,366,671.45)**	**387,063.55**

Brightwater Community Development District

Bank Register Report 6/1/2026 - 6/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #4011					
	Balance as of 6/1/2026				**$25,523.07**
6/1/2026	North Brook Holding LLC GF 2026-22	Misc Deposit	R	Wire06012026	$38,196.42
6/8/2026	Refund for Hydr account credit	Misc Deposit	R	1088560	$1,068.32
6/25/2026	Solitude Lake Management, LLC	Invoice Check	R	10011	($1,208.15)
6/25/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		($10,186.00)
6/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($1,250.00)
6/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($668.75)
6/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($180.00)
6/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($668.75)
6/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($1,250.00)
6/25/2026	Stantec Consulting Services Inc.	Invoice ACH	R		($859.00)
6/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($4,341.67)
6/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($4,341.67)
6/25/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($2,917.20)
6/25/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		($2,800.36)
6/25/2026	Straley Robin Vericker	Invoice Check	R	10012	($1,865.00)
6/25/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	Invoice ACH	R		($16,950.00)
6/25/2026	Compliance View 360, LLC	Invoice ACH	R		($657.00)
6/25/2026	Compliance View 360, LLC	Invoice ACH	R		($657.00)
6/30/2026	June Interest	Interest	R	ACH	$151.58
6/30/2026	Engage PEO - BOS MTG 6/11/2026	Invoice (Expense/AutoDraft)	R	ACH06302026	($911.20)
				Total	**($12,295.43)**
				Balance as of 6/30/2026	**$13,227.64**
Reserve BU #5869					
	Balance as of 6/1/2026				**$7,386.14**
6/30/2026	June Interest	Interest	R	ACH	$0.61
				Total	**$0.61**
				Balance as of 6/30/2026	**$7,386.75**
Trust 2021 (AA1) Debt Service Reserve Account					
	Balance as of 6/1/2026				**$518,092.50**

Date	Description	Type	R	Check No	Amount
6/1/2026	June Interest	Interest	R	ACH	$1,472.71
6/2/2026	Transfer to Trust 2021 (AA1) Revenue Account - Trf from DSR to Revenue	Transfer Out	R	ACH	($1,472.71)
				Total	**$0.00**
				Balance as of 6/30/2026	**$518,092.50**

Trust 2021 (AA1) Prepayment Account

Date	Description	Type	R	Check No	Amount
	Balance as of 6/1/2026				**$607.50**
6/1/2026	June Interest	Interest	R	ACH	$1.73
6/2/2026	Transfer to Trust 2021 (AA1) Revenue Account - Trf from Prepayment to Revenue	Transfer Out	R	ACH	($1.73)
				Total	**$0.00**
				Balance as of 6/30/2026	**$607.50**

Trust 2021 (AA1) Revenue Account

Date	Description	Type	R	Check No	Amount
	Balance as of 6/1/2026				**$3,114.39**
6/1/2026	June Interest	Interest	R	ACH	$8.46
6/2/2026	Transfer from Trust 2021 (AA1) Debt Service Reserve Account - Trf from DSR to Revenue	Transfer In	R	ACH	$1,472.71
6/2/2026	Transfer from Trust 2021 (AA1) Prepayment Account - Trf from Prepayment to Revenue	Transfer In	R	ACH	$1.73
				Total	**$1,482.90**
				Balance as of 6/30/2026	**$4,597.29**

Trust 2024 (AA2) Acquisition & Construction Account

Date	Description	Type	R	Check No	Amount
	Balance as of 6/1/2026				**$6,088.46**
6/1/2026	June Interest	Interest	R	ACH	$30.80
6/2/2026	Transfer from Trust 2024 (AA2) Capitalized Interest Account - Trf from Capital Int. to Acq & Const	Transfer In	R	ACH	$0.01
6/22/2026	North Brook Holding, LLC - Inv - 006827, Req -2024-022	Invoice (Expense/AutoDraft)	R	06222026	($6,119.27)
				Total	**($6,088.46)**
				Balance as of 6/30/2026	**$0.00**

Trust 2024 (AA2) Capitalized Interest Account

Date	Description	Type	R	Check No	Amount
	Balance as of 6/1/2026				**$0.00**
6/1/2026	June Interest	Interest	R	ACH	$0.01
6/2/2026	Transfer to Trust 2024 (AA2) Acquisition & Construction Account - Trf from Capital Int. to Acq & Const	Transfer Out	R	ACH	($0.01)
				Total	**$0.00**
				Balance as of 6/30/2026	**$0.00**

Trust 2024 (AA2) Debt Service Reserve Account

Brightwater Community Development District

Bank Register Report 6/1/2026 - 6/30/2026

Date	Description	Type	R	Check No	Amount
	Balance as of 6/1/2026				**$537,912.51**
6/1/2026	June Interest	Interest	R	ACH	$1,529.05
6/2/2026	Transfer to Trust 2024 (AA2) Revenue Account - Trf from DSR to Revenue	Transfer Out	R	ACH	($1,529.05)
				Total	**$0.00**
				Balance as of 6/30/2026	**$537,912.51**

Trust 2024 (AA2) Revenue Account

Date	Description	Type	R	Check No	Amount
	Balance as of 6/1/2026				**$3,156.25**
6/1/2026	June Interest	Interest	R	ACH	$8.56
6/2/2026	Transfer from Trust 2024 (AA2) Debt Service Reserve Account - Trf from DSR to Revenue	Transfer In	R	ACH	$1,529.05
				Total	**$1,537.61**
				Balance as of 6/30/2026	**$4,693.86**

Brightwater Community Development District

Bank Account Reconciliation for Period 6/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #4011	14,684.29	-1,456.65	13,227.64	13,227.64	Balanced
Reserve BU #5869	7,386.75	0.00	7,386.75	7,386.75	Balanced
Trust 2021 (AA1) Revenue Account	4,597.29	0.00	4,597.29	4,597.29	Balanced
Trust 2021 (AA1) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021 (AA1) Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021 (AA1) Prepayment Account	607.50	0.00	607.50	607.50	Balanced
Trust 2021 (AA1) Debt Service Reserve Account	518,092.50	0.00	518,092.50	518,092.50	Balanced
Trust 2021 (AA1) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021 (AA1) Restricted Acq. & Constr. Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Revenue Account	4,693.86	0.00	4,693.86	4,693.86	Balanced
Trust 2024 (AA2) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Prepayment Account	0.00	0.00	0.00		Balanced
Trust 2024 (AA2) Debt Service Reserve Account	537,912.51	0.00	537,912.51	537,912.51	Balanced
Trust 2024 (AA2) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA2) Capitalized Interest Account	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #4011			
4/30/2026	Ira D Draper - BOS MTG 04/30/2026	46	-248.50
6/25/2026	Solitude Lake Management, LLC	10011	-1,208.15
		Total Operating VNB #4011	**-1,456.65**

Reconciled Items

Brightwater Community Development District

Bank Account Reconciliation for Period 6/30/2026

Date	Description	Check No	Amount
Operating VNB #4011			
6/1/2026	North Brook Holding LLC GF 2026-22	Wire06012026	38,196.42
6/8/2026	Refund for Hydr account credit	1088560	1,068.32
6/30/2026	June Interest		151.58
5/29/2026	Ira D Draper - BOS MTG 05/26/2026	47	-248.50
6/25/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-10,186.00
6/25/2026	Kai Connected LLC CDD	ACH	-1,250.00
6/25/2026	Kai Connected LLC CDD	ACH	-668.75
6/25/2026	Kai Connected LLC CDD	ACH	-180.00
6/25/2026	Kai Connected LLC CDD	ACH	-668.75
6/25/2026	Kai Connected LLC CDD	ACH	-1,250.00
6/25/2026	Stantec Consulting Services Inc.	ACH	-859.00
6/25/2026	Kai Connected LLC CDD	ACH	-4,341.67
6/25/2026	Kai Connected LLC CDD	ACH	-4,341.67
6/25/2026	Gig Fiber LLC - Streetleaf	ACH	-2,917.20
6/25/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-2,800.36
6/25/2026	Straley Robin Vericker	10012	-1,865.00
6/25/2026	Save On Enterprises of Sarasota, LLC dba Artistree Landscape Maintenance & Design, Sunrise Landscaping, Westcoast Landscape & Lawn, CLA Landscaping, Big Tree	ACH	-16,950.00
6/25/2026	Compliance View 360, LLC	ACH	-657.00
6/25/2026	Compliance View 360, LLC	ACH	-657.00
6/30/2026	Engage PEO - BOS MTG 6/11/2026	ACH06302026	-911.20
		Total Operating VNB #4011	**-11,335.78**
Reserve BU #5869			
6/30/2026	June Interest		0.61
		Total Reserve BU #5869	**0.61**
Trust 2021 (AA1) Debt Service Reserve Account			
6/1/2026	June Interest		1,472.71
6/2/2026	Transfer to Trust 2021 (AA1) Revenue Account - Trf from DSR to Revenue		-1,472.71
		Total Trust 2021 (AA1) Debt Service Reserve Account	**0.00**
Trust 2021 (AA1) Prepayment Account			
6/1/2026	June Interest		1.73

Brightwater Community Development District

Bank Account Reconciliation for Period 6/30/2026

Date	Description	Check No	Amount
6/2/2026	Transfer to Trust 2021 (AA1) Revenue Account - Trf from Prepayment to Revenue		-1.73
		Total Trust 2021 (AA1) Prepayment Account	**0.00**

Trust 2021 (AA1) Revenue Account

Date	Description	Check No	Amount
6/1/2026	June Interest		8.46
6/2/2026	Transfer from Trust 2021 (AA1) Debt Service Reserve Account - Trf from DSR to Revenue		1,472.71
6/2/2026	Transfer from Trust 2021 (AA1) Prepayment Account - Trf from Prepayment to Revenue		1.73
		Total Trust 2021 (AA1) Revenue Account	**1,482.90**

Trust 2024 (AA2) Acquisition & Construction Account

Date	Description	Check No	Amount
6/1/2026	June Interest		30.80
6/2/2026	Transfer from Trust 2024 (AA2) Capitalized Interest Account - Trf from Capital Int. to Acq & Const		0.01
6/22/2026	North Brook Holding, LLC - Inv - 006827, Req -2024-022	06222026	-6,119.27
		Total Trust 2024 (AA2) Acquisition & Construction Account	**-6,088.46**

Trust 2024 (AA2) Capitalized Interest Account

Date	Description	Check No	Amount
6/1/2026	June Interest		0.01
6/2/2026	Transfer to Trust 2024 (AA2) Acquisition & Construction Account - Trf from Capital Int. to Acq & Const		-0.01
		Total Trust 2024 (AA2) Capitalized Interest Account	**0.00**

Trust 2024 (AA2) Debt Service Reserve Account

Date	Description	Check No	Amount
6/1/2026	June Interest		1,529.05
6/2/2026	Transfer to Trust 2024 (AA2) Revenue Account - Trf from DSR to Revenue		-1,529.05
		Total Trust 2024 (AA2) Debt Service Reserve Account	**0.00**

Trust 2024 (AA2) Revenue Account

Date	Description	Check No	Amount
6/1/2026	June Interest		8.56
6/2/2026	Transfer from Trust 2024 (AA2) Debt Service Reserve Account - Trf from DSR to Revenue		1,529.05
		Total Trust 2024 (AA2) Revenue Account	**1,537.61**

EXHIBIT 10

AGENDA

SUNRISE
LANDSCAPE

Proposal Prepared for:

Brightwater CDD
18158 Lagoon Reach Ln
North Fort Myers, Florida 33917
Contact: Audette Bruce
Email: audette@hikai.com

Prepared by:

Rebecca Filkowski
Email:
rfilkowski@sunriselandscape.com
Proposal Date: 6/11/2026
Proposal #: 42584

Phase 2 - Pritchett Parkway Wall Refresh

Refresh Plant Material along Pritchett Pkwy Wall due to cold and frost damage

Scope to include:

- Removal of all dead or dying material along the front of wall facing Pritchett Parkway
- Installation of new material to match existing in type (and size as much as possible), including Simpson Stopper (50), Fakahatchee Grass (70), and Sweet Viburnum (220)
- Irrigation repairs and additions as needed to support new plant materials (this is extensive as the dripline is brittle and will need replacing in many sections)
- All refuse and debris to be disposed of off-site, all dumping fees included
- All areas neatened, raked, and blown to a tidy appearance

*If any major irrigation repairs are uncovered during the installation, a separate invoice will follow

Proposal Pricing is valid for 30 days from the proposal date.

PROJECT TOTAL: $13,815.00

6. Catastrophic or Natural Events: Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.

8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.

9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.

10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By	Rebecca Filkowski	**By**	Chairman
	Rebecca Filkowski		
Date	6/11/2026	**Date**	6/17/26
	Sunrise Landscaping Contrs		**Brightwater CDD**

EXHIBIT 11

AGENDA

SUNRISE
LANDSCAPE

ADDENDUM TO MAINTENANCE CONTRACT

This Addendum ("Addendum") is made and entered into as of the date of the last signature below, by and between **SR Landscaping, LLC**, ("Contractor"), and **Brightwater CDD**, ("Customer"), collectively referred to as the "Parties."

RECITALS

WHEREAS, the Parties entered into a Maintenance Contract dated **October 1, 2024** (the "Original Contract") for landscape maintenance services; and

WHEREAS, the Parties wish to amend the Original Contract to include an additional property under the same terms and conditions.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the Parties agree as follows:

1. **Incorporation of Additional Property**

Effective **June 1, 2026**, the sidewalk parcel on the northeast side of Pritchett Parkway, between the northern entrance of SBN, following approximately 2100', to service road entrance, opposite the Hunters Glen entrance, (the "Additional Property") shall be included under the scope of the Original Contract.

2. **Service Fees**

a. The monthly service fee for the Additional Property shall be **$780.00**, billed under the same terms as the Original Contract.

b. This amount is in addition to the existing monthly service fee of **$10,492.00** under the Original Contract.

c. The total monthly service fee for all covered properties shall be **$11,272.00**, effective **June 1, 2026**.

Sunrise Landscape
5100 W Kennedy Blvd Suite 325, Tampa, FL 33609 ▪ (813) 544-1291 ▪ www.sunriselandscape.com

3. **Terms and Conditions**

All services for the Additional Property shall be performed in accordance with the terms, conditions, and obligations set forth in the Original Contract.

4. **No Other Modifications**

Except as expressly modified by this Addendum, all other terms and conditions of the Original Contract shall remain in full force and effect.

5. **Counterparts & Electronic Signatures**

This Addendum may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. Signatures transmitted electronically or via facsimile shall be deemed valid and binding.

IN WITNESS WHEREOF, the Parties have executed this Addendum as of the dates set forth below.

SUNRISE LANDSCAPE

By: ______________________________

Name: ______________________________

Title: ______________________________

Date: ______________________________

BRIGHTWATER CDD

By: [signature]

Name: Michael Lawson

Title: Chairman

Date: 6/17/26

EXHIBIT 12

AGENDA

Proposal Prepared for:

Brightwater CDD
18158 Lagoon Reach Ln
North Fort Myers, Florida 33917
Contact: Audette Bruce
Email: audette@hikai.com

Prepared by:

Rebecca Filkowski
Email:
rfilkowski@sunriselandscape.com
Proposal Date: 7/22/2026
Proposal #: 44474

Fixed Price Irrigation Repairs

Proposal to Install Remote Cellular Communication to Hunter Controller

This allows easy and faster programming of stations and setting of times, grow in programs, etc. Remote access to the controller from a computer, or from the irrigation technician's vehicle/mobile device as he is performing inspections; being able to shut down or restart the system remotely if needed, etc.

- Includes a module that is plugged into the controller, and a service plan that renew's annually.
- This service plan cost will be invoiced yearly per controller (pricing determined annually)
- Each Controller will have a remote module and yearly service plan as they are brought online

PROJECT TOTAL: $1,761.10

Terms and Conditions:

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.
6. Catastrophic or Natural Events: Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until

such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By ______________________	**By** *[signature]*
Rebecca Filkowski	
Date 7/22/2026	**Date** 7/22/2026
Sunrise Landscaping Contrs	**Brightwater CDD**

EXHIBIT 13

AGENDA

Brightwater CDD - duplicate

Aug 13, 2026 / Luis Martinez

Complete

Score	6 / 6 (100%)	Flagged items	0	Actions	0

Site conducted	Brightwater
Conducted on	13 Aug 2026 14:21 EDT
Prepared by	Luis Martinez
Location	18132 Lagoon Reach Ln, North Fort Myers, FL 33917, USA

Monuments

1 / 1 (100%)

South (Main) Entrance

Good

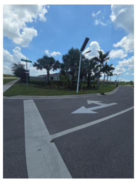


Photo 1


Photo 2

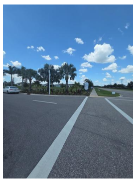


Photo 3


Photo 4

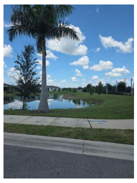


Photo 5


Photo 6


Photo 7


Photo 8

Lakes

3 / 3 (100%)

Lake #10 - West of Secondary Entrance

Good


Photo 9


Photo 10

Lake #12 - Across from Secondary Entrance

Good

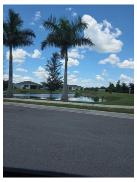

Photo 11

Photo 12

Photo 13

Lake #6 - Small lake north of mail center	N/A

Lake #5 - at Main Entrance	Good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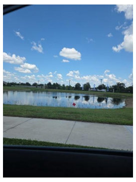
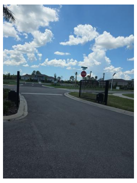


Photo 15

Lake #4 - Villa Side - Far West Lake	N/A
Lake #3 - Villa Side - Large lake north of power lines	N/A
Lake #2 - Villa Side - Smaller lake south of power lines	N/A
Gates	2 / 2 (100%)
Main Entrance (South)	Good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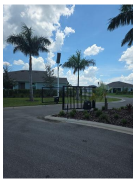


Photo 17

North Entrance	Good


Photo 18

Photo 19

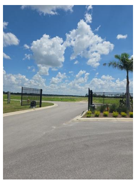



Photo 20

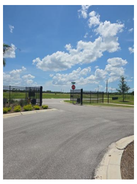



Photo 21

Far South (Resident gate)	N/A
Amenities	
Mailcenter - SF Side	N/A
Pump Station (in front of clubhouse)	N/A
Clubhouse	N/A

Pool	N/A
Pickleball Courts	N/A

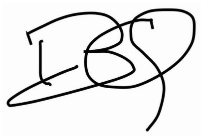
Sign Off

13 Aug 2026 22:45 EDT

Approval

Date and time of approval	14 Aug 2026 10:54 EDT

Approver's signature



Brian Quillen
14 Aug 2026 10:55 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

Photo 15

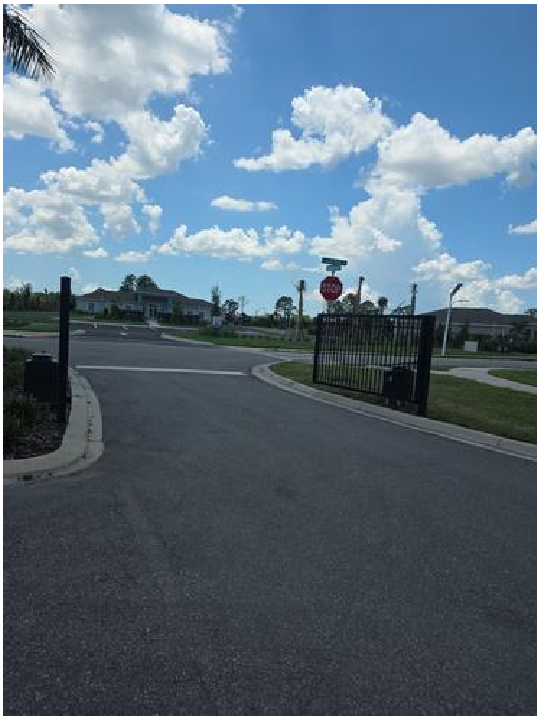


Photo 16

Photo 17

Photo 18

Photo 19

Photo 20

Photo 21