Board of Supervisors:
Michael Lawson - Chairman
Doug Draper - Vice Chairman
Lori Price - Vice Chairwoman
Courtney Mattern - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

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

Brightwater Community Development District

Regular Meeting Meeting Agenda

Tuesday, October 27, 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
Meeting ID: 253 079 903 626 225
Passcode: Nv9gq2EY

Dial In: +1 312-667-7136
Conference ID: 990 577 400#

Dear Supervisors:

A meeting of the Board of Supervisors of the Brightwater Community Development District is scheduled for **Tuesday, October 27, 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. Consideration for Adoption – **Resolution 2027-01, District Objectives and Goals for FY 2027** **Exhibit 1**
   B. Consideration for Adoption – **Resolution 2027-02, Final Terms of the 2026 Bonds (AA3)** **Exhibit 2**
      - Exhibit A – Report of the District Engineer dated May 26, 2026
      - Exhibit B – Third Supplemental Special Assessment Methodology Report dated September 16, 2026
   C. Consideration for Approval – Sunrise Landscape and Irrigation Maintenance Services Agreement **Exhibit 3**
      - Exhibit A – Scope of Services
      - Exhibit B – Maintenance Map
      - Affidavit for Anti-Human Trafficking

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

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

Board of Supervisors:
Michael Lawson - Chairman
Doug Draper - Vice Chairman
Lori Price - Vice Chairwoman
Courtney Mattern - Assistant Secretary
Brittany Crutchfield - Assistant Secretary

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

4. Consent Agenda

   A. Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting Held on September 22, 2026 **Exhibit 4**

   B. Consideration for Acceptance – The Unaudited September 2026 Financials **Exhibit 5**

   C. Ratification of IFPS Corporation Premium Financial Agreement - $20,251.00 **Exhibit 6**

   D. Ratification of Annual Arbitrage Calculations from November 19, 2024 to November 19, 2025 - $475.00 **Exhibit 7**

5. Staff Reports

   A. District Counsel

      - Consideration for Acceptance – Builder Rights Agreement between D.R Horton Inc., and Brightwater Community Development District **Exhibit 8**

   B. District Engineer

   C. Field Operations

      - Safety Culture Report – October 14, 2026 **Exhibit 9**
      - Solitude – October 2 & 9, 2026 **Exhibit 10**
      - Consideration of Gate Proposals
        - Butterfly MX - $36,660.00 annually **Exhibit 11**
          a. Key Security Services - $125,590.26 Total for All Options
        - MyWatchtower by JEKA Software Inc. **Exhibit 12**
          a. Overview
          b. Tier 3 Price Sheet
          c. Quote for Brightwater - $6,420.00 One-Time Services, $1,815.20 Monthly Services
          d. Quote for 400 Homes - $3,735.00 One-Time Services, $1,319.20 Monthly Services
        - Envera **Exhibit 13**
          a. Envera Sytems Overview
          b. Implementation Timeline and Overview
          c. Arrive Callbox InformationGate Renderings

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Suite 1000, Tampa, FL 33607

Meeting Location:
Hyatt Place Ft. Myers at the Forum
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Fort Myers, FL 33905

e. Quotation - $47,495.19 Equipment & One-Time Services, $1,1068.16 Monthly Services

- ECS

a. Doorking Clickers - $6,600.00 **Exhibit 14**

b. North Gate Entrance **Exhibit 15**

i. CCTV Equipment Installation - $7,225.00

ii. CCTV Management - $85.00 monthly

iii. Gate Database Management - $125.00 monthly

iv. Satellite Internet - $150.00 monthly

c. South Gate **Exhibit 16**

i. CCTV Equipment Installation - $5,750.00

ii. CCTV Management - $85.00 monthly

iii. Satellite Internet - $150.00 monthly

d. Main Gate **Exhibit 17**

i. CCTV Equipment Installation - $7,225.00

ii. CCTV Management - $85.00 monthly

iii. Gate Database Management - $125.00 monthly

iv. Satellite Internet - $150.00 monthly

D. District Manager

- Presentation of Annual Arbitrage Report for the period August 6, 2025 to August 6, 2026 **Exhibit 18**

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

Resolution No. 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2027; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

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

1. The attached District Objectives and Goals for Fiscal Year 2027 are hereby adopted.

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

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

PASSED AND ADOPTED this ___ day of _____, 2026.

_____
Chairperson

ATTEST:

_____
Secretary

Brightwater Community Development District

2502 N Rocky Point Drive Suite 1000, Tampa, FL 33607

Performance Measures/Standards & Annual Reporting Form

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes No

2 . Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes No

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes No

Chair/Vice Chair:_____ Date:_____

Print Name:_____

_____District

District Manager:_____ Date:_____

Print Name:_____

_____District

EXHIBIT 2

AGENDA

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT RELATED TO ITS SERIES 2026 BONDS (ASSESSMENT AREA THREE); APPROVING AND RATIFYING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE BONDS; APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Brightwater Community Development District (the "**District**") issued its $11,500,000 Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Three) (the "**Series 2026 Bonds**") to finance a portion of the public improvements (the "**Assessment Area Three Project**") as described in the *Report of the District Engineer* dated May 26, 2026 (the **"Engineer's Report**") attached hereto as **Exhibit A**;

WHEREAS, the Series 2026 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the Board of Supervisors of the District (the "**Board**") previously levied master special assessments in accordance with the terms outlined in the *Amended Master Special Assessment Methodology Report* dated October 28, 2025, and adopted pursuant to Resolution No. 2026-03 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2026 Bonds have been established, it is necessary to approve and ratify the *Third Supplemental Special Assessment Methodology Report* dated September 16, 2026 (the "**Supplemental Assessment Report**") and attached hereto as **Exhibit B.**

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2026 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2026 Bonds.

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

1. **Authority for this resolution**. This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.

2. **Findings**. The Board hereby finds and determines as follows:
   a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
   b. The Engineer's Report is hereby approved and ratified.
   c. The Assessment Area Three Project will serve a proper, essential, and valid public purpose.
   d. The Assessment Area Three Project will specially benefit the developable acreage located within the District as set forth in the Engineer's Report. It is reasonable, proper, just, and right to assess the portion of the costs of the Assessment Area Three Project to be financed with the Series 2026 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
   e. The Series 2026 Bonds will finance the construction and acquisition of a portion of the Assessment Area Three Project.

f. The Supplemental Assessment Report is hereby approved and ratified.

3. **Ratification of the Execution of the Bond Documents**. The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.

4. **Assessment Lien for the Bonds**. The special assessments for the Series 2026 Bonds shall be allocated in accordance with the Supplemental Assessment Report.

5. **Severability**. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. **Conflicts**. This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

7. **Effective date**. This Resolution shall become effective upon its adoption.

Approved and Adopted on October 27, 2026.

Attest:	**Brightwater Community Development District**
_____	_____
Name:_____	Name:_____
Title: □Secretary/□Assistant Secretary	□Chair/□Vice Chair of the Board of Supervisors

Exhibit A. *Report of the District Engineer* dated May 26, 2026
Exhibit B. *Third Supplemental Special Assessment Methodology Report* dated September 16, 2026

Exhibit A

Brightwater Community Development District

Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Three)
Report of the District Engineer



Prepared for:
Board of Supervisors
Brightwater Community Development District

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

May 26, 2026

1.0 INTRODUCTION

The Brightwater Community Development District (the "District") encompasses 339.04 acres in Lee County, Florida following a recent boundary amendment. The District is located within Sections 16 and 21, Township 43 South, Range 25 East and is developing land north of I-75, west of Pritchett Parkway and west of the Stoneybrook North Community Development District.

See Appendix A for a Vicinity Map and Legal Description and Sketch of the amended District boundary.

2.0 PURPOSE

The District was established by Lee County Ordinance 18-02, effective January 17, 2018. The District's boundary was amended and was approved by the Lee County Board of County Commissioners pursuant to Ordinance 25-19 effective on October 8, 2025. The District previously issued its Capital Improvement Revenue Bonds, Series 2021 (Assessment Area One), which were used to fund the construction of a portion of the public improvements and community facilities within Phases 2A and 2B totaling 382 lots. Construction of these phases is complete, and the lots have been subdivided via recorded subdivision plat. The District subsequently issued its Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two), which were issued to fund the construction of a portion of the public improvements and community facilities within Phase 2C totaling 208 lots. The construction of Phase 2C is on-going with the water management and control systems partially complete.

The purpose of this Report of the District Engineer is to provide a description and estimated construction costs for the public improvements and community facilities planned within Phase 4, totaling 206 units.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner and land developer, North Brook Holdings, LLC ("the Developer"), will construct the Phase 4 single family detached lots.

See Appendix B for the Bond Coverage Map showing the site plan within the District.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Lee County and the South Florida Water Management District ("SFWMD"). The water management and control plan for the District focuses on utilizing stormwater ponds excavated within upland areas for stormwater treatment and storage.

Excavated soil from the stormwater ponds will remain within the development for use in building public infrastructure including roadways, landscape berming, stormwater pond embankment requirements, utility trench backfill, and filling and grading of public property.

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

1. To provide stormwater quality treatment.

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

3. To maintain natural hydroperiods in the wetlands.

4. To preserve and/or mitigate the 100-year flood plain per the current FEMA FIRM Panel.

5. To provide conveyance of stormwater runoff to stormwater ponds via storm sewer and/or swale systems withing road rights-of-way and/or appropriate easements.

Water management and control systems are designed in accordance with Lee County Land Development Code Development Standards and SFWMD Basis of Review Manual. The District will own and maintain these facilities.

4.2 DISTRICT ROADS

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

Subdivision streets will be designed in accordance with Lee County Land Development Code Development Standards. District subdivision roads will be owned and maintained by the District.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Florida Governmental Utility Authority ("FGUA") sanitary sewer service area and will provide sewer and wastewater management service to the District. Sewer and Wastewater Management will include gravity sanitary sewer collection systems within the subdivision roads rights-of-way and/or easements and pumping stations connecting to existing facilities.

Sanitary Sewer and Wastewater Management systems will be designed in accordance with FGUA requirements. FGUA will own and maintain these facilities.

4.4 WATER SUPPLY

The District is located within the Lee County Utilities service area which will provide water supply for potable water service and fire protection. Water Supply improvements will include looped water mains and appurtenances within the road rights-of-way and/or easements.

Water Supply systems are designed in accordance with Lee County Utilities Design Manual. Lee County will own and maintain these facilities.

4.5 UNDERGROUNDING OF ELECTRIC SERVICE

The District lies within the area served by Florida Power & Light (FPL) for electric service. Fees are required to convert this service from overhead to underground.

4.6 LANDSCAPING, IRRIGATION AND HARDSCAPING

Landscaping, hardscaping, buffering and irrigation will be located within and along roads rights-of-way and/or abutting common areas.

These improvements will be owned and maintained by the District.

4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Lee County, FGUA and SFWMD impose fees for construction plan reviews and permits. Professional engineering, surveying, and architecture services are needed for the subdivision, landscape, and hardscape, design, permitting, and construction administration. As well, development/construction management services may be needed for the design, permitting, construction administration, and maintenance acceptance of the public improvements and community facilities. Fees associated with the performance and warranty securities may also be required.

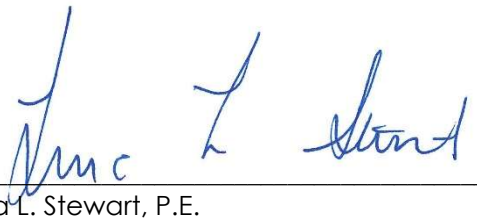
5.0 CONSTRUCTION PERMITTING STATUS

See Appendix C for the Construction Permit Summary.

6.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES CONSTRUCTION COSTS

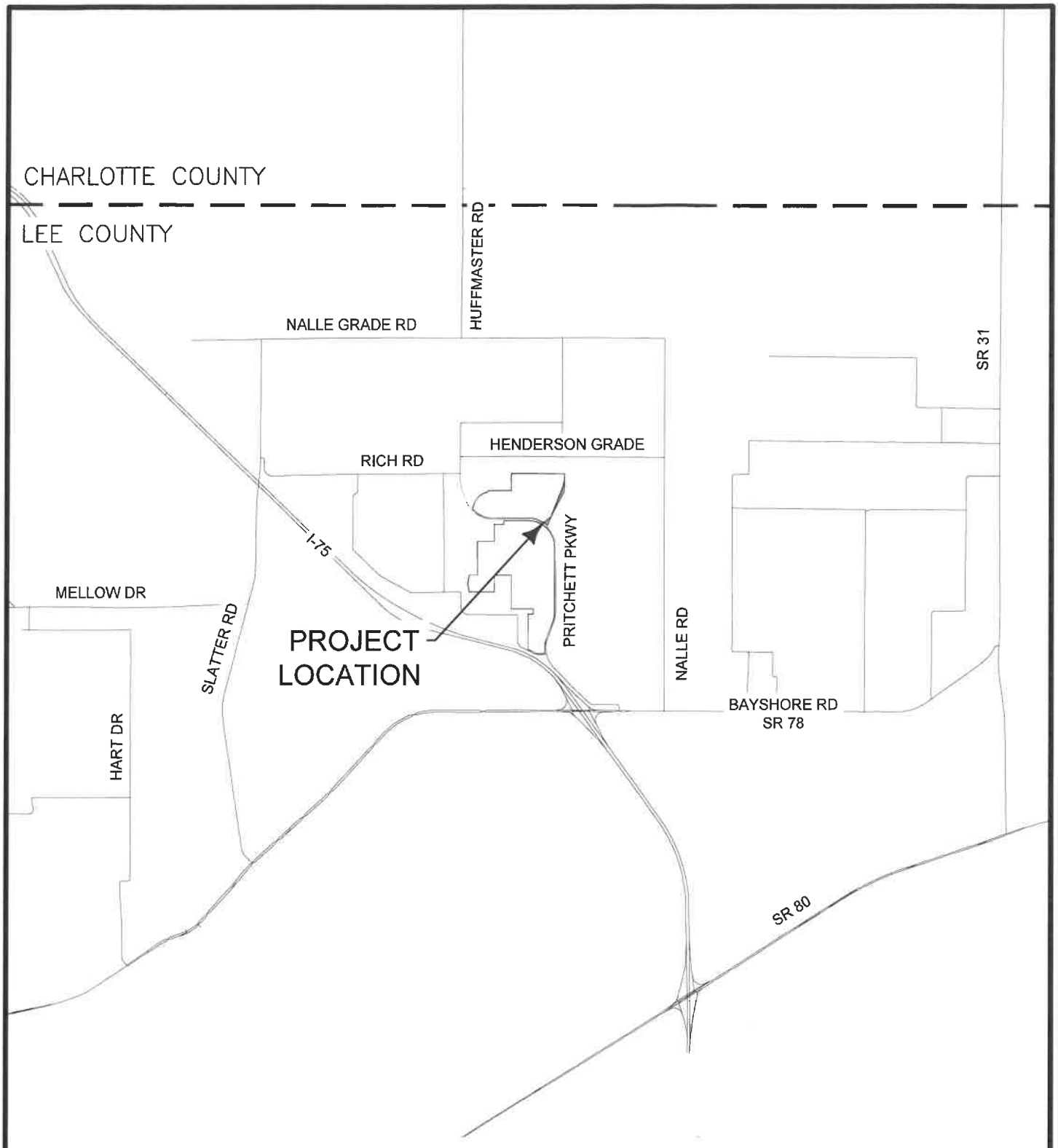
See Appendix D for the Construction Cost Estimate of the Public Improvements and Community Facilities. The estimate of the construction costs was provided by the Developer. It is our professional opinion that the estimated construction costs are conservative and should complete the improvements described herein.

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



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

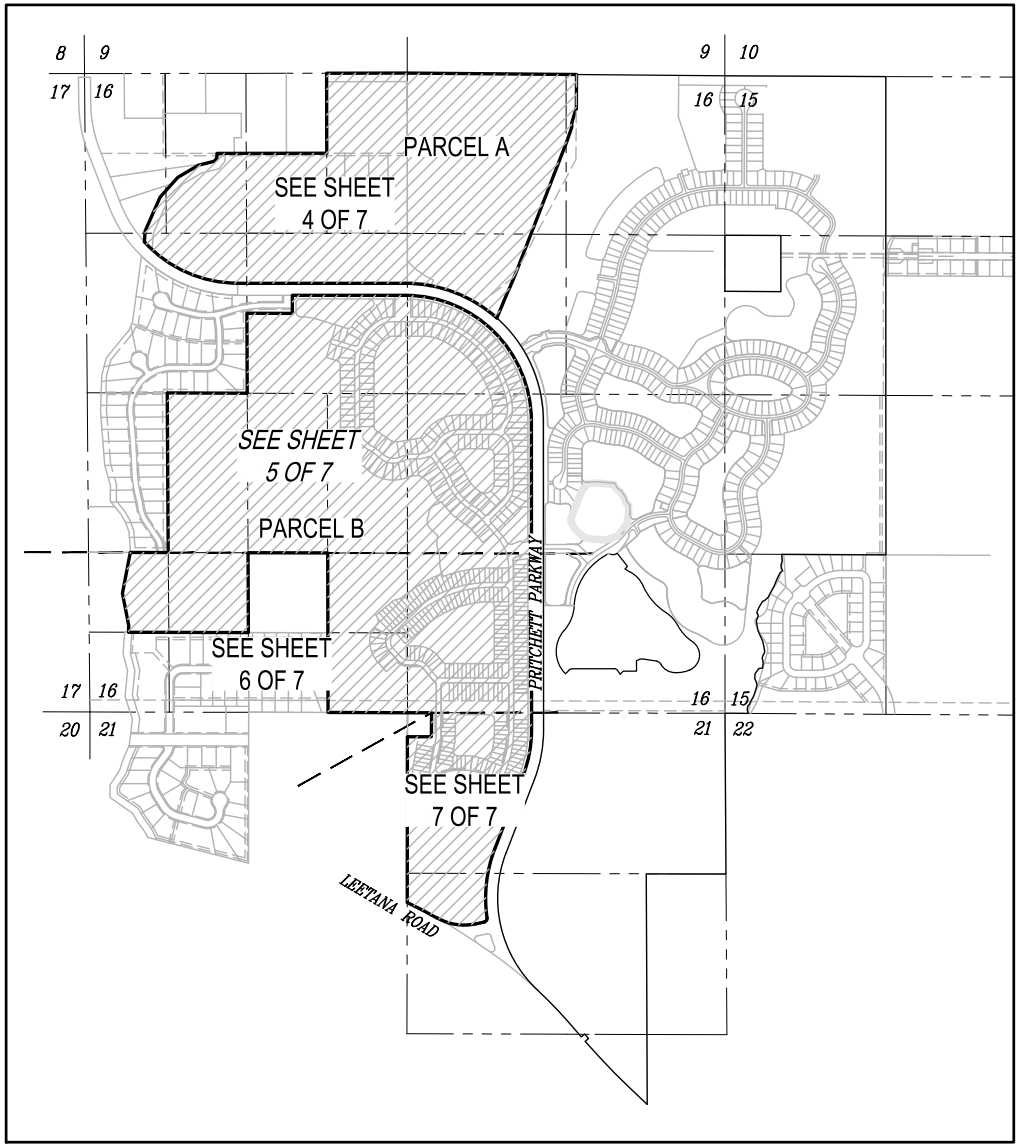
Appendix A VICINITY MAP AND LEGAL DESCRIPTION AND SKETCH OF THE DISTRICT



VICINITY MAP
SECTIONS 16 & 21, TOWNSHIP 43 S. RANGE 25 E
LEE COUNTY, FLORIDA
BRIGHTWATER CDD CONTRACTION

RDACONSULTING
RDA CONSULTING ENGINEERS, LLC
791 10TH STREET SOUTH, SUITE 302
NAPLES, FLORIDA 34102
PHONE: (239) 649-1551
FAX: (239) 649-7112
WWW.RDAFL.COM

KEY MAP



NOTES:

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

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

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

LEGEND

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

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

NOT COMPLETE WITHOUT SHEETS 1 – 7 OF 7

NOT A SURVEY

GradyMinor
a Pape-Dawson company

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

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

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

SKETCH AND DESCRIPTION

PARCEL OF LAND

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

DATE SIGNED

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

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

DESCRIPTION

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

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

CONTAINING 109.34 ACRES, MORE OR LESS.

CONTINUED ON SHEET 3 OF 7

NOT COMPLETE WITHOUT SHEETS 1 – 7 OF 7

GradyMinor
a Pape-Dawson company

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

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

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

SKETCH AND DESCRIPTION

PARCEL OF LAND

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

NOT A SURVEY

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

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

DESCRIPTION (CONTINUED)

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

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

CONTAINING 229.70 ACRES, MORE OR LESS.

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

NOT COMPLETE WITHOUT SHEETS 1 – 7 OF 7

GradyMinor
a Pape-Dawson company

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

Civil Engineers • Land Surveyors • Planners • Landscape Architects
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SKETCH AND DESCRIPTION

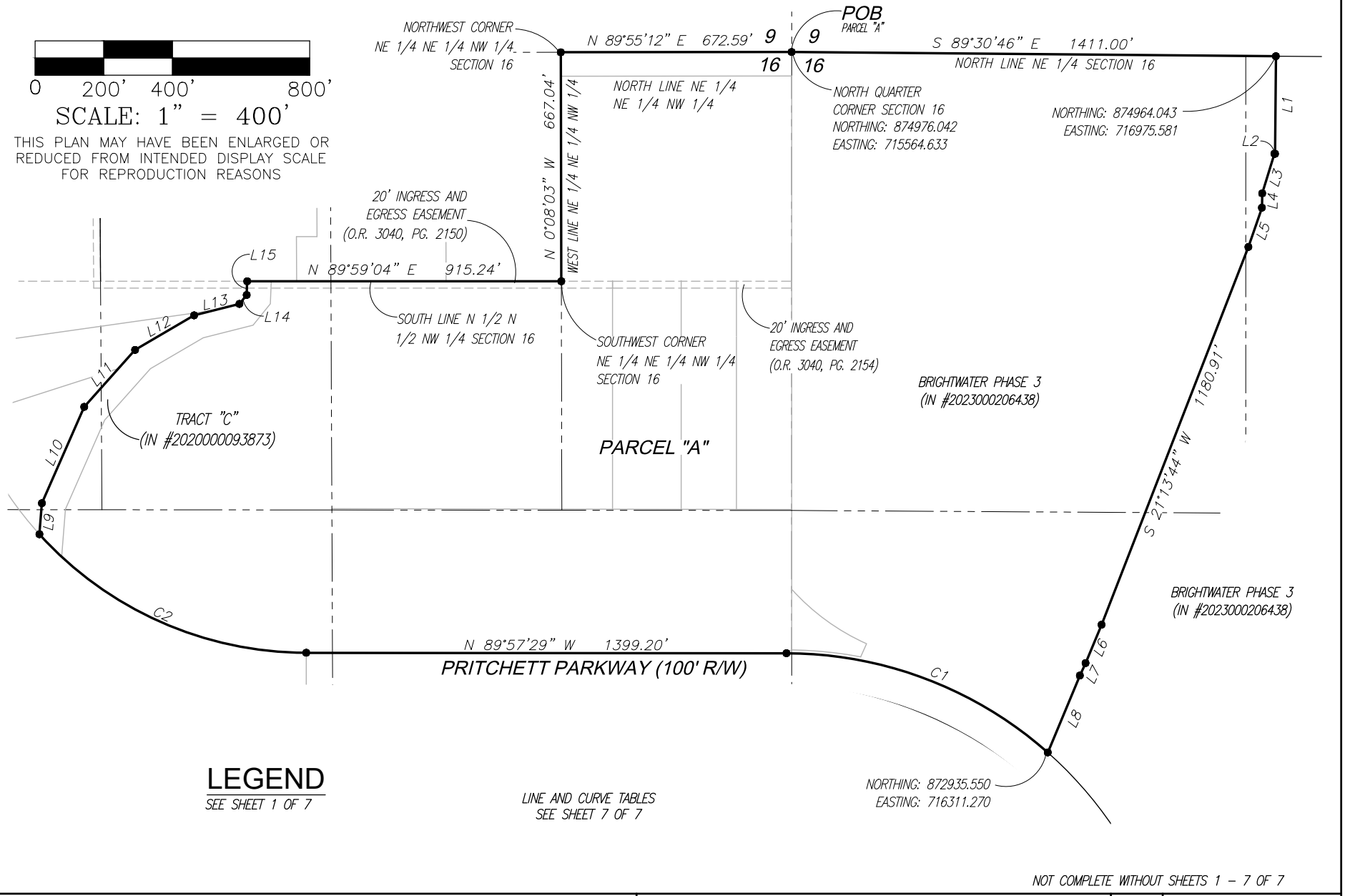
PARCEL OF LAND

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

NOT A SURVEY

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LINE AND CURVE TABLES
SEE SHEET 7 OF 7

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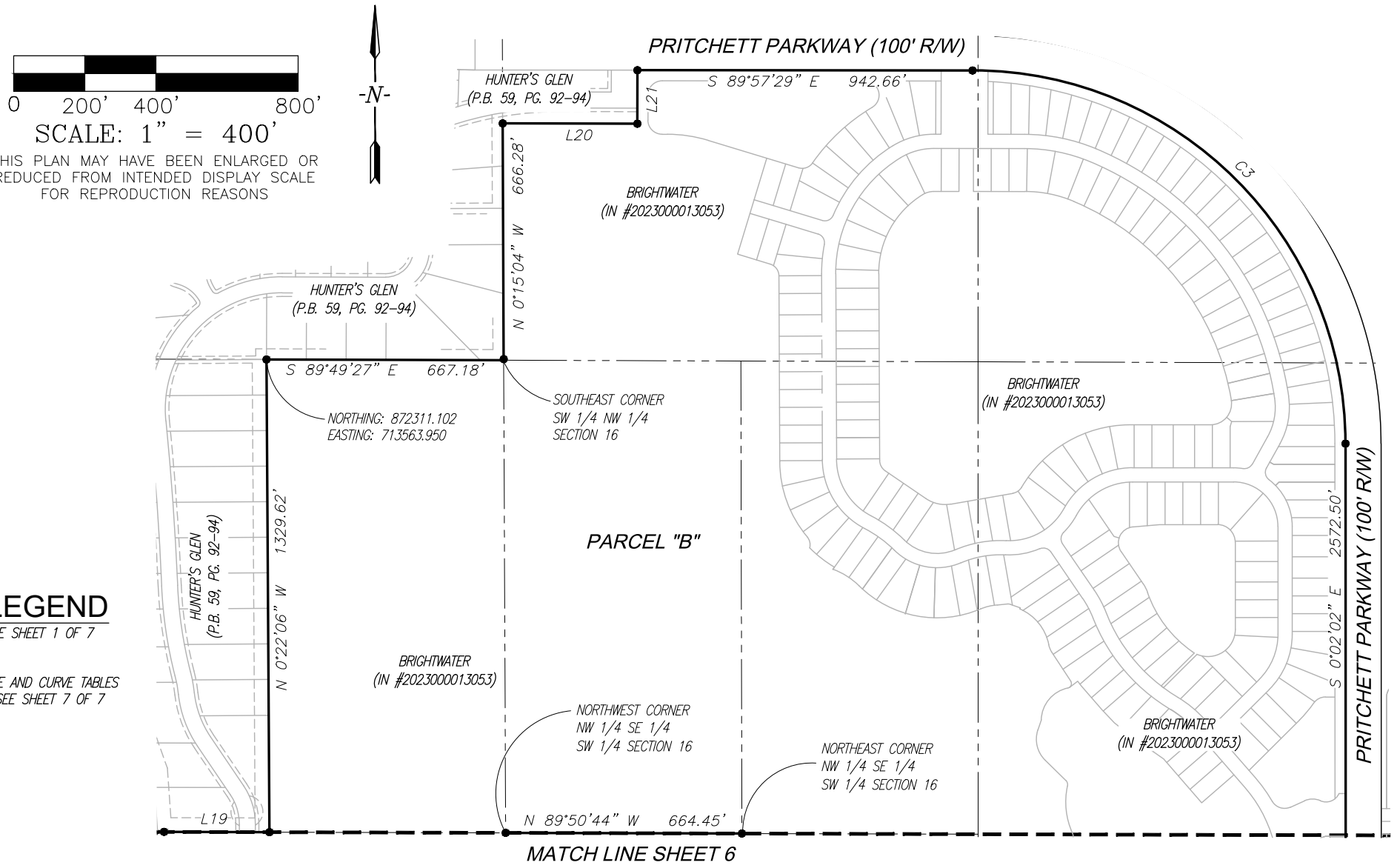
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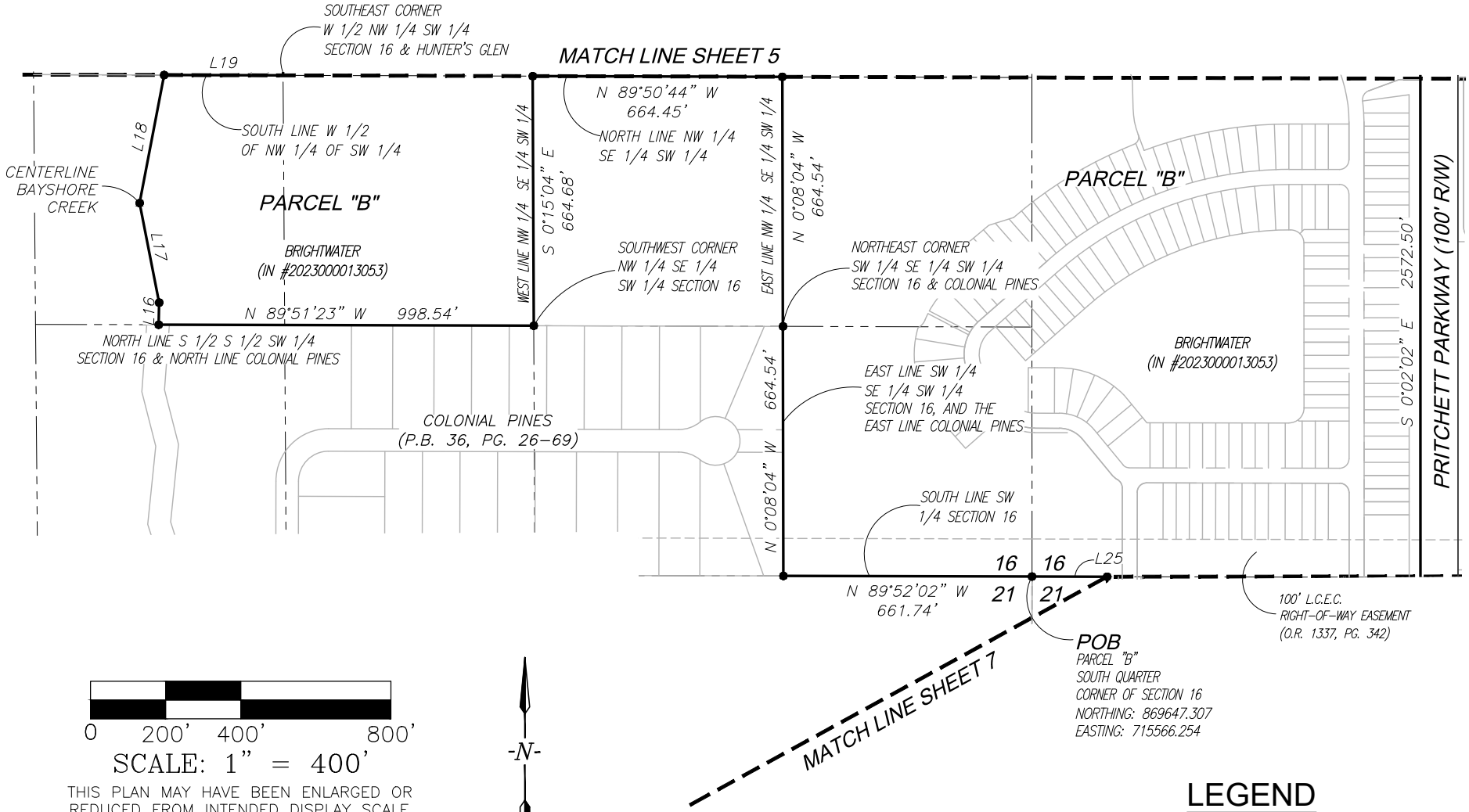
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LINE AND CURVE TABLES
SEE SHEET 7 OF 7

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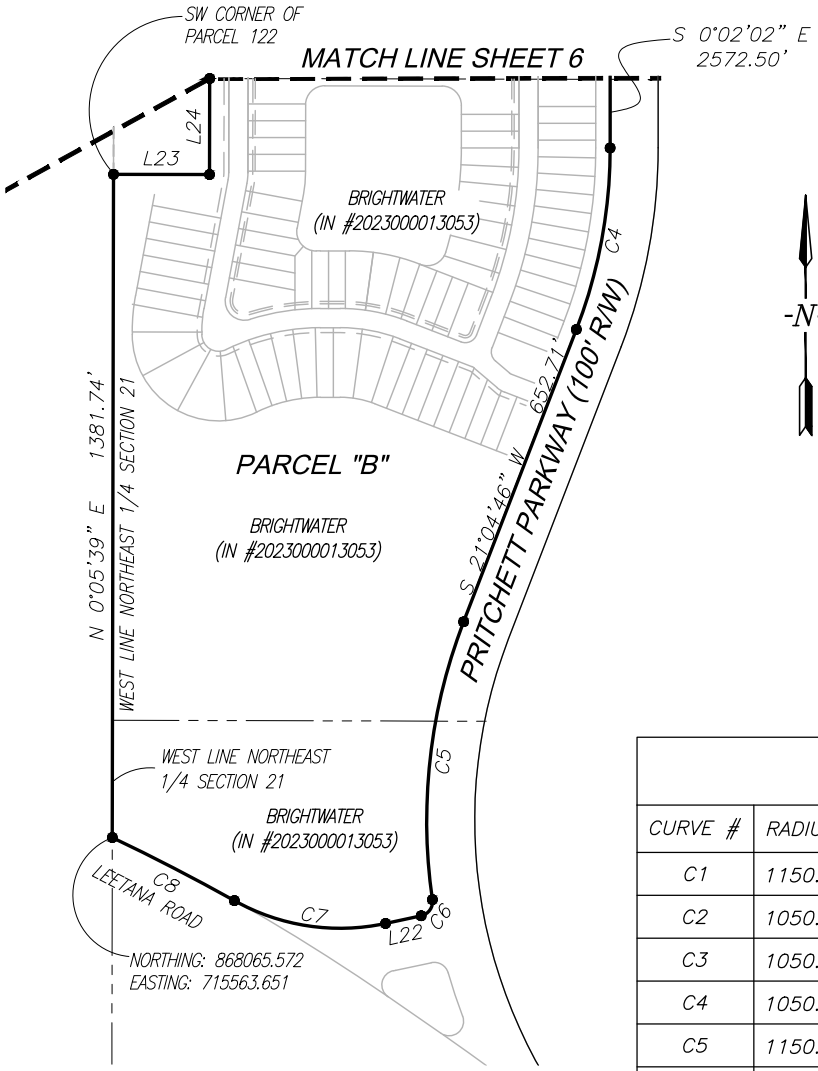
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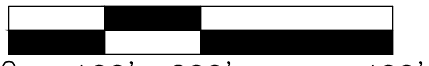
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SCALE: 1" = 400'

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

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SEE SHEET 1 OF 7

CURVE TABLE

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

LINE TABLE

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

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SKETCH AND DESCRIPTION

PARCEL OF LAND

LYING IN
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LEE COUNTY, FLORIDA

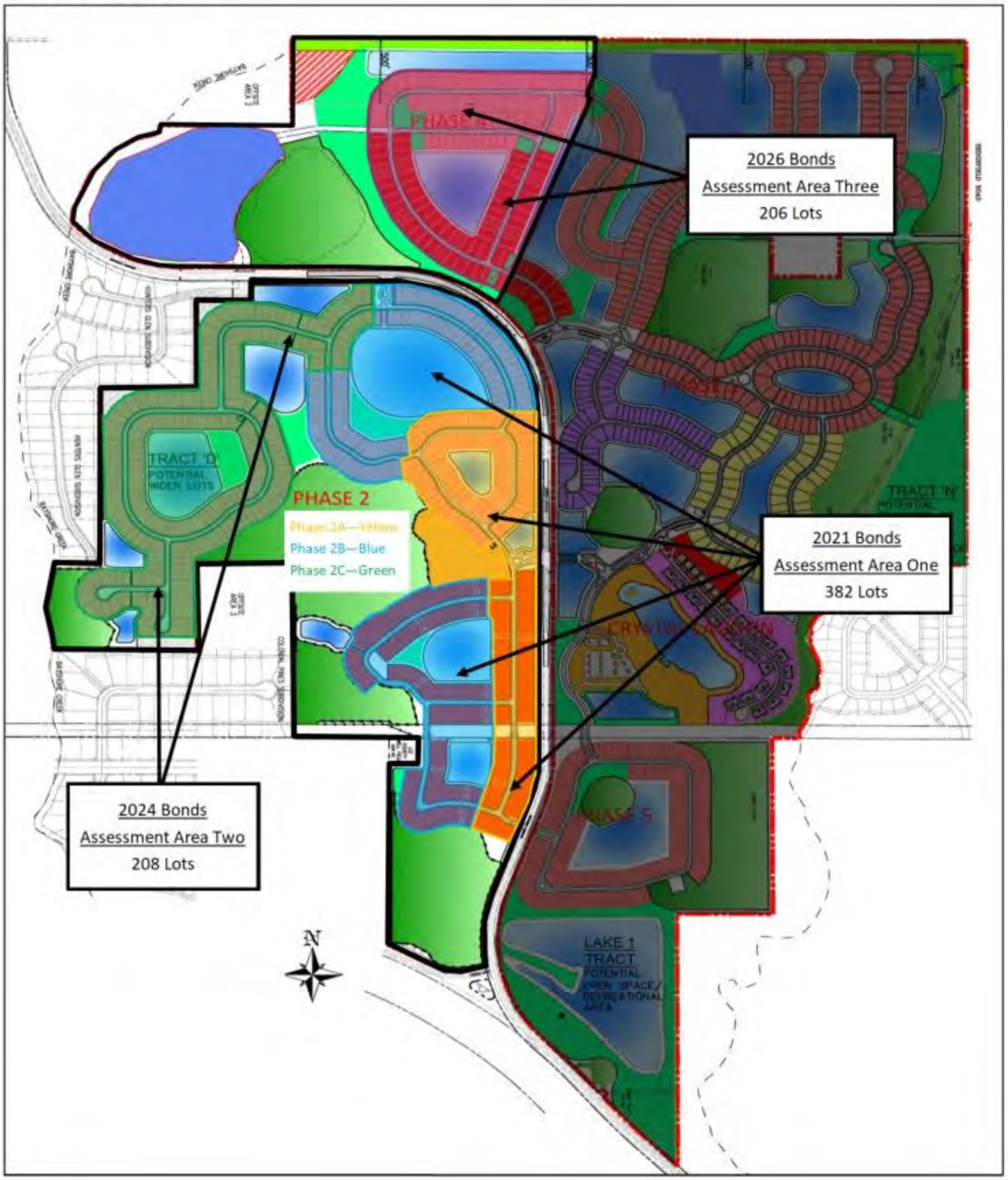
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Appendix B BOND COVERAGE MAP

Brightwater CDD



Appendix C CONSTRUCTION PERMIT SUMMARY

Brightwater CDD
Construction Permit Summary
2026 Bond Issuance Phase 4

Permit	Number	Date	Notes
Phase 4			
Development Order	DOS2024-00053	10/16/2025	
SFWMD - Landscape	36-06899-P	4/25/2023	
SFWMD - ERP	DOS2024-00053	10/16/2025	
FDOH - Potable Water		TBD	Plans are approved and will be issued upon payment of fees
FDEP-Wastewater		TBD	Plans are approved and will be issued upon payment of fees

Appendix D CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Brightwater Community Development District

CONSTRUCTION COST ESTIMATE

Assessment Area Three

ITEMS	DESCRIPTION	SUBDIVISION TOTAL
1	District Roads	$2,061,900
2	Water Management and Control	$3,481,400
3	Sewer & Wastewater Management	$1,853,400
4	Water Supply	$1,288,000
5	Undergrounding of Electric Service	$206,000
6	Landscaping/Irrigation/Hardscaping	$906,400
7	Development/Construction Management	$1,096,200
8	Professional Services and Permitting Fees	$679,800
9	Water/Wastewater Capacity Fees	$803,400
	TOTAL	**$12,376,500**

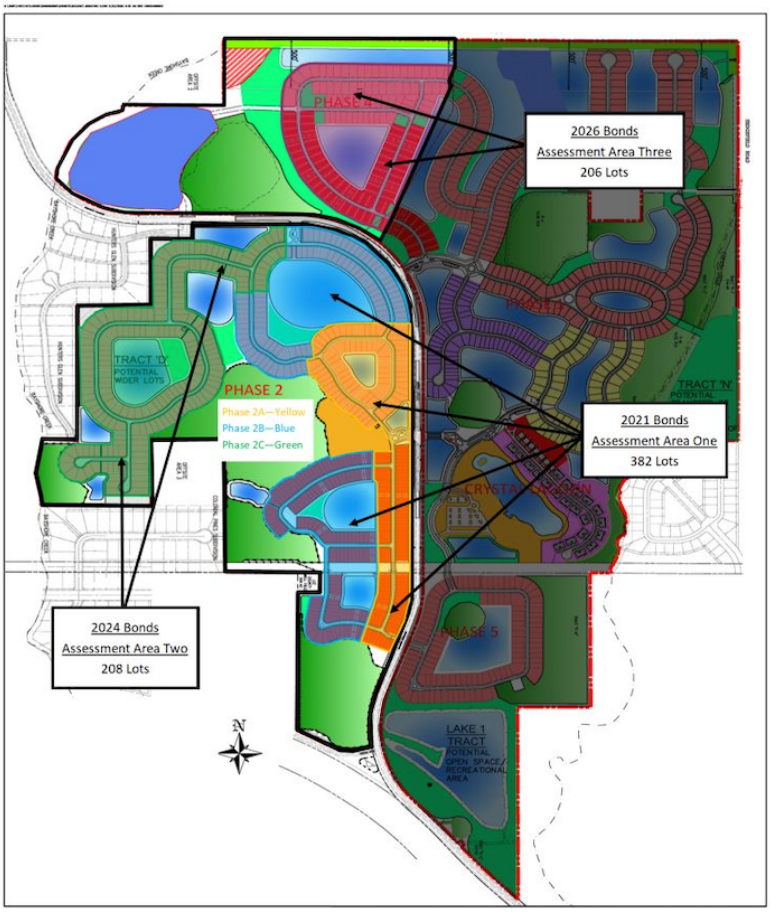
Exhibit B

BRIGHTWATER

COMMUNITY DEVELOPMENT DISTRICT

THIRD SUPPLEMENTAL
SPECIAL ASSESSMENT METHODOLOGY REPORT

$11,500,000 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2026 (ASSESSMENT AREA THREE)



September 16, 2026

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

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT

THIRD SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2026 (ASSESSMENT AREA THREE)

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OVERVIEW

INTRODUCTION

The Brightwater Community Development District (the "**District**") was established by Ordinance No. 18-02, which was approved by the Board of County Commissioners of Lee County, Florida (the "**County Commission**") on January 16, 2018, and effective on January 17, 2018. The original boundaries of the District encompassed approximately 340.29 acres. Subsequently, a petition to amend the boundary of the District was approved by the County Commission by Ordinance No. 25-19 adopted on October 7, 2025, and effective on October 8, 2025. The District's amended boundaries encompass approximately 339.04 acres.

The District is a local unit of special-purpose government established pursuant to, and existing in accordance with, Chapter 190, Florida Statutes (the "**Act**"). The undeveloped lands within the District are owned and being developed by North Brook Holdings, LLC (the "**Developer**"). To advance the development of the properties within the District, certain capital improvements have been planned (the "**CIP**"), as described in the Brightwater Community Development District Amended Master Report of the District Engineer, dated October 28, 2025 (the "Master Engineer's Report").

REPORT OBJECTIVE

To provide for the acquisition and/or construction of the portion of the CIP benefitting the lands within Assessment Area Three (hereinafter defined) within the District, Stantec Consulting Services Inc. has prepared the Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Three) Report of the District Engineer, dated May 26, 2026 (the "**Third Supplemental Engineer's Report**"). The purpose of this Third Supplemental Special Assessment Methodology Report (the "**Third Supplemental AMR**") is to apply the basis and methodology of benefit and assessment allocation in accordance with the Amended Master Special Assessment Methodology Report for the Issuance of Capital Improvement Revenue Bonds, dated October 28, 2025 (the "**Master AMR**"), in connection with the District's issuance of its Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Three) (the "**Series 2026 Bonds**").

The Series 2026 Bonds are being issued to provide funds to finance a portion of the Cost of acquiring, constructing and equipping the portion of the CIP (the "**Assessment Area Three Project**") benefitting the 82.61 gross acres within Phase 4 within the District ("**Assessment Area Three**"), which is anticipated to include a total of 206 residential units (the "**Lots**"). The District will defray a portion of the cost thereof by levying special assessments (the "**Series 2026 Assessments**") on the benefitted property within Assessment Area Three of the District.

Any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Master AMR, and the terms of the Master AMR are incorporated

herein. Further, to the extent of any inconsistency between this Third Supplemental AMR and the Master AMR, this Third Supplemental AMR controls.

PRIOR METHODOLOGY REPORTS AND BONDS

In August 2021, the District issued its $10,000,000 Capital Improvement Revenue Bonds, Series 2021 (Assessment Area One) (the "**Series 2021 Bonds**") to fund a portion of the CIP benefitting Assessment Area One (hereinafter defined), as more particularly described in the Capital Improvement Revenue Bonds, Series 2021 Report of the District Engineer, dated May 12, 2021, which served development and construction of the 382 residential units within Phases 2A and 2B of the District ("**Assessment Area One**") which are now developed and platted. As of the date of this Third Supplemental AMR, the Series 2021 Bonds are Outstanding in the principal amount of $8,565,000.

In November 2024, the District issued its $7,850,000 Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) (the "**Series 2024 Bonds**") to fund a portion of the CIP benefitting Assessment Area Two (hereinafter defined), as more particularly described in the Capital Improvement Revenue Bonds, Series 2024 (Assessment Area Two) Report of the District Engineer, dated October 18, 2024, which served development and construction of the 208 residential units planned within Phase 2C of the District ("**Assessment Area Two**"). As of the date of this Third Supplemental AMR, the Series 2024 Bonds are Outstanding in the principal amount of $7,740,000.

Neither the Series 2021 Bonds nor the Series 2024 Bonds are secured by the assessments levied on the same lands as the Series 2026 Assessments.

PROJECT FINANCING AND BENEFIT ALLOCATION

OVERVIEW

Under Chapter 190, Florida Statutes, the District has the authority to issue bonds to construct and/or acquire capital improvements using the proceeds of such bonds, and to levy debt assessments to secure the repayment of such bonds. For a special assessment to be valid under Florida law, the special assessment must meet two requirements: (1) the benefit from the project to the lands subject to the special assessments must exceed or equal the amount of the special assessments, and (2) the special assessments must be fairly and reasonably allocated across all such benefitted properties. An assessment methodology may be based on front footage, or any other reasonable allocation method, so long as these requirements are met.

ASSESSMENT AREA THREE PROJECT AND BENEFITS

The Assessment Area Three Project contains improvements that benefit all assessable units within Assessment Area Three (the "**Improvements**"). Accordingly, the Series 2026

Assessments levied in connection with the Improvements will be levied on all planned units within Assessment Area Three, which is anticipated to include a total of 206 Lots. The Assessment Area Three Project is estimated to cost approximately **$12,376,500**. A summary of the estimated costs of the Assessment Area Three Project, as shown in the Third Supplemental Engineer's Report, is set forth in the following **Table 1.**

The Assessment Area Three Project provides a special and particular benefit to the developable property within Assessment Area Three. The special and particular benefits include: (a) added use of the property, (b) added enjoyment of the property, (c) decreased insurance premiums, and (d) increased marketability and value of the property. Without the Assessment Area Three Project, development of the lands within Assessment Area Three would not be legally or economically feasible. The property owners within Assessment Area Three are therefore receiving special benefits not received by those outside the boundaries. As outlined in the Third Supplemental Engineer's Report, and shown in **Table 1**, the benefit conveyed upon the lands within Assessment Area Three from the Improvements comprising the Assessment Area Three Project exceeds or is equal to the cost of the Improvements (please refer to **Appendix 1** for further benefit analysis).

Table 1. CIP Cost Detail

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
CIP COST ESTIMATE

TOTAL COST DETAIL - ASSESSMENT AREA THREE PROJECT

DESCRIPTION		TOTAL
District Roads	$	2,061,900
Water Management and Control		3,481,400
Sanitary Sewer & Wastewater Management		1,853,400
Potable Water Supply		1,288,000
Undergrounding of Electrical Supply		206,000
Landscaping/Irrigation/Hardscaping		906,400
Project Management		1,096,200
Profession Services/Fees/Perf. Bonds		679,800
Capacity Fees		803,400
Total	**$**	**12,376,500**

BOND FINANCING ASSUMPTIONS

For purposes of this Third Supplemental AMR, the principal amount of the bonds and associated maximum annual debt service assessments (the "**MADS**") have been sized based on funding a portion of the Assessment Area Three Project costs as described in the Third Supplemental Engineer's Report and adjusted for the allowable bond financing costs including

debt service reserves, capitalized interest and costs of issuance. The bond principal amount represents a maximum bonding amount. The developable properties within Assessment Area Three will constitute the properties on which the Series 2026 Assessments are levied to repay the Series 2026 Bonds.

Detailed financing information for the bonds, including the amount necessary to finance the Assessment Area Three Project costs, is provided in **Table 2** below:

Table 2. Financing Assumptions

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS FINANCING ANALYSIS		
FINANCING ASSUMPTIONS - SERIES 2026		
Coupon Rate [1]		6.25%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		**$11,500,000**
General Construction Fund		$9,772,321
Capitalized Interest (Months)[2]	7	$432,512
Debt Service Reserve Fund	100%	$852,666
Underwriter's Discount	2.00%	$230,000
Cost of Issuance		$212,500
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		$852,666
Collection Costs and Discounts[3] @	0.00%	$0
TOTAL ANNUAL ASSESSMENT		**$852,666**
(1) Average interest rate		
(2) Maximum capitalized interest		
(3) To be allocated at time of certifying for collection with the County Tax Collector		

Source: FMSbonds Inc.

ASSESSMENT ALLOCATION

There are two requirements for a valid special assessment imposed pursuant to the District's legislative authority: (1) the assessed property must receive a direct and special benefit from the improvement or service provided, and (2) the assessment must be fairly and reasonably apportioned among the properties receiving such special benefit. Section 170.02, Florida Statutes, provides that special assessments shall be levied against property specially benefited by the improvement in proportion to the benefits derived, as determined by front footage or such other method prescribed by the governing body.

The ERU allocation approach is a generally recognized method for proportionally spreading special assessments over benefited properties within community development districts. This Third Supplemental AMR allocates the Series 2026 Assessments based on residential Product Types, which reflect the standard lot width categories customarily used in land development sales contracts rather than exact platted lot measurements.

For purposes of this methodology, each constructed unit on a fifty-foot lot is assigned 1.0 Equivalent Residential Unit ("ERU"), which serves as the baseline for measuring benefits to other lot size categories and land uses. This structure allows generally uniform Product Types to receive the same benefit allocation, while permitting different ERU assignments where appropriate.

In connection with the Assessment Area Three Project, the Developer has informed the District that it currently plans to construct 206 Lots, totaling **196.60 ERUs**.

To advance development within Assessment Area Three, the District intends to finance the Assessment Area Three Project through the issuance of the Series 2026 Bonds. The Series 2026 Bonds will be secured by and payable from the Series 2026 Assessments levied on property benefiting from the public improvements financed with bond proceeds. The Series 2026 Assessments are calculated using mathematical formulas that allocate the cost of the bond-funded infrastructure in proportion to the benefit received.

Based on the foregoing, the Series 2026 Bonds total **$11,500,000** and are payable from and secured by the Series 2026 Assessments as set forth in **Table 3** below:

Table 3. Series 2026 Bonds Par & Debt Service Assessment Allocation

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 BONDS PAR & DEBT SERVICE ASSESSMENT ALLOCATION

PRODUCT	UNIT COUNT	ERU PER UNIT	TOTAL ERUs	% OF ERUs	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	TOTAL MADS (2)	TOTAL PRINCIPAL	TOTAL MADS (2)
SF 40'	47	0.80	37.60	19.13%	$2,199,390	$163,074	$46,796	$3,470
SF 50'	159	1.00	159.00	80.87%	$9,300,610	$689,593	$58,494	$4,337
TOTAL	**206**		**196.60**	**100.00%**	**$11,500,000**	**$852,666**		

(1) Allocation of total Bonds principal & assessments based on equivalent residential units. Individual lot principal and interest assessments calculated on a per unit basis. 7 months Capitalized Interest Period.

(2) Includes principal & interest and is net of the discounts & fees.

APPORTIONMENT OF THE SERIES 2026 ASSESSMENT

METHOD OF APPORTIONMENT OF THE ASSESSMENT

The Series 2026 Assessments will be fairly and reasonably allocated. As of the date of this Third Supplemental AMR, Assessment Area Three consists of the 82.61 acres of undeveloped gross acreage in Phase 4 and remains in the ownership of the Developer. Each Fiscal Year, the District shall levy the Series 2026 Assessments as follows:

1. At issuance and prior to recording of a subdivision plat map of the gross acreage of Assessment Area Three or any portion thereof, the Series 2026 Assessments will be allocated to the benefitted lands within Assessment Area Three, as described by Folio Number or legal description, based on acreage of such lands of Assessment Area Three. Table 4 describes the maximum Series 2026 Assessment allocation to the unplatted / undeveloped acreage within Assessment Area Three encumbered by the Series 2026 Bonds, and the maximum Series 2026 Assessments necessary to support repayment of the Series 2026 Bonds.

Table 4. Unplatted Land Bonds Allocation Methodology

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION

UNPLATTED LAND BONDS ALLOCATION METHODOLOGY (1)

PHASE	UNIT	TOTAL ACREAGE	PRODUCT TYPE		PER UNIT	
			TOTAL PRINCIPAL	TOTAL MADS (2)	TOTAL PRINCIPAL	TOTAL MADS (2)
PH 4	Acre	82.61	$11,500,000	$852,666	$139,208	$10,322

(1) Allocation of total bond principal & assessments for the undeveloped / unplatted acreage encumbered by the bond.

(2) Includes principal & interest and is net of the discounts & fees.

2. Upon recording a subdivision plat for all or any portion of Assessment Area Three, the Series 2026 Assessments will be levied on the individual Lots identified in the plat based on the ERUs assigned to each Lot, as set forth in **Table 3**.

3. If additional monies are needed to satisfy the debt service requirement after the first two steps have been completed as a result of a plat or re-plat of property, the owner of such property will be obligated to immediately remit to the District the total bond principal amount, as well as any applicable interest, collection costs, and penalties, for the difference between the debt service requirement and the Series 2026 Assessment revenue generated after the first two steps have been completed, i.e., the True-Up Obligation described herein.

NEW PRODUCT TYPES

The Series 2026 Assessments set forth in **Table 3** have been established based on the anticipated Product Types. However, additional Product Types may be developed, and in such event, the District's Assessment Consultant may determine the Series 2026 Assessments for those new Product Types in a fair and reasonable manner, without a further public hearing or action by the District's Board of Supervisors.

THIRD PARTY TRANSFERS

In the event Undeveloped Property is sold (a "**Transferred Parcel**"), the Series 2026 Assessments will be assigned to that Transferred Parcel based on the maximum total number of Lots assigned by the landowner to the Transferred Parcel (subject to any true-up considerations if applicable as determined by the District in its sole discretion). The owner of the Transferred Parcel will be responsible for the total Series 2026 Assessments applicable to the Transferred

Parcel, regardless of the total number of Lots ultimately platted. These total Series 2026 Assessments are fixed to the Transferred Parcel at the time of the sale. If the Transferred Parcel is subsequently sub-divided into smaller parcels, the total Series 2026 Assessments initially allocated to the Transferred Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per acre until platting, and then first-platted, first-assigned).

TRUE-UP OBLIGATIONS

The Series 2026 Assessments will be initially allocated in accordance with this methodology. All changes in the number of Lots and Lot mix will be permitted if the per-ERU assessment or the per acre assessment, as applicable, on the remaining Undeveloped Property of the parcel(s) does not exceed the initial level as established herein. This density true-up analysis and obligation is referred to herein as the "**True-Up Analysis**" and depends on whether the revised product mix, consistent with the terms of this assessment allocation methodology, is able to absorb the Series 2026 Assessments that were originally planned to be levied under the development plan outlined at the time of issuance of the Series 2026 Bonds.

When the gross acreage lands within Assessment Area Three are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "**Proposed Plat**") shall be presented to the District for a "true-up" review as follows:

1. If Proposed Plats of the gross acreage lands within Assessment Area Three are consistent with the development plan for such phase as identified herein, and the Series 2026 Assessments per acre on the "**Remaining Unplatted Lands**" (i.e., those remaining unplatted lands after the Proposed Plats are recorded) are equal to the Original Debt per Acre Amount after the Proposed Plats, then the District shall allocate the Series 2026 Assessments to the Product Types being platted and the remaining property in accordance with this Third Supplemental AMR, and cause the Series 2026 Assessments to be recorded in the District's Improvement Lien Book.

2. If Proposed Plats of the gross acreage lands within Assessment Area Three contain more than the number of planned ERUs for such parcel(s), thereby resulting in a decrease in the Series 2026 Assessments per acre on the Remaining Unplatted Lands of such parcel(s) as compared to the Original Debt per Acre Amount of such parcel(s) after the Proposed Plats, then the District may undertake a pro rata reduction of the Series 2026 Assessments for all assessed properties within Assessment Area Three, or may otherwise address such net decrease as permitted by law.

3. If Proposed Plats of the gross acreage lands within Assessment Area Three contain fewer than the number of planned ERUs for such parcel(s), thereby resulting in an increase in

the Series 2026 Assessments per acre on the Remaining Unplatted Lands of such parcel(s) as compared to the Original Debt per Acre Amount of such parcel(s) after the Proposed Plats, then the District shall require the respective landowners of the lands encompassed by the Proposed Plats to pay an amount equal to the difference between the Series 2026 Assessments per acre on the Remaining Unplatted Lands and the Original Debt per Acre Amount ("**True-Up Obligation**").

In accordance with the True-Up Agreement to be entered into by the Developer and the District at the time of issuance of the Series 2026 Bonds, prior to the time a parcel within Assessment Area Three is platted and developed, or ownership is transferred by the Developer to any other entity or person with a specific number of assessable units allocated thereto, the True-Up Analysis will be conducted in accordance with the assessment methodology set forth herein and in the True-Up Agreement.

All Series 2026 Assessments levied run with the land, and such Series 2026 Assessment liens include any True-Up Obligations. The District will not release any liens on property for which True-Up Obligations are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Series 2026 Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review by the District shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement between the District and the Developer and the relevant assessment resolution(s).

PRELIMINARY ASSESSMENT ROLL AND COLLECTION

ASSESSMENT LEVY AND MANNER OF COLLECTION

Each Fiscal Year, the District will certify for collection the Series 2026 Assessments in connection with the MADS, or debt service requirement, for the Series 2026 Bonds, as summarized in **Table 3**. The Series 2026 Assessments may be collected in the same manner and at the same time as ordinary ad valorem property taxes, or by direct bill, and may be made payable in no more than thirty annual installments, excluding any capitalized interest period.

Prior to the recordation of a subdivision plat map, the Series 2026 Assessments and debt will be allocated to undeveloped property based on acreage, as described by folio or legal description. Upon recordation of a subdivision plat map, the Series 2026 Assessments will be levied on the individual Lots based on the ERU assigned to each Lot.

EXEMPTIONS

No Series 2026 Assessment shall be levied on public property, property owner association property, or property which constitutes a "common element" consistent with the provisions of Section 193.0235, Florida Statutes. If at any time, any real property on which Series 2026 Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Series 2026 Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

PRELIMINARY ASSESSMENT ROLL

The Preliminary Assessment Roll is set forth in **Table 5**. Prior to platting of the gross acreage lands within Assessment Area Three, the District intends to directly collect the Series 2026 Assessments on unplatted parcels, and, to the extent permitted by the Indenture and in the District's discretion, for bulk ownership of platted Lots. For all other platted Lots, the principal and annual debt service assessment levied on each benefitted property will be allocated in accordance with this Third Supplemental AMR and placed on the Lee County tax roll for collection.

Table 5. Preliminary Assessment Roll

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
BONDS PAR AND DEBT SERVICE ASSESSMENTS ALLOCATION

PRELIMINARY ASSESSMENT ROLL

PHASE	PARCEL ID	OWNER	UNIT	TOTAL UNITS	MAXIMUM TOTAL DEBT	TOTAL MADS (1)	PRINCIPAL PER UNIT	MADS PER UNIT (1)
PH 4	Multiple	North Brook Holdings, LLC	Acre	82.61	$11,500,000	$852,666	$139,208	$10,322

(1) Includes principal & interest and is net of the discounts & fees.

The gross acreage estimates are based on the legal descriptions of Assessment Area Three within the District as of the date of this Third Supplemental AMR, and such acreage includes lowlands. Current owner information is shown based on Lee County records. As described herein, the Series 2026 Assessments allocated to the gross acreage lands within Assessment Area Three will remain levied against unplatted property on an equal acreage basis until such property is platted. Please refer to Appendix 2 for the detailed legal description of the lands within Assessment Area Three.

CONCLUSION

The Series 2026 Bonds are being issued to provide funds for the acquisition and/or construction of the Assessment Area Three Project. The Series 2026 Assessments securing the Series 2026 Bonds will be levied over all benefited properties within Assessment Area Three on a fair and equitable basis as described herein. The properties within Assessment Area Three will receive special benefits that exceed the amount of the assessments allocated to them. Accordingly, this is an appropriate District project that will significantly benefit the properties and enhance the District.

SPECIAL BENEFIT

The Assessment Area Three Project will provide special benefits to parcels within Assessment Area Three. The parcels will receive special benefits because the Assessment Area Three Project delivers interconnected structural improvements that provide an infrastructure system, which supports and adds to the entire development of the District. The Assessment Area Three Project provides special benefits to parcel owners by addressing essential public infrastructure needs and enhancing overall property values.

ASSESSMENT APPORTIONMENT

The Series 2026 Assessments are fairly and reasonably apportioned over all the benefited properties within Assessment Area Three. The benefits, using the Assessment Area Three Project costs as proxy for benefit, are quantified and assigned to parcels based on Product Type.

It is reasonable, proper and just to assess the costs of the Assessment Area Three Project against lands within Assessment Area Three, as such properties receive special benefit and an increase in value. Based on these benefits, which render the properties suitable for residential use and more accessible, it is reasonable for the District to levy the Series 2026 Assessments on the benefitted lands. The special benefits derived from the Improvements will be equal to or greater than the Series 2026 Assessments levied and will not exceed the cost of the Improvements.

BEST INTEREST

The District provides a mechanism for delivering the Assessment Area Three Project in a timely, orderly, and efficient manner. It can economically and efficiently provide the amount and quality of services required by the public. The District provides a financing mechanism that (i) enables the Assessment Area Three Project to be funded at a relatively low cost of capital, and (ii) ensures the Assessment Area Three Project is delivered on a timely, self-sustaining ("pay-for-itself") basis. The exercise by the District of its powers is consistent with applicable state law. It is in the best interest of the District.

ADDITIONAL STIPULATIONS

KAI CONNECTED, LLC dba KAI was retained by the District to prepare this methodology to fairly allocate the Series 2026 Assessments related to the District's Assessment Area Three Project. Certain financing, development, and engineering data was provided by members of District staff, the District's underwriter, and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. The undersigned makes no representations or warranties regarding such information, except as to the factual matters restated herein solely for purposes of this Third Supplemental AMR. For additional information regarding the Series 2026 Bonds, including the bond structure and related matters, please refer to the offering statement associated with the issuance of the Series 2026 Bonds.

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

Appendix 1. Estimated Public Improvement Costs and Benefit Allocation

The Assessment Area Three Project costs and the other uses of bond proceeds are used as proxy for total benefit. As described above, the total benefits will be the completed public infrastructure with estimated costs in the amount of **$12,376,500** (the "**PIC**"). The following table allocates the PIC among the assessable property, excluding bond financing costs. Refer to **Table 1** and the Third Supplemental Engineer's Report for cost details.

CIP Costs and Net Benefit Allocation

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFITS

PROJECT COSTS AND NET BENEFIT ALLOCATION

PRODUCT	ERU PER UNIT	TOTAL ERUs	% OF ERUs	UNIT COUNT	TOTAL CIP COST (AS PROXY FOR BENEFIT)	TOTAL NET BENEFIT PER UNIT
SF 40'	0.80	37.60	19.13%	47	$2,367,021	$50,362
SF 50'	1.00	159.00	80.87%	159	$10,009,479	$62,953
TOTAL		**196.60**	**100.00%**	**206**	**$12,376,500**	

Total Series 2026 Bonds Debt Per Lot compared with Total PIC per Lot

BRIGHTWATER
COMMUNITY DEVELOPMENT DISTRICT
ESTIMATED PUBLIC IMPROVEMENT COSTS AND BENEFITS

BONDS PAR AND PIC COMPARISSON

PRODUCT	SERIES 2026 BONDS PER UNIT	TOTAL PIC PER UNIT	DEBT OVER/ (UNDER) PIC
SF 40'	$46,796	$50,362	($3,567)
SF 50'	$58,494	$62,953	($4,458)

Appendix 2. Assessment Area Three Boundary Legal Description

PROPERTY DESCRIPTION

A PARCEL OF LAND LYING WITHIN BRIGHTWATER PHASE 3, RECORDED IN INSTRUMENT NUMBER 2023000206438, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA ALL BEING LOCATED IN THE NORTH HALF OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE BOUNDARY OF TRACT "FD", BRIGHTWATER PHASE 3, RECORDED IN INSTRUMENT NUMBER 2023000206438, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°30'46" EAST ALONG SAID BOUNDARY, FOR 1,411.00 FEET; THENCE SOUTH 00°29'14" WEST, DEPARTING SAID FOR 284.35 FEET; THENCE NORTH 72°51'13" WEST, FOR 1.88 FEET; THENCE SOUTH 17°02'11" WEST, FOR 121.00 FEET; THENCE SOUTH 01°15'28" WEST, FOR 41.77 FEET; THENCE SOUTH 19°00'32" WEST, FOR 121.00 FEET; THENCE SOUTH 21°13'44" WEST, FOR 1,180.91 FEET; THENCE SOUTH 22°39'29" WEST, FOR 121.00 FEET; THENCE SOUTH 24°29'22" WEST, FOR 40.02 FEET; THENCE SOUTH 22°39'29" WEST, FOR 242.73 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT WIDE) AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) WESTERLY 832.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 41°28'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 69°13'17" WEST FOR 814.37 FEET; 2) NORTH 89°57'29" WEST, FOR 938.64 FEET; THENCE NORTH 00°02'31" EAST DEPARTING SAID RIGHT-OF-WAY, FOR 51.15 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 220.98 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 197.50 FEET THROUGH A CENTRAL ANGLE OF 64°06'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°00'43" WEST FOR 209.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 11.04 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 63°15'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°26'18" WEST FOR 10.49 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 407.64 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 564.00 FEET THROUGH A CENTRAL ANGLE OF 41°24'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 19°53'41" EAST FOR 398.82 FEET; THENCE NORTH 40°34'53" EAST, FOR 221.22 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 76.77 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET THROUGH A CENTRAL ANGLE OF 25°52'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 53°31'06" EAST FOR 76.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 26.79 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 17.50 FEET THROUGH A CENTRAL ANGLE OF 87°42'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°35'58" EAST FOR 24.25 FEET; THENCE NORTH 21°15'12" WEST, FOR 88.62 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 8.39 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET THROUGH A CENTRAL ANGLE OF 96°08'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 26°49'04" EAST FOR 7.44 FEET; THENCE NORTH 74°50'53" EAST, FOR 80.81 FEET; THENCE NORTH 00°08'03" WEST, FOR 791.17 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89°55'12" EAST ALONG SAID NORTH LINE, FOR 672.59 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 82.61 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF TRACT FD, BRIGHTWATER PHASE 3, RECORDED IN INSTRUMENT NUMBER 2023000206438, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S 89°30'46" E.

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

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

NOT COMPLETE WITHOUT SHEETS 1 – 3 OF 3

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/24/2025
FILE:	25-613-BW-1
SHEET:	1 of 3

GradyMinor
a Pape-Dawson company

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

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

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

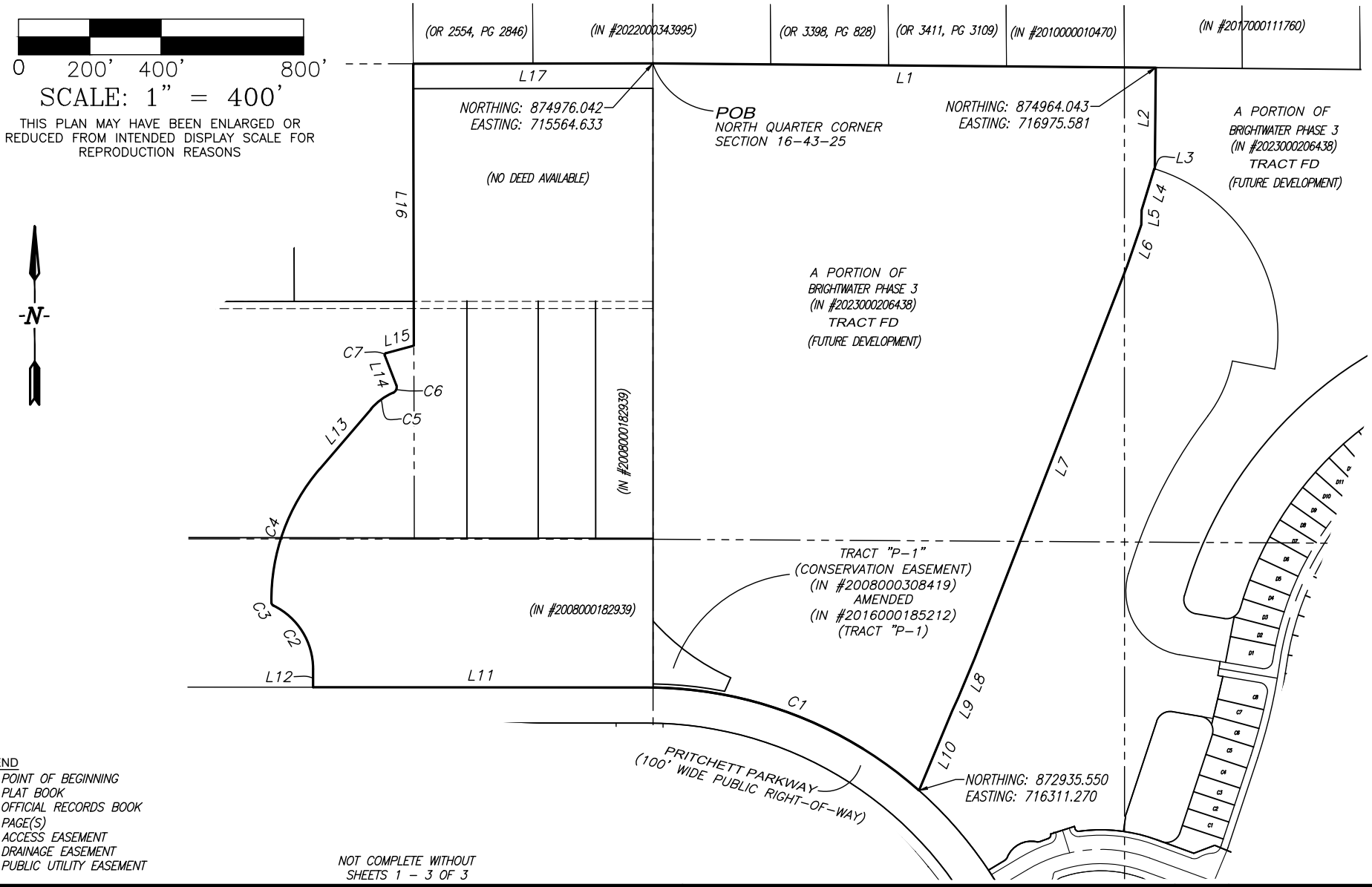
SKETCH AND DESCRIPTION

A PARCEL OF LAND

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

DATE SIGNED

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



LEGEND

POB	POINT OF BEGINNING
PB	PLAT BOOK
OR	OFFICIAL RECORDS BOOK
PG	PAGE(S)
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT

NOT COMPLETE WITHOUT SHEETS 1 - 3 OF 3

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NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	1" = 400'
DATE:	11/24/2025
FILE:	25-613-BW-1
SHEET:	2 of 3

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°30'46" E	1411.00'
L2	S 0°29'14" W	284.35'
L3	N 72°51'13" W	1.88'
L4	S 17°02'11" W	121.00'
L5	S 1°15'28" W	41.77'
L6	S 19°00'32" W	121.00'
L7	S 21°13'44" W	1180.91'
L8	S 22°39'29" W	121.00'
L9	S 24°29'22" W	40.02'

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	S 22°39'29" W	242.73'
L11	N 89°57'29" W	938.64'
L12	N 0°02'31" E	51.15'
L13	N 40°34'53" E	221.22'
L14	N 21°15'12" W	88.62'
L15	N 74°50'53" E	80.81'
L16	N 0°08'03" W	791.17'
L17	N 89°55'12" E	672.59'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1150.00'	832.43'	41°28'25"	N 69°13'17" W	814.37'
C2	197.50'	220.98'	64°06'27"	N 32°00'43" W	209.63'
C3	10.00'	11.04'	63°15'16"	N 32°26'18" W	10.49'
C4	564.00'	407.64'	41°24'41"	N 19°53'41" E	398.82'
C5	170.00'	76.77'	25°52'27"	N 53°31'06" E	76.12'
C6	17.50'	26.79'	87°42'42"	N 22°35'58" E	24.25'
C7	5.00'	8.39'	96°08'32"	N 26°49'04" E	7.44'

NOT COMPLETE WITHOUT
SHEETS 1 – 3 OF 3

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LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/24/2025
FILE:	25-613-BW-1
SHEET:	3 of 3

Appendix 3. Site Plan of Assessment Area Three

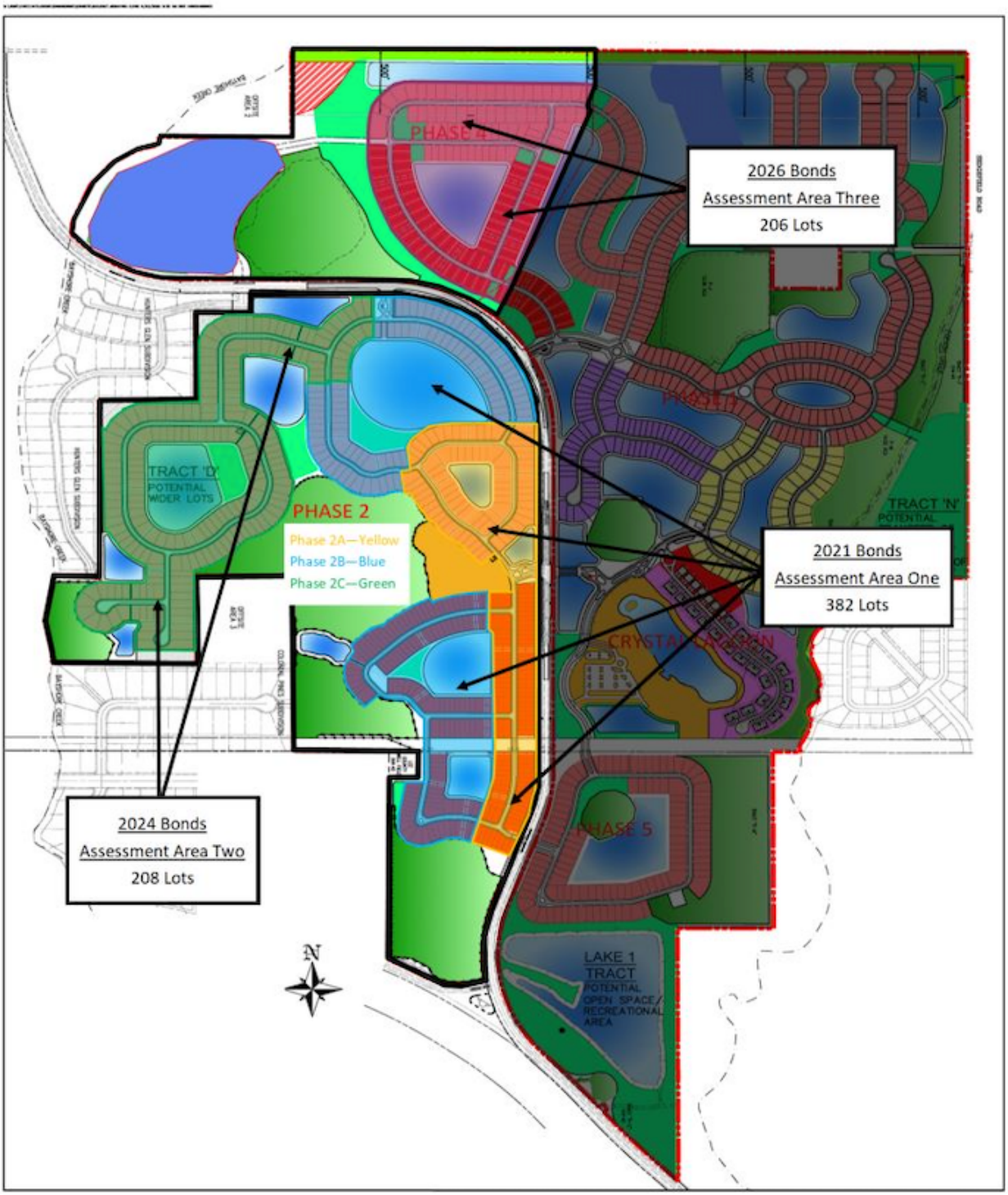


EXHIBIT 3

AGENDA

Landscape and Irrigation Maintenance Services Agreement

This Landscape and Irrigation Maintenance Services Agreement (this "**Agreement**") is entered into as of October 1, 2026, between the **Brightwater Community Development District,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (the "**District**"), and **SR Landscaping, LLC,** a Delaware limited liability company (the "**Contractor**").

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District. Contractor submitted a proposal and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide services to the District. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.

2. **Scope of Services**. The Contractor shall perform the specific maintenance services described in **Exhibit A** (the **"Scope**") for the District's grounds as shown on the maintenance map attached hereto as **Exhibit B**.

3. **Manner of Performance and Care of the Property**.
    a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
    b. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
    c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
    d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
    e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
    f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
    g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.
    h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the

District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.

i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.

j. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.

k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

4. **Compensation**. In consideration for the services performed under this Agreement, the District shall pay Contractor as follows:
   a. October 1, 2026, through December 31, 2026**: $12,257.77 per month**, for a total of $36,773.31.
   b. Beginning January 1, 2027: **$16,037.77 per month** for the services described in this Agreement.

   The monthly amounts set forth above include all compensation due to Contractor for the services required under this Agreement. Contractor shall submit monthly invoices for services performed and District shall provide payment within 45 days of receipt of invoices. This Agreement shall remain in effect until terminated in accordance with its terms. Any change to the compensation payable under this Agreement must be set forth in a written amendment approved by the District.

5. **Additional Services**. When authorized in advance, in writing by the District, the Contractor may provide additional services beyond those listed above.

6. **Term of this Agreement**. The initial term of this Agreement shall be for one year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

7. **Termination.**
   a. Contractor may terminate this Agreement with 60 days' written notice with or without cause. The 60-day notice shall commence on the day of actual receipt of said written notice by the District.
   b. The District may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without

cause, and without prejudice to any other remedy it may have. The 30-day notice shall commence on the day of mailing of said notice to the Contractor.

c. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.

d. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

8. **Notice**. Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To the Contractor:
5100 W Kennedy Blvd
Suite 325
Tampa, FL 33609
rfilkowski@sunriselandscape.com

To the District:
c/o Kai
2502 N. Rocky Point Drive
Suite 1000
Tampa, FL 33607
Attn: Audette Bruce
audette@hikai.com

9. **Emergency Services**. In the event of an emergency or disaster, Contractor shall provide the District the following services:

a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.

b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.

c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.

d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.

e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.

f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

10. District Representative and Inspections.

a. The District hereby designates the District Manager, Field Manager, and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information,

interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.

b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 14 days' notice if there is a need to reschedule.
d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

11. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

12. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

13. Insurance. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

a. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than $1,000,000 combined single limit bodily injury and property damage liability and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
c. Employer's Liability Coverage with limits of at least $1,000,000 per accident or disease.

d. Automobile Liability Insurance for bodily injuries in limits of not less than $1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within 30 days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

14. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

15. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

16. **Responsibilities of the District**. The District shall inform Contractor of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. The District agrees to provide Contractor with copies of mitigation permits, site plans, and plant species relating to contracted work areas.

17. **Public Entity Crimes**. Pursuant to Section 287.133(3)(a), Florida Statutes:

> A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the

convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

18. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

19. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 565-4663, OR BY EMAIL AT AUDETTE@HIKAI.COM, OR BY REGULAR MAIL AT 2502 N. ROCKY POINT DRIVE, SUITE 1000, TAMPA, FL 33607.

20. **E-Verification**. Pursuant to Section 448.095, Florida Statutes,
    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required.
    c. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
    d. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

21. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, the Contractor must provide an affidavit, signed by an officer or a representative of the Contractor, under penalty of perjury, attesting that the Contractor does not use coercion for labor or services as defined in the statute.

22. **Controlling Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

23. **Enforcement of Agreement**. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

24. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

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

26. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

27. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. 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 any doubtful language will not be interpreted or construed against any party.

28. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

29. **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.

30. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on the day and year written below.

SR Landscaping, LLC a Delaware limited liability company	**Brightwater** **Community Development District**
_____	_____
Name: _____	Name: Mike Lawson
Title: _____	Title: Chair of the Board of Supervisors

Exhibit A – Scope of Services

Landscape Maintenance

All turf shall be maintained within a two-inch (2") to five-inch (5”) range, depending on turf type and subject to the opinion of Sunrise in its sole discretion. Should weather conditions render certain areas, including but not limited to retention pond areas, unsafe or too saturated with water for proper maintenance, the service schedule will be discontinued until Sunrise deems the area safe and dry enough for normal mowing procedures. At no time will mowing height be reduced so that more than one-third (1/3) of the blade of grass is removed at any cutting. Edging shall include walks, drives, curbs, bed perimeters, tree wells, and trees. Sunrise shall line-trim or chemically treat around posts, lights, signs, trees, utility installations, as required to keep a neat, clean appearance throughout the Property. All shrubs, hedges, tree branches up to eight (8) feet in height, and palm fronds up to eight (8) feet in height will be sheared in a consistent manner to maintain optimum shape and size as growth habit and plant health dictates. Beds and tree wells are to be treated to reduce weed competition with desirable plants, as well as to enhance the appearance of the property. Leaf removal, as well as the trimming of any shrubs, hedges, tree branches, or palm fronds that exceed eight (8) feet in height is not included in the Annual Contract Amount. A separate proposal for these services can be provided upon District’s request.

Fertilization Program

The Annual Contract Amount includes a complete turf and bed fertilization program in compliance with statewide Green Industries Best Management Practices (GI-BMPs) and/or Florida Nursery, Growers, and Landscape Association (FNGLA) guidelines. Sunrise shall follow the University of Florida / Institute of Food and Agricultural Sciences’ (UF/IFAS) evidence-based recommendations for turfgrass species, soil properties, time of year, and other factors. Sunrise shall ensure that fertilization scheduling does not exceed the fertilizer label rate prescribed and complies with state and local ordinances.

Palm tree and hardwood tree fertilization is not included in the Annual Contract Amount but is available as an additional service upon request of District.

Pest Control

To maintain the health and appearance of the turf and plant material, turf and shrub bed areas will be inspected regularly for indications of pest problems such as insects, disease, and invasive weeds. Sunrise technicians utilize Integrated Pest Management (IPM) practices to prevent the overuse of pesticides and promote sustainable practices. Upon confirmation of a concern requiring pesticide, herbicide, or fungicide treatment, such products will be applied on an as needed or spot treatment basis, whenever possible using the least toxic effective means of control. Any issue identified that, in Sunrise’s professional opinion, compromises or threatens to compromise the overall health or appearance of the turf or plant material shall be deemed an Infestation. Infestations necessitate a more aggressive and/or blanket treatment approach for

which a separate proposal will be provided to District. Examples of common Infestations include, but are not limited to, pests such as chinch bugs, mole crickets, grubs, sod webworms, fire ants, spittlebugs, ground pearls, grasshoppers, billbugs, fall armyworms, cutworms, grasshoppers; fungal diseases; and invasive and/or noxious weeds. Preventative and/or blanket treatments are not included in the Annual Contract Amount but are available as additional services upon request of District.

Irrigation Inspection

Sunrise will inspect the irrigation system, including up to 50 irrigation zones, regularly and District will be notified of needed repairs. Each zone will be turned on and operated, and heads will be inspected for adjustment and alignment. Unscheduled visits, including emergency visits and off-cycle inspection requests from District, will be subject to a service charge – must be approved in advance of service. From time to time, the watering schedule may need to be adjusted to promote optimal plant and turf health and/or to maintain compliance with regulatory agencies' watering restriction rules. Sunrise, in its sole discretion, may adjust the watering schedule accordingly. All repairs to the system, including both above ground repairs and below ground repairs (e.g., spray bodies, valves, controllers, and pumps), will be billed separately from the Annual Contract Amount and will include all parts and supplies utilized for the repair as well as the labor needed to complete such repairs – must be approved in writing in advance. In order to expedite the repair process and limit the risk to the health and appearance of turf and plant material, Sunrise is authorized to perform up to seven hundred fifty dollars ($750.00) worth of repairs per month without prior approval of District

Service Areas

Initial Service Area (October 1, 2026, through December 31, 2026). During this period, Sunrise shall provide landscape maintenance services within the areas identified on the Maintenance Map designated as the *Initial Service Area Map*.

Expanded Service Area (Effective January 1, 2027). Effective January 1, 2027, the scope of services shall expand to include the additional areas identified on the Maintenance Map designated as the *Expanded Service Area Map*. Beginning on that date, Sunrise shall maintain the expanded service area, including the additional electrical easements, boundary berms and swales, common area walls, and pond areas identified on the Expanded Service Area Map.

BAYSHORE CREEK BASIN										
BASIN	TOTAL AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	LAKE AREA (AC)	WETLAND AREA (AC)	LCEC EASEMENT (AC)	ROW AREA (AC)	RECREATION TRACT AREA (AC)	RESIDENTIAL TRACT AREA (AC)
1	17.84	9.94 (56%)	7.90 (44%)	1.54	0.00	0.00	2.62	0.00	9.85
SUBTOTAL	17.84	9.94 (56%)	7.90 (44%)	1.54	0.00	0.00	2.62	0.00	9.85
POPASH CREEK BASIN									
BASIN	TOTAL AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	LAKE AREA (AC)	WETLAND AREA (AC)	LCEC EASEMENT (AC)	ROW AREA (AC)	RECREATION TRACT AREA (AC)	RESIDENTIAL TRACT AREA (AC)
2	156.11	107.92 (69%)	48.19 (31%)	55.47	0.00	0.00	13.21	0.00	66.50
3	32.20	23.22 (72%)	8.98 (28%)	4.88	12.97	0.00	2.12	0.00	9.27
4	31.09	21.07 (68%)	10.02 (32%)	7.76	0.00	0.00	4.57	0.00	14.95
5	93.46	67.72 (72%)	25.74 (28%)	17.27	4.07	0.00	20.53	10.39	36.00
6	8.72	8.72 (100%)	0.00 (0%)	0.00	0.00	0.00	0.00	8.14	0.00
7	13.94	7.78 (56%)	6.16 (44%)	2.05	0.00	2.92	1.38	0.00	7.36
8	26.99	17.54 (65%)	9.45 (35%)	5.59	2.32	0.00	2.76	0.00	12.71
9	66.58	42.05 (63%)	24.53 (37%)	15.86	0.00	0.00	6.21	0.00	4.61
13	14.13	8.36 (59%)	5.77 (41%)	2.14	0.00	0.00	2.16	0.00	8.34
SUBTOTAL	443.22	304.38 (69%)	138.84 (31%)	111.02	19.36	2.92	52.94	18.53	159.74
BAYSHORE/POPASH CREEK BASIN									
BASIN	TOTAL AREA (AC)	IMPERVIOUS AREA (AC)	PERVIOUS AREA (AC)	LAKE AREA (AC)	WETLAND AREA (AC)	LCEC EASEMENT (AC)	ROW AREA (AC)	REC/AMENITY TRACT AREA (AC)	RESIDENTIAL TRACT AREA (AC)
10	13.36	6.80 (51%)	6.56 (49%)	1.96	0.00	0.00	1.40	0.00	8.21
11	89.75	55.00 (61%)	34.75 (39%)	23.93	0.00	0.00	8.23	0.00	45.01
11A	27.64	19.21 (70%)	8.43 (30%)	2.10	17.76	0.00	4.49	0.00	1.57
12	49.86	29.42 (59%)	20.44 (41%)	7.86	0.00	0.00	5.46	5.07	31.23
SUBTOTAL	180.61	110.43 (61%)	70.18 (39%)	35.85	17.76	0.00	19.58	5.07	86.02
PRESERVE AREA AND BACKSLOPE OF BERMS OUTSIDE OF BASINS									
SUBTOTAL	98.64								
AREA REMOVED FOR LEE COUNTY WELL FIELD SITE									
SUBTOTAL	0.92								
OVERALL SITE									
GRAND TOTAL	740.31								

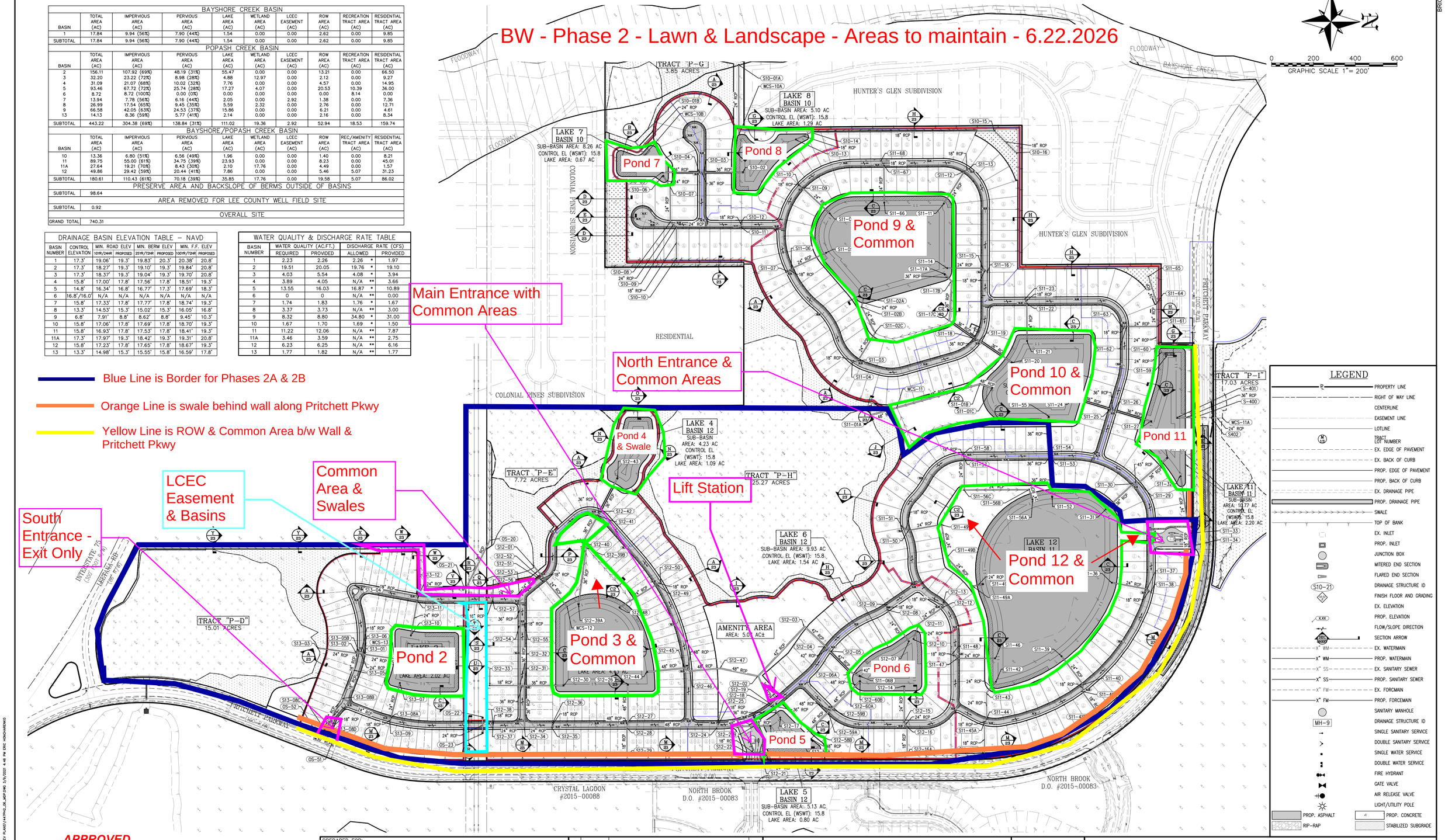
DRAINAGE BASIN ELEVATION TABLE – NAVD						
BASIN NUMBER	CONTROL ELEVATION	MIN. ROAD ELEV		MIN. BERM ELEV		MIN. F.F. ELEV
		10YR/24HR	PROPOSED	25YR/72HR	PROPOSED	100YR/72HR PROPOSED
1	17.3'	19.06'	19.3'	19.83'	20.3'	20.38' 20.8'
2	17.3'	18.27'	19.3'	19.10'	19.3'	19.84' 20.8'
3	17.3'	18.37'	19.3'	19.04'	19.3'	19.70' 20.8'
4	15.8'	17.00'	17.8'	17.56'	17.8'	18.51' 19.3'
5	14.8'	16.34'	16.8'	16.77'	17.3'	17.69' 18.3'
6	16.8'/16.0'	N/A	N/A	N/A	N/A	N/A N/A
7	15.8'	17.33'	17.8'	17.77'	17.8'	18.74' 19.3'
8	13.3'	14.53'	15.3'	15.02'	15.3'	16.05' 16.8'
9	6.8'	7.91'	8.8'	8.62'	8.8'	9.45' 10.3'
10	15.8'	17.06'	17.8'	17.69'	17.8'	18.70' 19.3'
11	15.8'	16.93'	17.8'	17.53'	17.8'	18.41' 19.3'
11A	17.3'	17.97'	19.3'	18.42'	19.3'	19.31' 20.8'
12	15.8'	17.23'	17.8'	17.65'	17.8'	18.67' 19.3'
13	13.3'	14.98'	15.3'	15.55'	15.8'	16.59' 17.8'

WATER QUALITY & DISCHARGE RATE TABLE					
BASIN NUMBER	WATER QUALITY (AC.FT.)		DISCHARGE RATE (CFS)		
	REQUIRED	PROVIDED	ALLOWED		PROVIDED
1	2.23	2.26	2.26	*	1.97
2	19.51	20.05	19.76	*	19.10
3	4.03	5.54	4.08	*	3.94
4	3.89	4.05	N/A	**	3.66
5	13.55	16.03	16.87	*	10.89
6	0	0	N/A	**	0.00
7	1.74	1.83	1.76	*	1.67
8	3.37	3.73	N/A	**	3.00
9	8.32	8.80	34.80	*	31.00
10	1.67	1.70	1.69	*	1.50
11	11.22	12.06	N/A	**	7.87
11A	3.46	3.59	N/A	**	2.75
12	6.23	6.25	N/A	**	6.16
13	1.77	1.82	N/A	**	1.77

Blue Line is Border for Phases 2A & 2B

Orange Line is swale behind wall along Pritchett Pkwy

Yellow Line is ROW & Common Area b/w Wall & Pritchett Pkwy



APPROVED
DOS2019-00035
Ohdet Kleinmann, Plan Reviewer
Lee County Development Services
4/28/2021

PREPARED FOR:

NORTH BROOK HOLDINGS, LLC
2502 NORTH ROCKY POINT, SUITE 1050
TAMPA, FLORIDA 33607
PHONE: (813) 288-8078
FAX: (813) 288-8178

NO.	DATE	REVISION DESCRIPTION	BY
5	3/9/2021	PER COUNTY COMMENTS	EMH
4	10/27/2020	PER COUNTY COMMENTS OF JUNE 11, 2020	EMH
3	4/8/2020	PER COUNTY COMMENTS OF FEBRUARY 24, 2020	EMH
2	12/9/2019	PER COUNTY COMMENTS OF NOVEMBER 19, 2019	EMH
1	6/10/2019	PER COUNTY COMMENTS OF MAY 23, 2019	EMH

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM
SAMUEL W. MARSHALL
#48881

MASTER DRAINAGE PLAN
BRIGHTWATER
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
3/26/2018	1447PH2		EMH	EMH	SWM		06

S:\JOBS\1400\1447PH2\DRAINAGE\DEV PLANS\1447PH2_DR_MSP.DWG 3/9/2021 4:46 PM ERIC HONDAKSENG

Exhibit B (page 2 of 2)

The Shores at Brightwater – Landscape Maintenance Map – Effective 01/01/2027



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 _____ Community Development District ("**CDD**").

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 4

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, September 22, 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 at 2: 00 p.m. and conducted roll call.

Present and constituting a quorum were:

Michael Lawson *(via Teams)*	Board Supervisor, Chairman
Doug Draper	Board Supervisor, Vice Chairman
Courtney Mattern	Board Supervisor, Assistant Secretary
Brittany Crutchfield	Board Supervisor, Assistant Secretary

Also, present was:

Audette Bruce	District Manager, Kai
Tyson Waag *(via Teams)*	District Engineer, Stantec

The following is a summary of the discussions and actions taken at the September 22, 2026 Brightwater CDD Board of Supervisors Regular Meeting.

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

There were six audience members present in person, and three audience members attended online

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Consideration for Adoption – **Resolution 2026-18,** Designating Officers

Ms. Bruce stated that the resolution is about adding a Secondary Vice Chair position.

> On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **the appointment of Supervisor Price as the new Vice Chair,** for the Brightwater Community Development District.

Mr. Draper then made a motion to adopt the resolution.

> On a MOTION by Mr. Draper, SECONDED by Ms. Mattern, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-18, Designating Officers,** for the Brightwater Community Development District.

B. Consideration of Motion to Authorize Draw Against Revolving Line of Credit with Valley National Bank

Ms. Bruce explained that the line of credit would be used to cover the first three months of the fiscal year, which are generally slower in terms of receiving payments from residents. She noted that payments typically begin coming in around November or December, while the District continues to have recurring expenses during that period.

Mr. Draper requested backup documentation or a history of expenditures to evaluate the amount needed for the draw.

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board **approved the Authorization of a Draw Against Revolving Line of Credit with Valley National Bank, subject to the Chairman's review of the District's needs for the first three months,** for the Brightwater Community Development District.

C. Exhibit 2: Consideration for Approval – EGIS – FY2027 Insurance Renewal Proposal

On a MOTION by Mr. Draper, SECONDED by Ms. Mattern, WITH ALL IN FAVOR, the Board **approved EGIS – FY2027 Insurance Renewal Proposal, subject to confirmation that it is within the budgeted amount for FY2027,** for the Brightwater Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 3: Consideration for Approval – The Meeting Minutes of the Board of Supervisors Regular Meeting and Public Hearing Held on August 25, 2026

B. Exhibit 4: Consideration for Acceptance – The Unaudited July 2026 Financials

C. Exhibit 5: Consideration for Acceptance – The Unaudited August 2026 Financials

D. Exhibit 6: Ratification of Sunrise Landscape – North Entrance and Lift Station – $1,182.50

E. Exhibit 7: Ratification of ECS Integrations – 50 Doorking Clickers - $2,200.00

On a MOTION by Mr. Draper, SECONDED by Ms. Crutchfield, WITH ALL IN FAVOR, the Board approved **items A through E 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

- Exhibit 8: Safety Culture Report – September 16, 2026

D. District Manager

There being no other report, the next item followed.

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 asked regarding the gates.

EIGHTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Draper, SECONDED by Ms. Mattern, WITH ALL IN FAVOR, the Board **adjourned the meeting,** for the Brightwater Community Development District.

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

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

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

EXHIBIT 5

AGENDA



Financial Reporting Package

Brightwater Community Development District

Period Ending: 09/30/2026

Brightwater Community Development District

Balance Sheet as of 9/30/2026

Assets	Operating	301 - Debt Service 2021 (AA1) Fund	302 - Debt Service 2024 (AA2) Fund	Total
Cash - Operating				
101001 - Operating VNB #4011	$5,531.68			$5,531.68
Total Cash - Operating	**$5,531.68**			**$5,531.68**
Cash - Money Market, Reserves and Other				
101201 - Reserve BU #5869	$5,359.65			$5,359.65
Total Cash - Money Market, Reserves and Other	**$5,359.65**			**$5,359.65**
Accounts Receivable & Other Assets				
115100 - Accounts Receivable - Other	$750.00			$750.00
155000 - Prepaid Items	$6,170.81			$6,170.81
156900 - Deposits - Non-Current	$20,200.00			$20,200.00
Total Accounts Receivable & Other Assets	**$27,120.81**			**$27,120.81**
Investments				
151100 - Series 2021 (AA1) Revenue Account		$9,022.79		$9,022.79
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			$9,282.65	$9,282.65
151204 - Series 2024 (AA2) Debt Service Reserve Account			$537,912.51	$537,912.51

Brightwater Community Development District

Balance Sheet as of 9/30/2026

Total Investments		**$527,722.79**	**$547,195.16**			**$1,074,917.95**
Total Assets	**$38,012.14**	**$527,722.79**	**$547,195.16**			**$1,112,930.09**
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	$160,149.58					$160,149.58
Total Current Liability	**$160,149.58**					**$160,149.58**
Fund Balance						
280000 - Fund Balance - Nonspendable	$26,370.81					$26,370.81
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	$6,275.22					$6,275.22
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	($161,836.47)	($2,074.96)	($11,280.96)	($17.83)	($3,159,281.42)	($3,334,491.64)
Total Net Change in Fund Balance	**($161,836.47)**	**($2,074.96)**	**($11,280.96)**	**($17.83)**	**($3,159,281.42)**	**($3,334,491.64)**
Total Liabilities / Equity	**$38,012.14**	**$527,722.79**	**$547,195.16**	**-**	**-**	**$1,112,930.09**

Brightwater Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
325201 - Special Assessments - On-Roll	-	9,432.54	(9,432.54)	115,747.40	113,191.03	2,556.37	113,191.03
325202 - Special Assessments - Off-Roll	-	50,180.06	(50,180.06)	61,276.93	602,161.05	(540,884.12)	602,161.05
361100 - Interest	20.47	-	20.47	1,071.03	-	1,071.03	-
369900 - Miscellaneous Revenues	1,306.50	-	1,306.50	2,441.32	-	2,441.32	-
Total Income	**1,326.97**	**59,612.60**	**(58,285.63)**	**180,536.68**	**715,352.08**	**(534,815.40)**	**715,352.08**
Other Financing Sources							
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	**1,326.97**	**59,612.60**	**(58,285.63)**	**364,716.68**	**899,532.08**	**(534,815.40)**	**899,532.08**
Operating Expense							
General Administration							
513001 - P/R - Board Of Supervisors	800.00	1,000.00	200.00	10,000.00	12,000.00	2,000.00	12,000.00
513002 - Payroll Taxes	61.20	50.00	(11.20)	765.00	600.00	(165.00)	600.00
513003 - Payroll Processing Fees	50.00	41.63	(8.37)	550.00	500.00	(50.00)	500.00
513101 - Professional Services - Management Consulting Services	-	4,000.00	4,000.00	44,000.00	48,000.00	4,000.00	48,000.00
513105 - Professional Services - Administrative Service	-	300.00	300.00	3,300.00	3,600.00	300.00	3,600.00
513106 - Professional Services - Auditing Services	4,250.00	316.63	(3,933.37)	4,250.00	3,800.00	(450.00)	3,800.00
513107 - Professional Services - Engineering Services	696.50	416.63	(279.87)	3,805.00	5,000.00	1,195.00	5,000.00
513108 - Professional Services - Legal Services	839.00	583.37	(255.63)	23,768.31	7,000.00	(16,768.31)	7,000.00
513201 - Legal Advertisements	-	275.00	275.00	1,459.07	3,300.00	1,840.93	3,300.00
513202 - Insurance	2,026.65	2,916.63	889.98	24,194.61	35,000.00	10,805.39	35,000.00
513204 - Regulatory And Permit Fees	-	14.62	14.62	175.00	175.00	-	175.00
513205 - Bank Fees	-	25.00	25.00	84.89	300.00	215.11	300.00
513206 - Travel Per Diem	211.08	62.50	(148.58)	1,316.62	750.00	(566.62)	750.00
513207 - Meeting Room Rental	180.00	120.00	(60.00)	1,641.20	1,440.00	(201.20)	1,440.00
513209 - Website Compliance (dev & hosting)	-	167.88	167.88	1,973.37	2,015.00	41.63	2,015.00
513901 - Administrative Contingency	56.95	1,708.37	1,651.42	234.17	20,500.00	20,265.83	20,500.00
517101 - Dissemination Agent	668.75	1,041.63	372.88	12,500.00	12,500.00	-	12,500.00
Total General Administration	**9,840.13**	**13,039.89**	**3,199.76**	**134,017.24**	**156,480.00**	**22,462.76**	**156,480.00**
Debt Administration							
517102 - Trustee Fees	604.68	771.80	167.12	7,855.36	9,262.26	1,406.90	9,262.26
517103 - Arbitrage	-	79.13	79.13	-	950.00	950.00	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 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
517203 - Gap Loan - Cost Of Issuance	-	445.12	445.12	5,341.00	5,341.00	-	5,341.00
517204 - Gap Loan Interest	-	588.19	588.19	4,619.85	7,057.95	2,438.10	7,057.95
Total Debt Administration	**604.68**	**1,884.24**	**1,279.56**	**90,249.36**	**(168,621.79)**	**(258,871.15)**	**(168,621.79)**
Security							
529101 - Contracts - Security Personnel	-	2,000.00	2,000.00	-	24,000.00	24,000.00	24,000.00
529102 - Contracts - Security Cameras & Monitoring Equipment	-	300.00	300.00	-	3,600.00	3,600.00	3,600.00
529201 - R&M Cameras And Monitoring	-	2,250.00	2,250.00	-	27,000.00	27,000.00	27,000.00
529202 - R&M - Gates	-	1,000.00	1,000.00	-	12,000.00	12,000.00	12,000.00
529301 - Key Fob / Entry System	2,200.00	666.63	(1,533.37)	2,200.00	8,000.00	5,800.00	8,000.00
Total Security	**2,200.00**	**6,216.63**	**4,016.63**	**2,200.00**	**74,600.00**	**72,400.00**	**74,600.00**
Utilities							
531101 - Electricity (Irrigation & Pond Pumps) Service Address Meter #01	-	608.37	608.37	-	7,300.00	7,300.00	7,300.00
531201 - Streetpole Lighting	2,917.20	8,479.13	5,561.93	36,888.50	101,750.00	64,861.50	101,750.00
533101 - Water	-	675.00	675.00	1,785.62	8,100.00	6,314.38	8,100.00
Total Utilities	**2,917.20**	**9,762.50**	**6,845.30**	**38,674.12**	**117,150.00**	**78,475.88**	**117,150.00**
Flood Control/Stormwater Management							
538101 - Contracts - Aquatic Maintenance	1,256.47	1,658.71	402.24	14,691.08	19,904.08	5,213.00	19,904.08
538102 - Contracts - Wetland Monitoring	-	2,208.76	2,208.76	26,505.78	26,505.78	-	26,505.78
538301 - R&M - Ponds	-	833.37	833.37	-	10,000.00	10,000.00	10,000.00
Total Flood Control/Stormwater Management	**1,256.47**	**4,700.84**	**3,444.37**	**41,196.86**	**56,409.86**	**15,213.00**	**56,409.86**
Common Areas & Right of Ways							
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	15,000.00	15,000.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	13,612.00	11,666.70	(1,945.30)	130,402.00	139,999.96	9,597.96	139,999.96
539105 - Contract - Pet Waste	-	666.63	666.63	-	8,000.00	8,000.00	8,000.00
539201 - Landscape Replacement & Replenishment	-	1,666.63	1,666.63	31,715.00	20,000.00	(11,715.00)	20,000.00
539202 - Landscape - Mulch	-	1,666.63	1,666.63	21,750.00	20,000.00	(1,750.00)	20,000.00
539301 - R&M - Irrigation	-	1,875.00	1,875.00	9,942.07	22,500.00	12,557.93	22,500.00
539402 - Misc - Holiday Lights & Decorations	-	2,083.37	2,083.37	-	25,000.00	25,000.00	25,000.00
539990 - Physical Environment Contingency	1,839.50	2,545.63	706.13	11,406.50	30,548.00	19,141.50	30,548.00
Total Common Areas & Right of Ways	**16,701.50**	**23,420.59**	**6,719.09**	**220,215.57**	**281,047.96**	**60,832.39**	**281,047.96**
Total Expense	**33,519.98**	**59,024.69**	**25,504.71**	**526,553.15**	**517,066.03**	**(9,487.12)**	**517,066.03**
Operating Net Total	**(32,193.01)**	**587.91**	**(32,780.92)**	**(161,836.47)**	**382,466.05**	**(544,302.52)**	**382,466.05**

Brightwater Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
301 - Debt Service 2021 (AA1) Fund Income							
Income							
325201 - Special Assessments - On-Roll	-	5,940.02	(5,940.02)	72,890.08	71,280.24	1,609.84	71,280.24
325202 - Special Assessments - Off-Roll	-	37,234.30	(37,234.30)	426,971.10	446,812.26	(19,841.16)	446,812.26
361100 - Interest	1,495.16	-	1,495.16	18,473.86	-	18,473.86	-
Total Income	**1,495.16**	**43,174.32**	**(41,679.16)**	**518,335.04**	**518,092.50**	**242.54**	**518,092.50**
Total Income	**1,495.16**	**43,174.32**	**(41,679.16)**	**518,335.04**	**518,092.50**	**242.54**	**518,092.50**
301 - Debt Service 2021 (AA1) Fund Expense							
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	**1,495.16**	**43,174.32**	**(41,679.16)**	**(2,074.96)**	**176.25**	**(2,251.21)**	**176.25**

Brightwater Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	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	-	44,826.07	(44,826.07)	505,545.15	537,912.51	(32,367.36)	537,912.51
361100 - Interest	1,550.33	-	1,550.33	19,193.61	-	19,193.61	-
Total Income	**1,550.33**	**44,826.07**	**(43,275.74)**	**524,738.76**	**537,912.51**	**(13,173.75)**	**537,912.51**
Total Income	**1,550.33**	**44,826.07**	**(43,275.74)**	**524,738.76**	**537,912.51**	**(13,173.75)**	**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
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							
581000 - Inter-Fund Transfer Out	-	-	-	25.96	-	(25.96)	-
Total Other Financing Uses	**-**	**-**	**-**	**25.96**	**-**	**(25.96)**	**-**
Total Expense	**-**	**-**	**-**	**536,019.72**	**533,491.26**	**(2,528.46)**	**533,491.26**
302 - Debt Service 2024 (AA2) Fund Net Total	**1,550.33**	**44,826.07**	**(43,275.74)**	**(11,280.96)**	**4,421.25**	**(15,702.21)**	**4,421.25**

Brightwater Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
501 - Acquisition & Construction 2021 (AA1) Fund Income							
Income							
361100 - Interest	-	-	-	.27	-	.27	-
Total Income	**-**	**-**	**-**	**.27**	**-**	**.27**	**-**
Total Income	**-**	**-**	**-**	**.27**	**-**	**.27**	**-**
501 - Acquisition & Construction 2021 (AA1) Fund Expense							
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 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
502 - Acquisition & Construction 2024 (AA2) Fund Income							
Income							
361100 - Interest	-	-	-	71,408.90	-	71,408.90	-
Total Income	**-**	**-**	**-**	**71,408.90**	**-**	**71,408.90**	**-**
Other Financing Sources							
381000 - Inter-Fund Transfer In	-	-	-	25.96	-	25.96	-
Total Other Financing Sources	**-**	**-**	**-**	**25.96**	**-**	**25.96**	**-**
Total Income	**-**	**-**	**-**	**71,434.86**	**-**	**71,434.86**	**-**
502 - Acquisition & Construction 2024 (AA2) Fund Expense							
Common Areas & Right of Ways							
539999 - Construction in Progress	-	-	-	3,230,716.28	-	(3,230,716.28)	-
Total Common Areas & Right of Ways	**-**	**-**	**-**	**3,230,716.28**	**-**	**(3,230,716.28)**	**-**
Total Expense	**-**	**-**	**-**	**3,230,716.28**	**-**	**(3,230,716.28)**	**-**
502 - Acquisition & Construction 2024 (AA2) Fund Net Total	**-**	**-**	**-**	**(3,159,281.42)**	**-**	**(3,159,281.42)**	**-**
Net Total	**(29,147.52)**	**88,588.30**	**(117,735.82)**	**(3,334,491.64)**	**387,063.55**	**(3,721,555.19)**	**387,063.55**

Brightwater Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #4011					
	Balance as of 9/1/2026				**$8,662.58**
9/22/2026	IPFS Corporation	Invoice (Expense/AutoDraft)	R		($2,028.65)
9/22/2026	Engage PEO - BOS MTG 08/22/2026	Invoice (Expense/AutoDraft)	R	H127545	($879.58)
9/22/2026	Ira D Draper - BOS MTG 08/22/2026	Invoice (Expense/AutoDraft)		49	($242.70)
9/30/2026	September Interest	Interest	R	ACH	$20.03
				Total	**($3,130.90)**
				Balance as of 9/30/2026	**$5,531.68**
Reserve BU #5869					
	Balance as of 9/1/2026				**$5,359.21**
9/30/2026	September Interest	Interest	R	ACH	$0.44
				Total	**$0.44**
				Balance as of 9/30/2026	**$5,359.65**
Trust 2021 (AA1) Debt Service Reserve Account					
	Balance as of 9/1/2026				**$518,092.50**
9/1/2026	September Interest	Interest	R	ACH	$1,472.45
9/2/2026	Transfer to Trust 2021 (AA1) Revenue Account - - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 215517004 DEBT SVC RESERVE ACCT EARNINGS TO REVENUE ACCT	Transfer Out	R	ACH	($1,472.45)
				Total	**$0.00**
				Balance as of 9/30/2026	**$518,092.50**
Trust 2021 (AA1) Prepayment Account					
	Balance as of 9/1/2026				**$607.50**
9/1/2026	September Interest	Interest	R	ACH	$1.73
9/2/2026	Transfer to Trust 2021 (AA1) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 215517003 1.73 09/02/26 Purchases Purchase 1,474.18 Units of US BANK GCTS	Transfer Out	R	ACH	($1.73)
				Total	**$0.00**
				Balance as of 9/30/2026	**$607.50**
Trust 2021 (AA1) Revenue Account					
	Balance as of 9/1/2026				**$7,527.63**
9/1/2026	September Interest	Interest	R	ACH	$20.98
9/2/2026	Transfer from Trust 2021 (AA1) Debt Service Reserve Account - - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 215517004 DEBT SVC RESERVE ACCT EARNINGS TO REVENUE ACCT	Transfer In	R	ACH	$1,472.45

Brightwater Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
9/2/2026	Transfer from Trust 2021 (AA1) Prepayment Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 215517003 1.73 09/02/26 Purchases Purchase 1,474.18 Units of US BANK GCTS	Transfer In	R	ACH	$1.73
				Total	**$1,495.16**
				Balance as of 9/30/2026	**$9,022.79**

Trust 2024 (AA2) Debt Service Reserve Account

	Balance as of 9/1/2026				**$537,912.51**
9/1/2026	September Interest	Interest	R	ACH	$1,528.78
9/2/2026	Transfer to Trust 2024 (AA2) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 278081004	Transfer Out	R	ACH	($1,528.78)
				Total	**$0.00**
				Balance as of 9/30/2026	**$537,912.51**

Trust 2024 (AA2) Revenue Account

	Balance as of 9/1/2026				**$7,732.32**
9/1/2026	September Interest	Interest	R	ACH	$21.55
9/2/2026	Transfer from Trust 2024 (AA2) Debt Service Reserve Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 278081004	Transfer In	R	ACH	$1,528.78
				Total	**$1,550.33**
				Balance as of 9/30/2026	**$9,282.65**

Brightwater Community Development District

Bank Account Reconciliation for Period 9/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #4011	6,022.88	-491.20	5,531.68	5,531.68	Balanced
Reserve BU #5869	5,359.65	0.00	5,359.65	5,359.65	Balanced
Trust 2021 (AA1) Revenue Account	9,022.79	0.00	9,022.79	9,022.79	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	9,282.65	0.00	9,282.65	9,282.65	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
9/22/2026	Ira D Draper - BOS MTG 08/22/2026	49	-242.70
		Total Operating VNB #4011	**-491.20**

Reconciled Items

Brightwater Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
Operating VNB #4011			
9/30/2026	September Interest		20.03
8/25/2026	Business Observer, Inc.	10014	-229.69
8/25/2026	Business Observer, Inc.	10014	-78.75
8/31/2026	Ira D Draper - BOS MTG 08/25/2026	48	-63.80
9/22/2026	IPFS Corporation		-2,028.65
9/22/2026	Engage PEO - BOS MTG 08/22/2026	H127545	-879.58
	Total Operating VNB #4011		**-3,260.44**
Reserve BU #5869			
9/30/2026	September Interest		0.44
	Total Reserve BU #5869		**0.44**
Trust 2021 (AA1) Debt Service Reserve Account			
9/1/2026	September Interest		1,472.45
9/2/2026	Transfer to Trust 2021 (AA1) Revenue Account - - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 215517004 DEBT SVC RESERVE ACCT EARNINGS TO REVENUE ACCT		-1,472.45
	Total Trust 2021 (AA1) Debt Service Reserve Account		**0.00**
Trust 2021 (AA1) Prepayment Account			
9/1/2026	September Interest		1.73
9/2/2026	Transfer to Trust 2021 (AA1) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 215517003 1.73 09/02/26 Purchases Purchase 1,474.18 Units of US BANK GCTS		-1.73
	Total Trust 2021 (AA1) Prepayment Account		**0.00**
Trust 2021 (AA1) Revenue Account			
9/1/2026	September Interest		20.98
9/2/2026	Transfer from Trust 2021 (AA1) Debt Service Reserve Account - - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 215517004 DEBT SVC RESERVE ACCT EARNINGS TO REVENUE ACCT		1,472.45
9/2/2026	Transfer from Trust 2021 (AA1) Prepayment Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 215517003 1.73 09/02/26 Purchases Purchase 1,474.18 Units of US BANK GCTS		1.73
	Total Trust 2021 (AA1) Revenue Account		**1,495.16**
Trust 2024 (AA2) Debt Service Reserve Account			
9/1/2026	September Interest		1,528.78

Brightwater Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
9/2/2026	Transfer to Trust 2024 (AA2) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 278081004		-1,528.78
	Total Trust 2024 (AA2) Debt Service Reserve Account		**0.00**

Trust 2024 (AA2) Revenue Account

9/1/2026	September Interest		21.55
9/2/2026	Transfer from Trust 2024 (AA2) Debt Service Reserve Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 278081004		1,528.78
	Total Trust 2024 (AA2) Revenue Account		**1,550.33**

EXHIBIT 6

AGENDA

GAA.PROCESSING@IPFS.COM
400 NORTHRIDGE ROAD SUITE 450
ATLANTA, GA 30350
(877)513-9487 FAX: (770)225-2866
CUSTOMER SERVICE: (800)584-9969

PREMIUM FINANCE AGREEMENT

IPFS CORPORATION

A	CASH PRICE (TOTAL PREMIUMS)	$20,251.00
B	CASH DOWN PAYMENT	$1,687.52
C	PRINCIPAL BALANCE (A MINUS B)	$18,563.48
D	DOC STAMP	$65.10

AGENT
(Name & Place of business)
EGIS INSURANCE & RISK ADVISORS

150 E PALMETTO PARK RD
SUITE 705
BOCA RATON,FL 33432-4827
(561)693-4515 FAX:

INSURED
(Name & Residence or business)
BRIGHTWATER CDD
C/O KAI
2502 N ROCKY POINT DR STE 1000

TAMPA, FL 33607-1449

districtap@hikai.com

Commercial

Account #: _____

LOAN DISCLOSURE

Quote Number: 37066759

ANNUAL PERCENTAGE RATE	FINANCE CHARGE	AMOUNT FINANCED	TOTAL OF PAYMENTS
The cost of your credit as a yearly rate.	The dollar amount the credit will cost you.	The amount of credit provided to you or on your behalf.	The amount you will have paid after you have made all payments as scheduled
13.650%	$1,295.39	$18,628.58	$19,923.97

YOUR PAYMENT SCHEDULE WILL BE

Number Of Payments	Amount Of Payments	When Payments Are Due	
11	$1,811.27	Beginning:	MONTHLY 11/01/2026

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

Security: Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.
Late Charges: A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.
Prepayment: If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of $20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.

POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
100126341	10/01/2026	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	25.00%	12	20,251.00
				Broker Fee:		$0.00
				TOTAL:		$20,251.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1. SECURITY**: To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY**: Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than $1.00.

NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

Signature of Insured or Authorized Agent — DATE: 10/6/2026

Signature of Agent — DATE

(10/22) Copyright 2022 IPFS Corporation ™

Insured and Lender further agree that: **3. POLICY EFFECTIVE DATES**: The finance charge begins to accrue as of the earliest policy effective date. **4. AGREEMENT EFFECTIVE DATE**: This Agreement shall be effective when written acceptance is mailed to the insured by Lender. **5. DEFAULT AND DELINQUENT PAYMENTS**: Insured will be in default if a payment is not made when it is due. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION**: Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES**: If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES**: If an insured's payment is dishonored for any reason, the insured will pay to Lender a fee, if permitted by law, equal to $15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION**: Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy (ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated. **10. ASSIGNMENT**: The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER**: The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION**: The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS**: Insured agrees to pay attorney fees and other collection costs to Lender, not to exceed 20% of the amount due, if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY**: The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender' gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT**: This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES**: The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING**: Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the Insured or the Insured's agent with the Insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY**: Our privacy policy may be found at https://ipfs.com/Privacy. **19. ENTIRE DOCUMENT / GOVERNING LAW**: This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of Florida will govern this Agreement. **20. AUTHORIZATION**: The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVERIGN IMMUNITY**: The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

AGENT/BROKER REPRESENTATIONS

The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling $0.00 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.

EXHIBIT 7

AGENDA

Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

January 26, 2026

Brightwater Community Development District
c/o Kai
2502 N. Rocky Point Drive
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – $7,850,000 Brightwater Community Development District – Capital Improvement Revenue Bonds, Series 2024 ("Series 2024")

Dear Brightwater Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2024.

We understand that proceeds of Series 2024 were issued to: (1) finance a portion of the cost of acquiring, constructing, and equipping assessable improvements, (2) pay costs associated with the issuance of Series 2024, (3) to fund the Series 2024 Reserve Account, and (4) to pay a portion of the interest to come due on Series 2024.

The Annual Arbitrage Calculations will cover the initial annual period November 19, 2024 to November 19, 2025, and each successive annual period thereafter ending on November 19th.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing "spending exceptions" analyses, (6) preparing arbitrage opinion letter, and (7) assisting with making arrangements for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a "flat-fee" of $475.00. Brightwater CDD may terminate this contract at any time at its discretion.

Sincerely yours,

John C. Rogers

John C. Rogers
President

Acknowledged and accepted:

Signed: Audette Bruce
Name: Audette Bruce
Title: District Manager
Date: 9/23/2026

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

EXHIBIT 8

AGENDA

BUILDER RIGHTS AGREEMENT

This Builder Rights Agreement (this "**Agreement**"), is effective as of the date signed by the last party below (the "**Effective Date**"), and is made by and between D.R. Horton, Inc., a Delaware Corporation (the "**Homebuilder**") and the Brightwater Community Development District, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes (the "**District**") (Homebuilder and District may each be referred to as a "**Party**" or collectively as the "**Parties**").

W I T N E S S E T H :

WHEREAS, the District was established by an ordinance adopted by the Board of County Commissioners in and for Lee County, Florida, for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain community infrastructure; and

WHEREAS, Homebuilder has acquired land within the District and plans to construct homes for end users within Phases 4, 5, and 6 of the Project according to the Site Plan depicted in **Exhibit A** hereto, which is incorporated by this reference and which lands are more particularly described in **Exhibit B** hereto; and

WHEREAS, the District and Homebuilder desire to enter into an agreement establishing Homebuilder's Builder Rights and rules relating to Homebuilder's marketing efforts and construction of homes for end users (the "**Homes**") within the District.

NOW THEREFORE, for an in consideration of the reciprocal covenants stated herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are true, correct, and incorporated herein by this reference.

2. District Authorization of Builder Rights. The District hereby authorizes Homebuilder to and confirms that Homebuilder may exercise certain Builder Rights over District-owned rights-of-way and common areas depicted in Exhibit A hereto (the "**Rights-of-Way**") and for the lots owned by Homebuilder (the "**Lots**") as may be necessary for the construction and sale of Homes during all periods of time in which Homebuilder is constructing, marketing, and selling homes within the District, as follows:

a. Homebuilder shall have the right to maintain within the Lots temporary signage, flags, banners, directional signs, model home designations, model homes, sales trailers, and construction trailers, to the extent necessary to facilitate the completion of construction and sale of Homes.

b. Homebuilder shall have the right to maintain upon District-owned Rights-of-Way temporary signage, flags, banners, directional signs, and model home designations.

c. Homebuilder shall have the right to maintain within the Lots any building materials and equipment to facilitate completion of construction of the Homes.

d. Homebuilder and its vendors, contractors, subcontractors, employees, and other construction personnel shall have the right to access the Lots and convey building materials and equipment necessary for construction via the Rights-of-Way and through District-owned entry gates and other entrances between the hours of 7:00 AM and 7:00 PM daily. District shall leave gates open during such hours.

e. Homebuilder and its vendors, contractors, subcontractors, employees, and other construction personnel shall have the right to park vehicles in the Rights-of-Way adjacent to or in close proximity to the Lots.

3. Builder Obligations. During the course of its operations within the District, Homebuilder shall use commercially reasonable efforts to ensure that all Rights-of-Way shall be kept open for traffic and shall not be blocked except as may be temporarily necessary for the delivery of materials and connection of utility services. Notwithstanding the foregoing, Homebuilder shall ensure that any vehicles, equipment, trailers, materials, or other items placed or parked within the District's Rights-of-Way do not unreasonably interfere with the safe passage of traffic or impede access by emergency vehicles at any time. Homebuilder shall be responsible for obtaining all permits or approvals necessary for any marketing materials or signage placed on District-owned property. At the termination of this Agreement, Homebuilder, at its sole cost and expense, shall remove and dispose of all marketing materials and signage and shall restore the area to the condition that existed before such items were installed.

4. District Obligations. The District shall not close, block, or otherwise obstruct the Rights-of-Way during active construction without prior coordination with Homebuilder. The District shall ensure that all District-owned or District-maintained utilities and infrastructure within the Project, including without limitation stormwater management systems and roadways, are operational and available for connection and use by the Homebuilder and its contractors as reasonably necessary for the construction and occupancy of Homes. The District shall provide the Homebuilder with reasonable advance written notice (not less than seventy-two (72) hours) of any planned service interruptions, maintenance activities, or construction activities by District contractors that may affect the Homebuilder's access to the Lots, Rights-of-Way, or utility services. The District shall cooperate with the Homebuilder in coordinating the timing and sequencing of District infrastructure work with the Homebuilder's construction schedule to minimize disruption to home construction and sales activities. The District agrees to grant to the Homebuilder a temporary construction easement over portions of the Rights-of-Way and any District-owned common areas adjacent to the Lots as reasonably necessary for the movement of construction materials and equipment, and for the performance of grading, landscaping, and utility connection work. Such easement shall terminate upon the completion of construction on all Lots or upon the termination of this Agreement, whichever occurs first. The District shall maintain all District infrastructure, including without limitation roads, stormwater systems, common areas, and entry features, in good condition throughout the term of this Agreement so as not to negatively impact the Homebuilder's marketing and sales efforts or the value of the Homes. The District shall

provide the Homebuilder with access codes, keys, or other means of entry through any District-controlled gates, access points, or security systems as necessary for the Homebuilder, its contractors, vendors, and prospective purchasers to access the Lots and model homes. The District shall not adopt or enforce any rules, regulations, or policies that would unreasonably interfere with or restrict the Homebuilder's construction activities or sales operations within the District during the term of this Agreement without the prior written consent of the Homebuilder, which consent shall not be unreasonably withheld.

5. District Representative. The District shall designate a representative who shall serve as the Homebuilder's primary point of contact for all matters arising under this Agreement. The District representative shall have authority to grant routine approvals and consents on behalf of the District and shall respond to Homebuilder inquiries within five (5) business days.

6. Enforcement of Agreement. In the event that either of the Parties 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 party, in addition to all other relief granted or awarded, all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, appellate proceedings and post-judgment collection proceedings.

7. Agreement. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.

8. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all Parties hereto.

9. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties. The Parties have complied with all the requirements of law. The Parties have full power and authority to comply with the terms and provisions of this instrument.

10. Notices. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, electronic mail with delivery confirmation or overnight delivery service, to the Parties, as follows:

A. If to the District:

Brightwater
Community Development District
C/o Kai
2502 N. Rocky Point Drive
Suite 1000
Tampa, FL, 33607
Attn: District Manager
Email: audette@hikai.com

B. If to the Homebuilder: Dwayne Hill, Division President
D.R. Horton, Inc.
10541 Ben C Pratt/Six Mile Cypress Pkwy
Fort Myers, FL 33966
Phone: 770-807-2485
Email: DMHill@drhorton.com
JLThomas@drhorton.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Homebuilder may deliver Notice on behalf of the Parties. Any Parties or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

11. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Homebuilder as an arm's length transaction. All Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

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

13. Applicable 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. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Lee County, Florida.

14. Indemnification and Insurance. The Homebuilder, its contractors, agents and employees performing work for Homebuilder shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said

insurance shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, in a combined-single limit of not less than $1,000,000.00 per occurrence and $2,000,000 aggregate. The Homebuilder shall maintain automobile liability for bodily injury and property damage in a combined single limit of not less than $1,000,000. The Homebuilder, its contractors, agents and employees performing work for Homebuilder shall also maintain Worker's Compensation insurance as required by law and any other insurance as may be required by applicable law. Homebuilder agrees to indemnify, save and hold harmless the District and its officers, supervisors, managers agents, servants and employees and affiliated owners of the property, from and against any and all direct or indirect claims of loss, and further from and against any and all loss, cost expense, liability, damage or injury, including legal fees and disbursements, that the District, its officers, supervisors, managers, agents, servants and employees may directly or indirectly sustain, suffer or incur as a result of negligence, recklessness, or intentional wrongful misconduct of Homebuilder, its contractors, agents, or employees resulting from, arising out of or occurring in connection with the marketing material, signage or any other use of the District's property contemplated under this Agreement.

15. Termination. This Agreement will terminate without further action by the Parties upon the issuance of the last certificate of occupancy for the Homes constructed on the Lots.

16. Public Records. As required under Section 119.0701, Florida Statutes, Homebuilder shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Homebuilder upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE HOMEBUILDER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO HOMEBUILDER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 565-4663, OR BY EMAIL AT RECORDS@HIKAI.COM, OR BY REGULAR MAIL AT 2502 N. ROCKY POINT DRIVE, SUITE 1000, TAMPA, FL 33607.

17. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

18. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature

in Section 768.28, *Florida Statutes,* or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

19. Headings for Convenience Only. The descriptive headings in this Agreement are for **convenience** only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

20. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the date signed by the last party below.

ATTEST:

Secretary/Assistant Secretary

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Its: ☐ Chair ☐ Vice Chair
Date: _____

WITNESSES:

Name: _____

D.R. HORTON, INC.

Name: _____
Its: _____
Date: _____

Exhibit A: Project Site Plan
Exhibit B: Project Lands Legal Description

Exhibit A
Site Plan

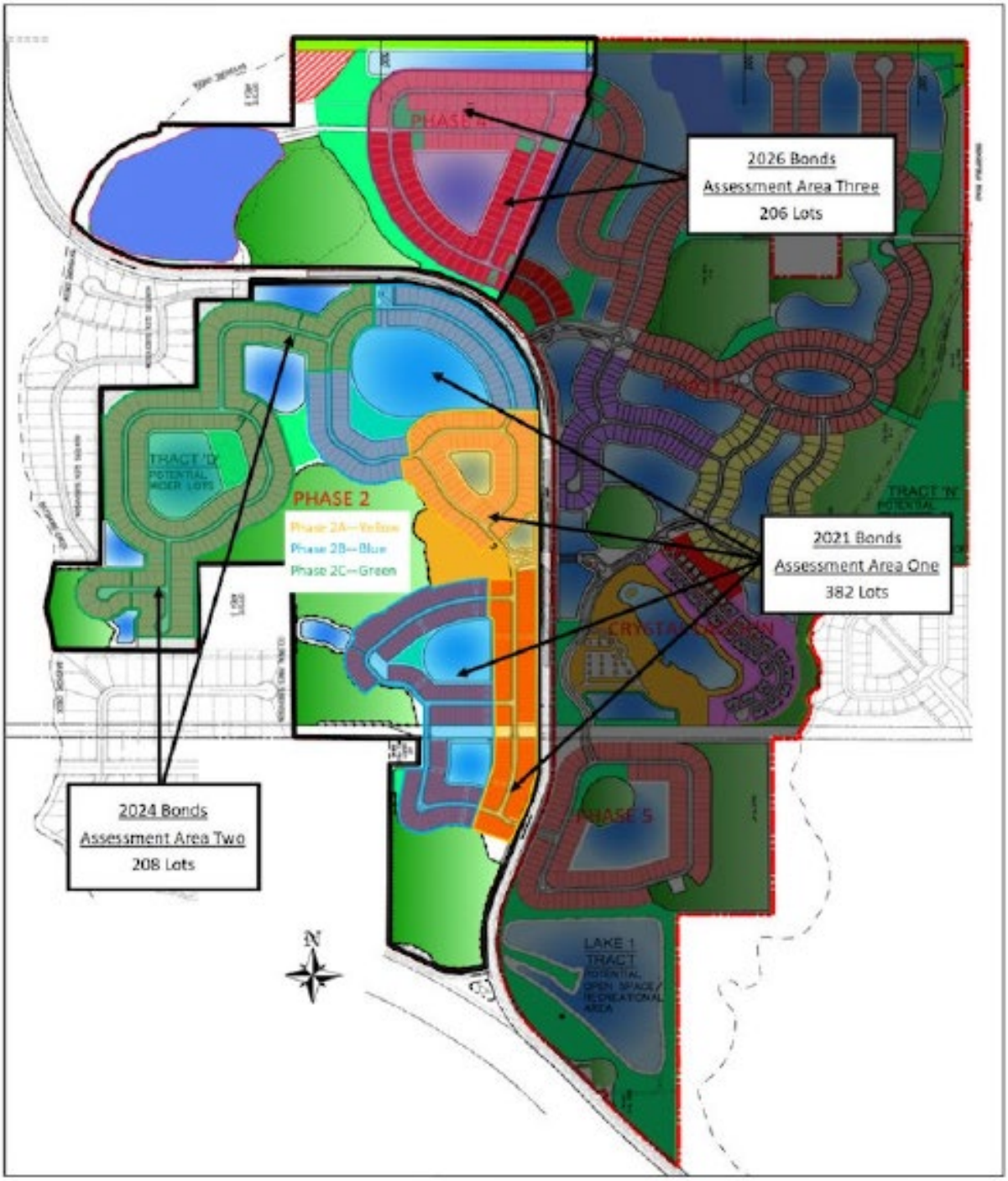


Exhibit B
Legal Description

PROPERTY DESCRIPTION

A PARCEL OF LAND LYING WITHIN BRIGHTWATER PHASE 3, RECORDED IN INSTRUMENT NUMBER 2023000206438, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA ALL BEING LOCATED IN THE NORTH HALF OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE NORTH QUARTER CORNER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE BOUNDARY OF TRACT "FD", BRIGHTWATER PHASE 3, RECORDED IN INSTRUMENT NUMBER 2023000206438, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°30'46" EAST ALONG SAID BOUNDARY, FOR 1,411.00 FEET; THENCE SOUTH 00°29'14" WEST, DEPARTING SAID FOR 284.35 FEET; THENCE NORTH 72°51'13" WEST, FOR 1.88 FEET; THENCE SOUTH 17°02'11" WEST, FOR 121.00 FEET; THENCE SOUTH 01°15'28" WEST, FOR 41.77 FEET; THENCE SOUTH 19°00'32" WEST, FOR 121.00 FEET; THENCE SOUTH 21°13'44" WEST, FOR 1,180.91 FEET; THENCE SOUTH 22°39'29" WEST, FOR 121.00 FEET; THENCE SOUTH 24°29'22" WEST, FOR 40.02 FEET; THENCE SOUTH 22°39'29" WEST, FOR 242.73 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF PRITCHETT PARKWAY (100 FOOT WIDE) AND A POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) WESTERLY 832.43 FEET ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET THROUGH A CENTRAL ANGLE OF 41°28'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 69°13'17" WEST FOR 814.37 FEET; 2) NORTH 89°57'29" WEST, FOR 938.64 FEET; THENCE NORTH 00°02'31" EAST DEPARTING SAID RIGHT-OF-WAY, FOR 51.15 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 220.98 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE LEFT HAVING A RADIUS OF 197.50 FEET THROUGH A CENTRAL ANGLE OF 64°06'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°00'43" WEST FOR 209.63 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 11.04 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET THROUGH A CENTRAL ANGLE OF 63°15'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°26'18" WEST FOR 10.49 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORTHERLY 407.64 FEET ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 564.00 FEET THROUGH A CENTRAL ANGLE OF 41°24'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 19°53'41" EAST FOR 398.82 FEET; THENCE NORTH 40°34'53" EAST, FOR 221.22 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 76.77 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET THROUGH A CENTRAL ANGLE OF 25°52'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 53°31'06" EAST FOR 76.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 26.79 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 17.50 FEET THROUGH A CENTRAL ANGLE OF 87°42'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°35'58" EAST FOR 24.25 FEET; THENCE NORTH 21°15'12" WEST, FOR 88.62 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 8.39 FEET ALONG THE ARC OF A TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET THROUGH A CENTRAL ANGLE OF 96°08'32" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 26°49'04" EAST FOR 7.44 FEET; THENCE NORTH 74°50'53" EAST, FOR 80.81 FEET; THENCE NORTH 00°08'03" WEST, FOR 791.17 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH 89°55'12" EAST ALONG SAID NORTH LINE, FOR 672.59 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 82.61 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 2011 ADJUSTMENT OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FDOT NETWORK AND REFER TO THE NORTH LINE OF TRACT FD, BRIGHTWATER PHASE 3, RECORDED IN INSTRUMENT NUMBER 2023000206438, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AS BEING S 89°30'46" E.

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

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

NOT COMPLETE WITHOUT SHEETS 1 – 3 OF 3

"NOT A SURVEY"

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/24/2025
FILE:	25-613-BW-1
SHEET:	1 of 3

GradyMinor
a Pape-Dawson company

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

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

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

SKETCH AND DESCRIPTION

A PARCEL OF LAND

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

DATE SIGNED

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

Exhibit B
Legal Description

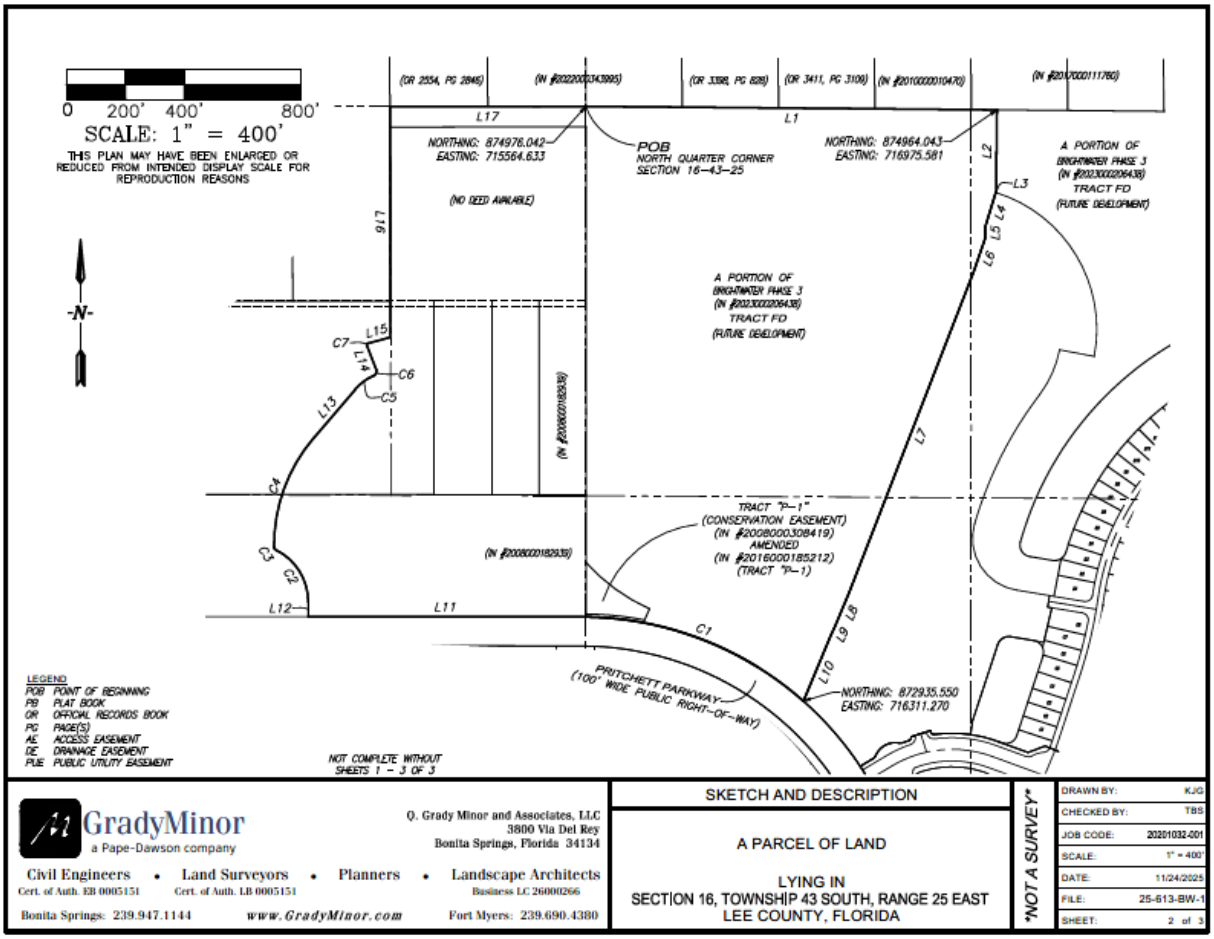


Exhibit B
Legal Description

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 89°30'46" E	1411.00'
L2	S 0°29'14" W	284.35'
L3	N 72°51'13" W	1.88'
L4	S 17°02'11" W	121.00'
L5	S 1°15'28" W	41.77'
L6	S 19°00'32" W	121.00'
L7	S 21°13'44" W	1180.91'
L8	S 22°39'29" W	121.00'
L9	S 24°29'22" W	40.02'

LINE TABLE		
LINE #	BEARING	DISTANCE
L10	S 22°39'29" W	242.73'
L11	N 89°57'29" W	938.64'
L12	N 0°02'31" E	51.15'
L13	N 40°34'53" E	221.22'
L14	N 21°15'12" W	88.62'
L15	N 74°50'53" E	80.81'
L16	N 0°08'03" W	791.17'
L17	N 89°55'12" E	672.59'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1150.00'	832.43'	41°28'25"	N 69°13'17" W	814.37'
C2	197.50'	220.98'	64°06'27"	N 32°00'43" W	209.63'
C3	10.00'	11.04'	63°15'16"	N 32°26'18" W	10.49'
C4	564.00'	407.64'	41°24'41"	N 19°53'41" E	398.82'
C5	170.00'	76.77'	25°52'27"	N 53°31'06" E	76.12'
C6	17.50'	26.79'	87°42'42"	N 22°35'58" E	24.25'
C7	5.00'	8.39'	96°08'32"	N 26°49'04" E	7.44'

NOT COMPLETE WITHOUT SHEETS 1 – 3 OF 3

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

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

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

SKETCH AND DESCRIPTION

A PARCEL OF LAND

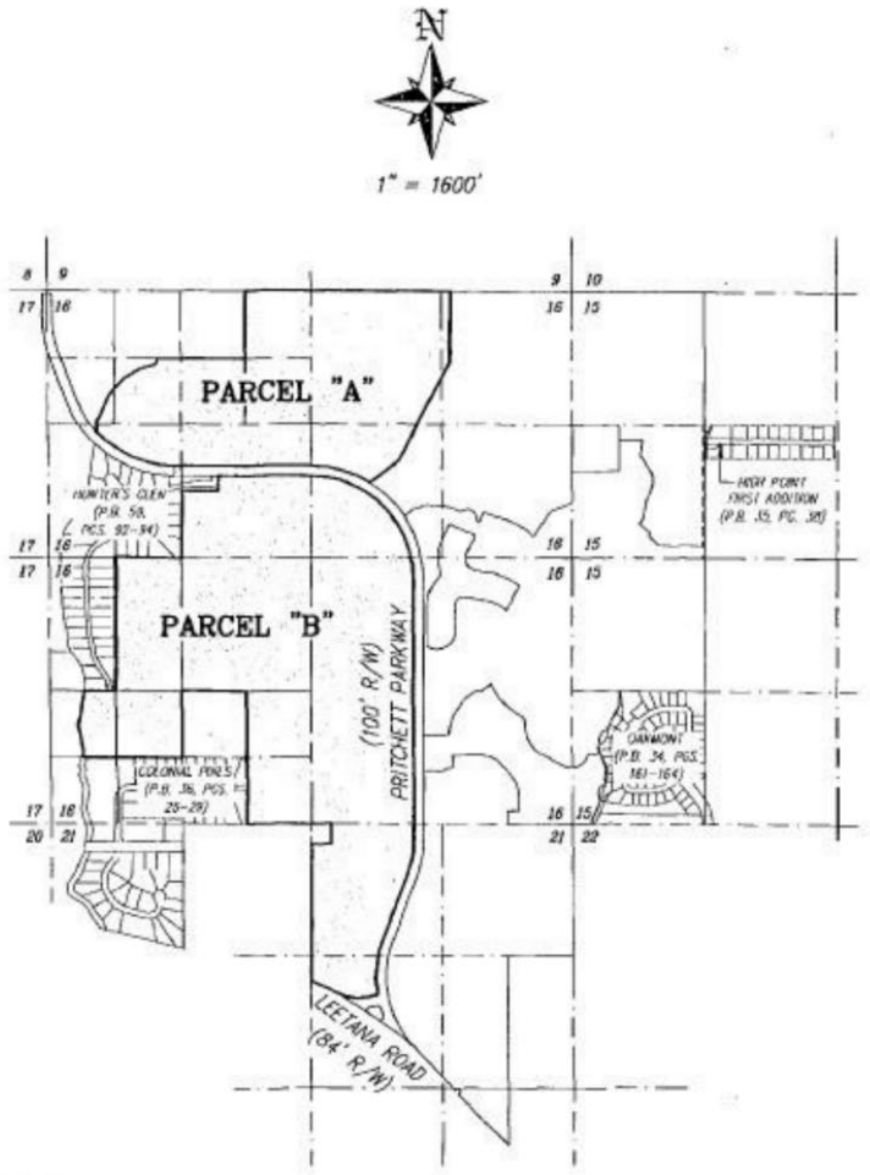
LYING IN
SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

NOT A SURVEY

DRAWN BY:	KJG
CHECKED BY:	TBS
JOB CODE:	20201032-001
SCALE:	N/A
DATE:	11/24/2025
FILE:	25-613-BW-1
SHEET:	3 of 3

Exhibit B
Legal Description

SKETCH AND DESCRIPTION – NOT A SURVEY
INDEX SHEET



LEGEND:

PG. INDICATES PAGE
PGS. INDICATES PAGES
P.B. INDICATES PLAT BOOK

S:\JOBS\1430\1447PH1\SURVEYING\DESCRIPTIONS\1447PH1 BRIGHTWATER CDD EXB.DWG

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

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490
FAX: (239) 939-2523
ENGINEERING LICENSE # EB 0469
SURVEY LICENSE # LB 0469
WWW.BANKSENG.COM

SKETCH AND DESCRIPTION INDEX SHEET
BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
5-5-2017	1447PH1	BOYD CD	AMY	RMT	1"=1600'	1	1	16 & 21-43-25

Exhibit B
Legal Description

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

DESCRIPTION
OF A
TRACT OR PARCEL OF LAND
LYING IN
SECTIONS 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

BRIGHTWATER COMMUNITY DEVELOPMENT DISTRICT

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S 89°29'37" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 FOR 1,411.00 FEET; THENCE S 00°30'23" W FOR 706.92 FEET; THENCE S 27°55'32" W FOR 1,112.54 FEET; THENCE S 52°04'05" W FOR 366.27 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,150.00 FEET TO WHICH POINT A RADIAL LINE BEARS N 32°06'53" E; THENCE WESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 32°03'13" FOR 643.36 FEET; THENCE N 89°56'20" W ALONG SAID WESTERLY LINE FOR 1,399.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,050.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 47°47'50" FOR 875.93 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK AS LOCATED ON NOVEMBER 2, 2001; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:
1.) THENCE N 04°32'24" E FOR 90.77 FEET;
2.) THENCE N 23°44'09" E FOR 306.54 FEET;
3.) THENCE N 41°45'07" E FOR 222.54 FEET;
4.) THENCE N 59°41'20" E FOR 199.30 FEET;
5.) THENCE N 75°53'16" E FOR 136.18 FEET;
6.) THENCE N 38°59'21" E FOR 33.51 FEET;
7.) THENCE N 02°12'10" E FOR 39.99 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE S 89°59'47" E ALONG SAID SOUTH LINE FOR 915.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16; THENCE N 00°06'54" W ALONG THE WEST LINE OF SAID FRACTION FOR 667.02 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N 89°56'25" E ALONG THE NORTH LINE OF SAID FRACTION FOR 672.59 FEET TO THE **POINT OF BEGINNING**.

AND

PARCEL "B"

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N 89°50'53" W ALONG THE SOUTH LINE OF SAID FRACTION FOR 661.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 THE SAME BEING A POINT ON THE EAST LINE OF COLONIAL PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 AT PAGES 26 THROUGH 29 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N 00°06'55" W ALONG SAID EAST LINE FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID COLONIAL PINES; THENCE N 00°06'55" W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N 89°49'35" W ALONG THE NORTH

• SERVING THE STATE OF FLORIDA •

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Exhibit B
Legal Description

LINE OF SAID FRACTION FOR 664.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION, THENCE S 00°13'55" E ALONG THE WEST LINE OF SAID FRACTION FOR 664.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE N 89°50'14" W ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES FOR 998.54 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK AS LOCATED ON NOVEMBER 2, 2001; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:
1.) THENCE N 01°17'16" E FOR 58.82 FEET;
2.) THENCE N 11°04'42" W FOR 270.22 FEET;
3.) THENCE N 10°50'46" E FOR 347.01 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THE SAME BEING THE SOUTH LINE OF HUNTER'S GLEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGES 92 THROUGH 94 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE S 89°49'35" E ALONG SAID SOUTH LINE FOR 316.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND SAID HUNTER'S GLEN; THENCE N 00°20'57" W ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 1329.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 AND SAID HUNTER'S GLEN; THENCE S 89°48'18" E ALONG SAID SOUTH LINE FOR 667.18 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N 00°13'55" W ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 666.28 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID HUNTER'S GLEN; THENCE S 89°52'09" E ALONG SAID SOUTH LINE FOR 378.81 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N 00°03'40" E ALONG SAID EAST LINE FOR 150.55 FEET TO THE NORTHEAST CORNER OF SAID HUNTER'S GLEN, THE SAME BEING AN INTERSECTION WITH THE WESTERLY LINE OF PRITCHETT PARKWAY (100 FEET WIDE); THENCE S 89°56'20" E ALONG SAID WESTERLY LINE FOR 942.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 89°55'27" FOR 1647.95 FEET; THENCE S 00°00'53" E ALONG SAID WESTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET, THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 386.92 FEET; THENCE S 21°05'55" W ALONG SAID WESTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 29°20'46" FOR 589.01 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRITCHETT PARKWAY AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°07'33" FOR 45.10 FEET; THENCE S 77°52'42" W ALONG SAID NORTHERLY LINE FOR 75.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 41°28'01" FOR 325.68 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LEETANA DRIVE (86 FEET WIDE) AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 4064.06 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 04°02'04" FOR 286.17 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N 00°06'48" E ALONG SAID WEST LINE FOR 1381.74 FEET TO THE SOUTHWEST CORNER OF PARCEL 122 AS DESCRIBED IN INSTRUMENT NUMBER 2011000178885 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S 89°52'23" E ALONG THE SOUTH LINE OF SAID LANDS FOR 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE N 00°06'48" E ALONG THE EAST LINE OF SAID LANDS FOR 200.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND AN INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 21; THENCE N 89°52'23" W ALONG THE NORTH LINE OF SAID LANDS AND SAID FRACTION FOR 200.00 FEET TO THE **POINT OF BEGINNING**.

GROSS LAND AREA CONTAINS: 340.29 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S 89°29'37" E.

DESCRIPTION PREPARED: 6-5-2017.
DESCRIPTION REVISED: 6-28-2017



RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED 6-28-2017

S:\Jobs\14xx\1447PH1\Surveying\Descriptions\1447PH1 BRIGHTWATER CDD LGL.doc
S:\Jobs\14xx\1447PH1\Surveying\Descriptions\1447PH1 BRIGHTWATER CDD SKT.dwg

Exhibit B
Legal Description

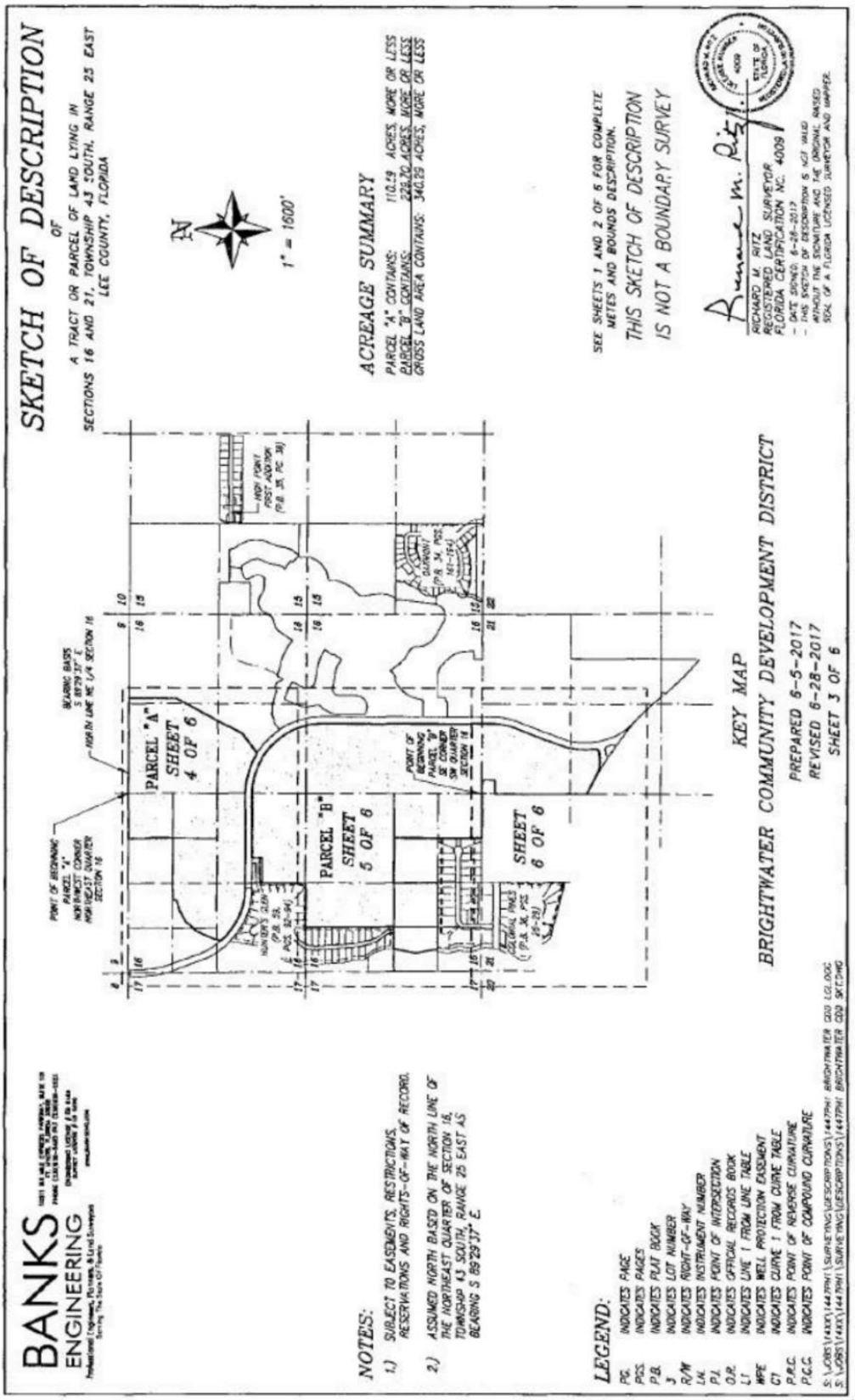


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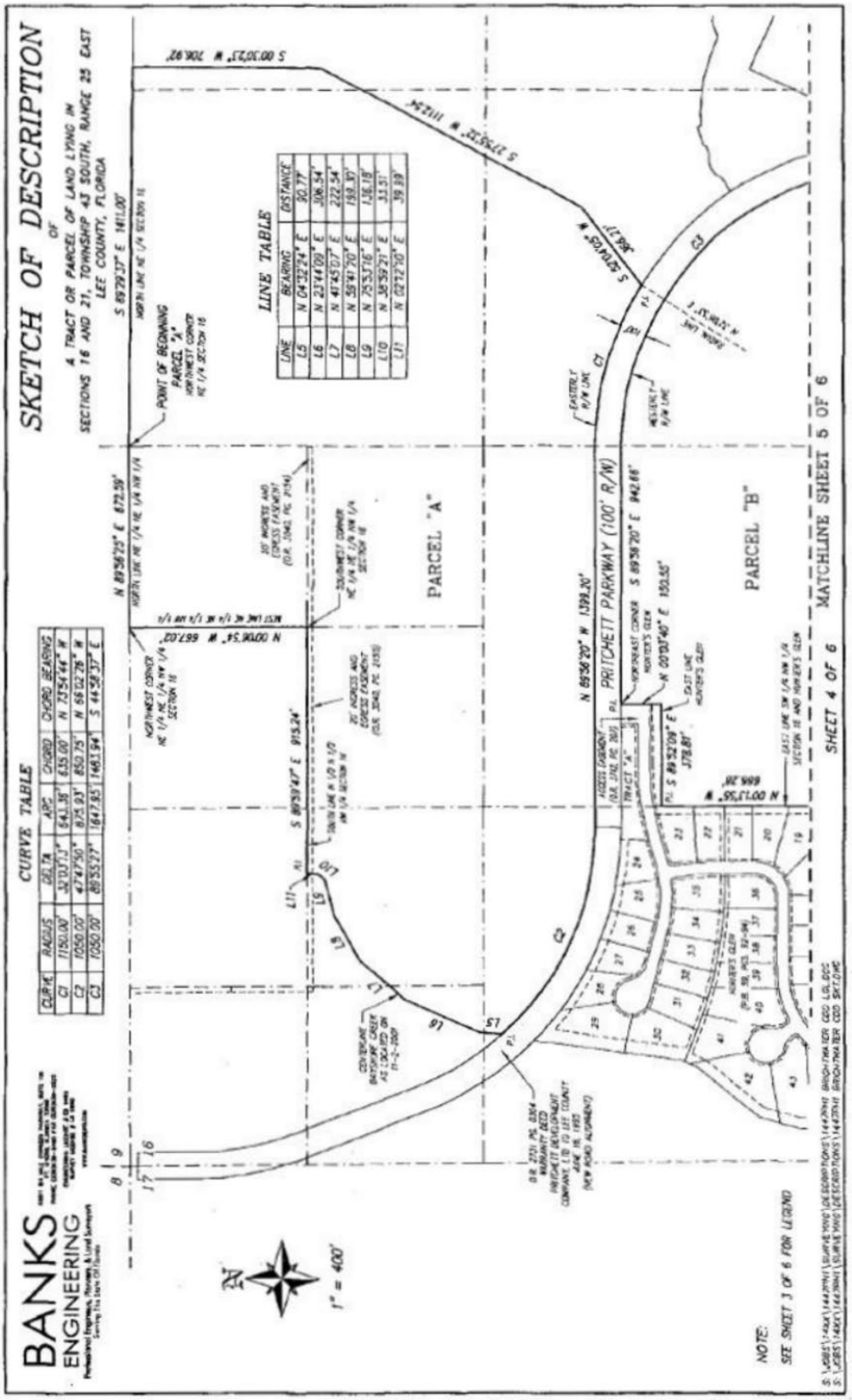


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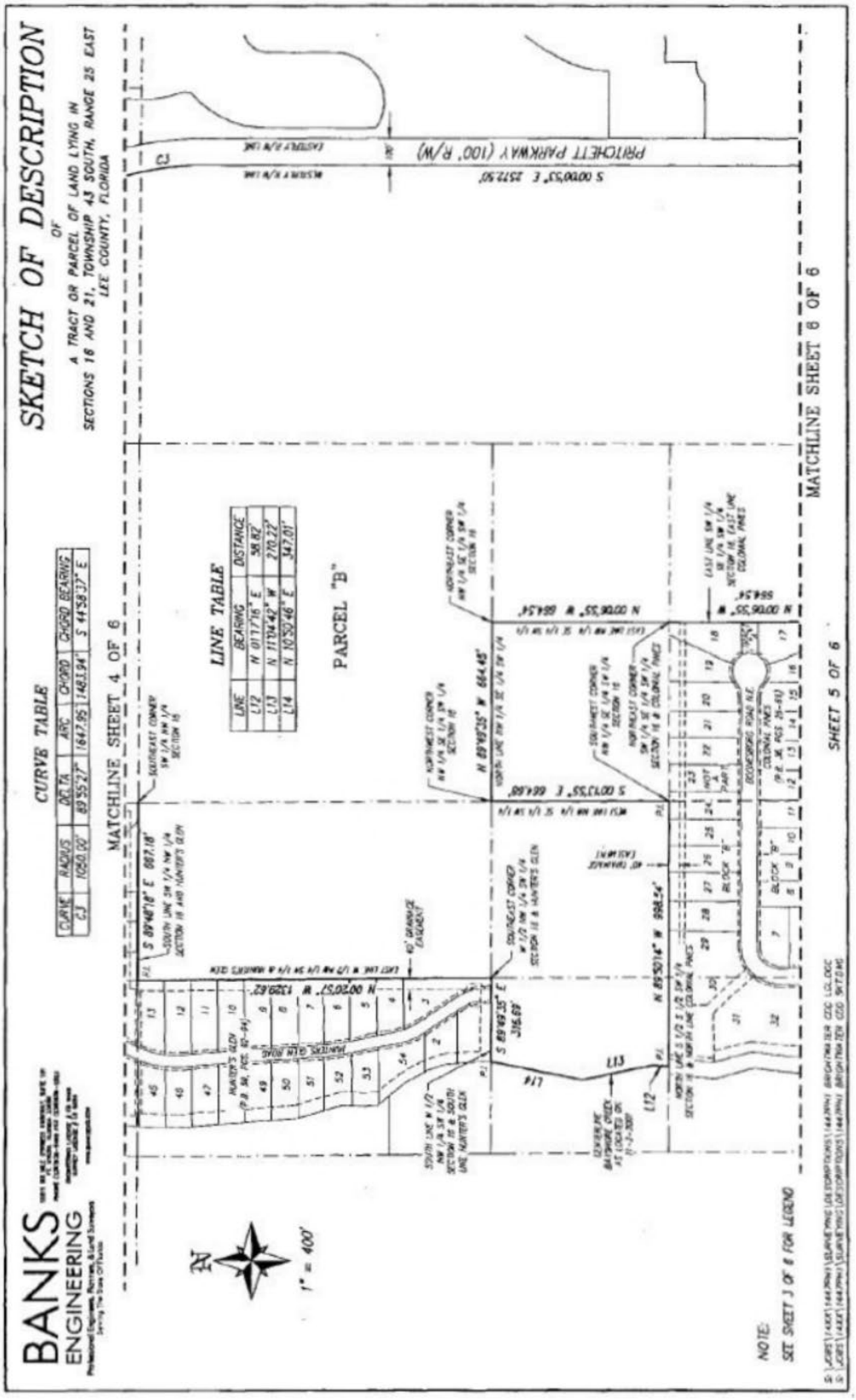


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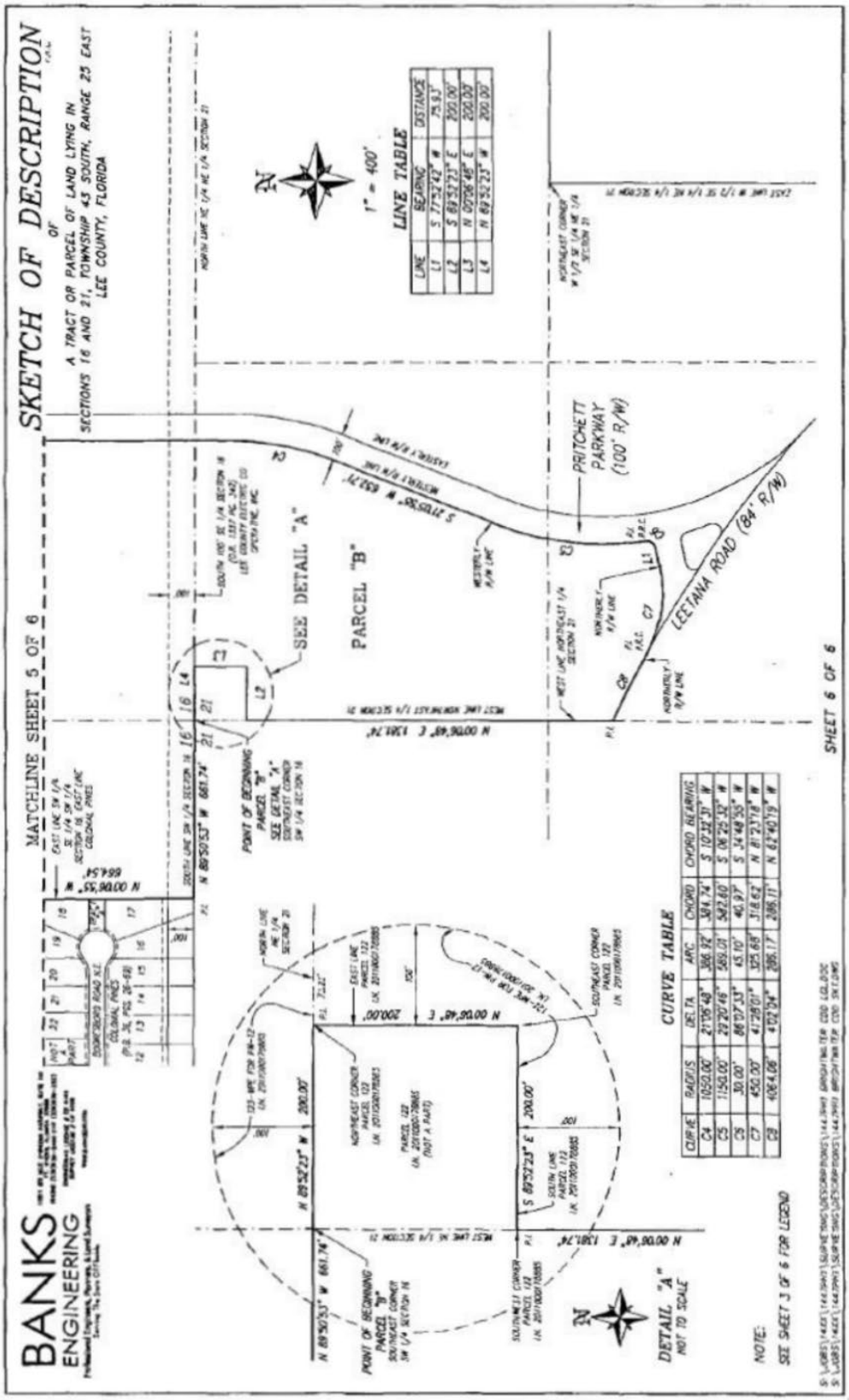


EXHIBIT 9

AGENDA

Brightwater CDD - duplicate

Oct 14, 2026 / Luis Martinez

Complete

Score	7 / 17 (41.18%)	Flagged items	0	Actions	0

Site conducted	Brightwater CDD (Shores Side)
Conducted on	14 Oct 2026 15:36 EDT
Prepared by	Luis Martinez
Location	18132 Lagoon Reach Ln, North Fort Myers, FL 33917, USA (26.72996, -81.8150422)

Monuments

1 / 1 (100%)

South (Main) Entrance

Good


Photo 1


Photo 2

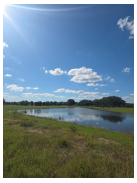

Photo 3

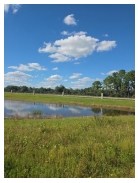
Lakes

3 / 7 (42.86%)

Lake #10 - West of Secondary Entrance

Good


Photo 4


Photo 5

Lake #12 - Across from Secondary Entrance

Good


Photo 6

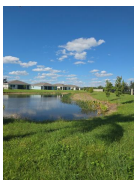

Photo 7

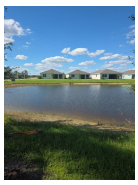
Lake #6 - Small lake north of mail center

Lake #5 - at Main Entrance

Fair

Overgrown grass and weeds were observed along the pond bank. The landscape vendor has been notified and asked to address the area.


Photo 8


Photo 9

Lake #4 - Villa Side - Far West Lake

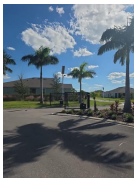
Lake #3 - Villa Side - Large lake north of power lines

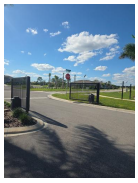
Lake #2 - Villa Side - Smaller lake south of power lines

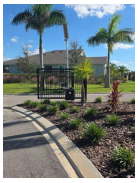
Gates 2 / 3 (66.67%)

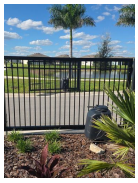
Main Entrance (South)

Good


Photo 10


Photo 11

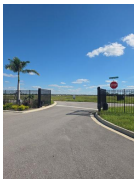

Photo 12

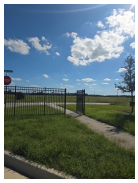

Photo 13

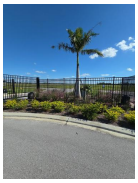
North Entrance

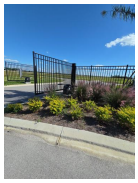
Good

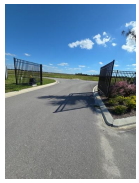
Weeds in flowerbed, notify landscape vendor.


Photo 14


Photo 15


Photo 16


Photo 17


Photo 18

Far South (Resident gate)

Amenities 0 / 5 (0%)

Mailcenter - SF Side

Pump Station (in front of clubhouse)

Clubhouse

Pool

Pickleball Courts

Landscape

1 / 1 (100%)

Landscape 1

1 / 1 (100%)

Landscape

Good


Photo 19


Photo 20

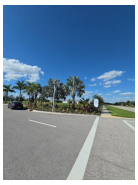

Photo 21


Photo 22

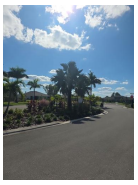
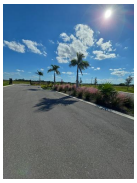

Photo 23


Photo 24


Photo 25

Landscape Location

Throughout The Community


Photo 26

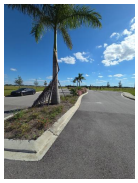

Photo 27


Photo 28


Photo 29


Photo 30

Sign Off



15 Oct 2026 22:17 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

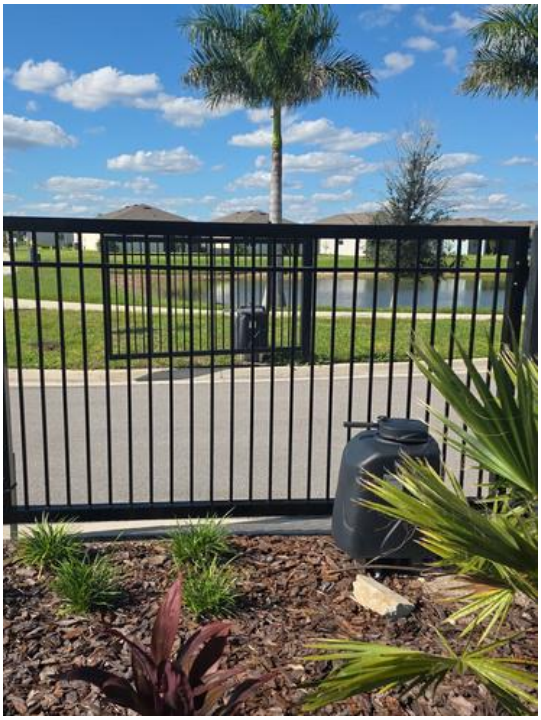


Photo 13



Photo 14



Photo 15



Photo 16

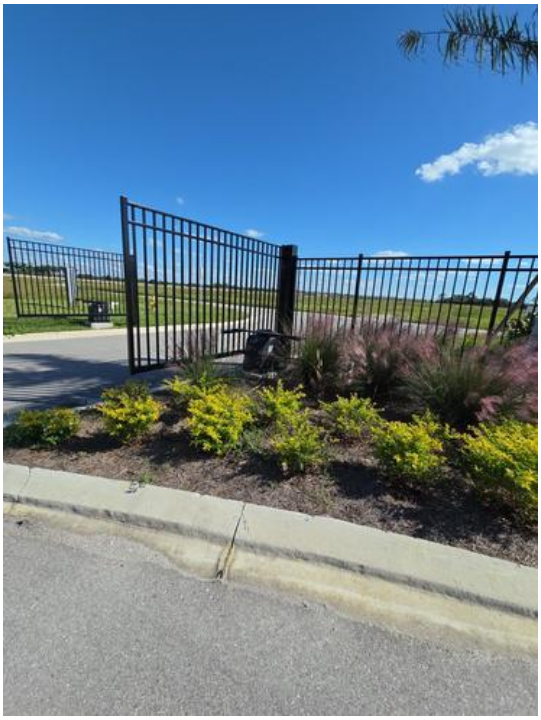


Photo 17

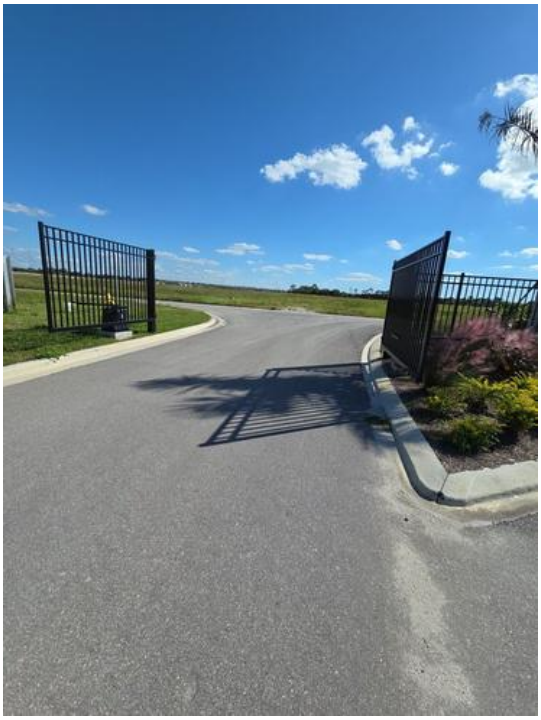


Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30

EXHIBIT 10

AGENDA

Work Order	01042319	Account	Brightwater CDD
Actual Start	10/2/2026 8:00 AM	Contact	Audette Bruce
		Address	1 Cascade Price Circle Ft Myers, FL 33917 United States

Appointment Information

Specialist Comments to Customer	On October 2nd, lakes 1 through 11 were treated for unwanted invasive weeds and grasses, such as alligatorweed and torpedograss.	Name	JONATHAN VELASCO
		Specialist State License Number	

Assets Serviced

Work Order Line Item

Asset Name	Status	Product Work Type Name
Lake #9	Inspected	
Lake #8	Inspected	
Lake #7	Inspected	
Lake #3	Inspected	
Lake #11	Inspected	
Lake #6	Inspected	
Lake #10	Inspected	
Lake #2	Inspected	
Lake #1	Treated	
Lake #4	Inspected	
Lake #5	Inspected	

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
Lake #9	ALGAE CONTROL	
Lake #9	LAKE WEED CONTROL	

Asset Name	Product Work Type Name	Specialist Comments
Lake #9	SHORELINE WEED CONTROL	
Lake #11	ALGAE CONTROL	
Lake #11	LAKE WEED CONTROL	
Lake #11	SHORELINE WEED CONTROL	
Lake #3	ALGAE CONTROL	
Lake #3	LAKE WEED CONTROL	
Lake #3	SHORELINE WEED CONTROL	
Lake #7	ALGAE CONTROL	
Lake #7	LAKE WEED CONTROL	
Lake #7	SHORELINE WEED CONTROL	
Lake #8	ALGAE CONTROL	
Lake #8	LAKE WEED CONTROL	
Lake #8	SHORELINE WEED CONTROL	
Lake #1	ALGAE CONTROL	
Lake #1	LAKE WEED CONTROL	
Lake #1	SHORELINE WEED CONTROL	
Lake #2	ALGAE CONTROL	
Lake #2	LAKE WEED CONTROL	
Lake #2	SHORELINE WEED CONTROL	
Lake #10	ALGAE CONTROL	
Lake #10	LAKE WEED CONTROL	
Lake #10	SHORELINE WEED CONTROL	
Lake #6	ALGAE CONTROL	
Lake #6	LAKE WEED CONTROL	
Lake #6	SHORELINE WEED CONTROL	
Lake #5	ALGAE CONTROL	
Lake #5	LAKE WEED CONTROL	
Lake #5	SHORELINE WEED CONTROL	

Asset Name	Product Work Type Name	Specialist Comments
Lake #4	ALGAE CONTROL	
Lake #4	LAKE WEED CONTROL	
Lake #4	SHORELINE WEED CONTROL	

Service Photos

Work Order	01040730	Account	Brightwater CDD
Actual Start	10/9/2026 8:00 AM	Contact	Audette Bruce
		Address	1 Cascade Price Circle Ft Myers, FL 33917 United States

Appointment Information

Specialist Comments to Customer	Treated sites for exotic invasive and nuisance species	Name	BRYAN ENCARNACION
		Specialist State License Number	

Assets Serviced

Work Order Line Item

Asset Name	Status	Product Work Type Name
Brightwater CDD - Preserve All	Treated	

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
Brightwater CDD - Preserve All	INVASIVES CONTROL	

Service Photos

EXHIBIT 11

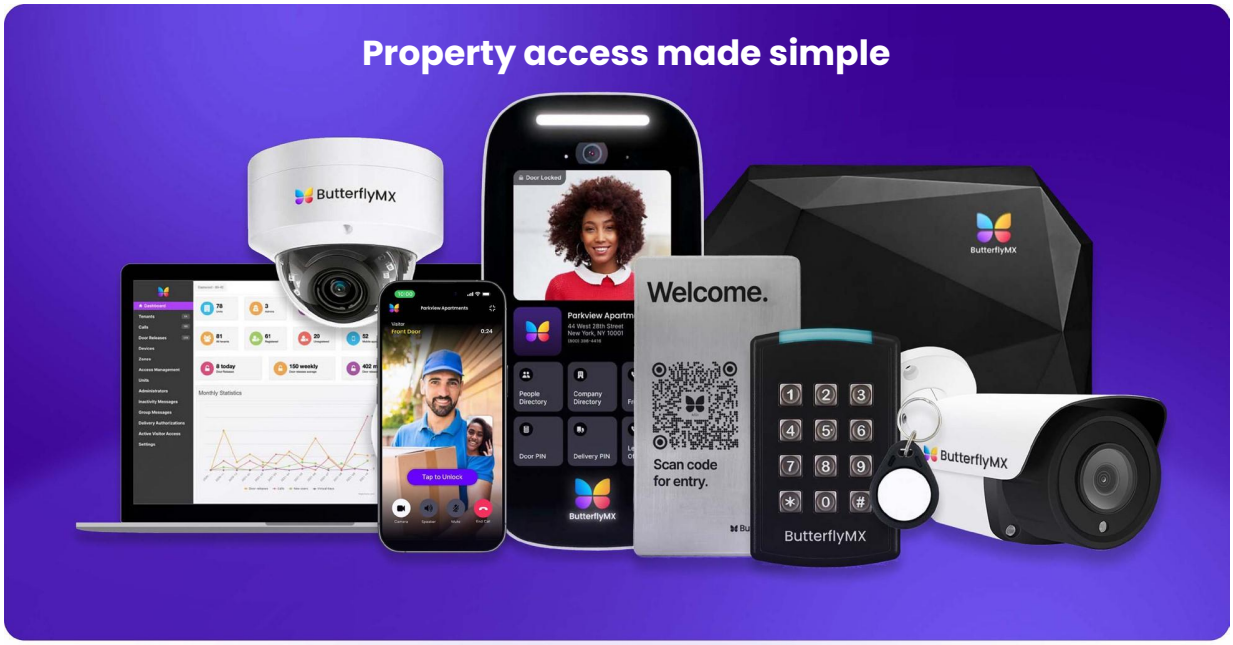
AGENDA

ButterflyMX

Property access made simple



ButterflyMX



20,000+
Properties

1,500,000+
Apartments

40,000+
Five-star ratings

The benefits you'll love:

- **Increase NOI** through purpose-built cloud access control
- **Reduce onsite effort and centralize operations** with cloud-based remote management
- **Eliminate manual updates** through direct PMS integrations
- **Streamline operations** with automated system integrations
- **Scale efficiently across properties** with online dashboards
- **Strengthen centralized oversight** with property- and portfolio-wide visibility
- **Stay current without costly upgrades** through automatic updates
- **Protect your long-term investment** with commercial-grade hardware
- **Elevate resident and tenant satisfaction** with mobile-first access
- **Improve security and visibility** with live video calling
- **Automate guest access** with Visitor Passes
- **Prevent missed deliveries** with secure Delivery PINs
- **Secure floor-level access** with integrated elevator controls
- **Extend secure unit-level control** with smart lock integrations
- **Ensure accountability** with time-stamped audit trails
- **Maintain reliable performance** with dedicated seven-day support

ButterflyMX

Company Address	44 West 28th Street, 4th Floor, New York, NY 10001	Created Date	Oct 6, 2026
Opportunity Name	The Shores at Brightwater	Quote Number	jZk9Q2qeqe4ybTlp
Prepared By	Jason Yacavone	Name	Audette Bruce
Email	jason.yacavone@butterflymx.com	Phone	813.474.7086
		Email	audette@hikai.com
Software Billing Account		Hardware Billing Account	
Software Billing Address	, ,	Hardware Billing Address	, ,
Software Billing Frequency	Annually	Shipping Company	
		Shipping Address	, ,

Product	MSRP	Sales Price	Quantity	Term (Yrs)	Total Price	Discount %	Item Description
Keypad Software Subscription	$240	$240	8	1	$1,920	0%	
Vehicle Reader Software Subscription	$1,200	$1,200	2	1	$2,400	0%	
PMS Integration - Daily Data Sync	$6	$3	590	1	$1,770	111%	
Software Subscription (Multi-Family)	$42	$42	590	1	$24,780	0%	
LPR Access (30 Day Storage)	$1,159	$1,179	4	1	$4,716	0%	
Camera Subscription (30 Day Storage)	$179	$179	6	1	$1,074	0%	

Annual Subscription	$36,660
One-Time Hardware Total	$0
Total Price	$36,660
Calculated Monthly Software Rate Per Unit	**$5.18**

If Purchased, Annual Subscription Pricing Includes:

1. ButterflyMX platform maintenance, uptime, and hosting
2. 12 months of stored door transactions with time date stamped photos in a searchable cloud based database
3. ButterflyMX platform updates including new features
4. Support and compatibility with iOS and Android devices
5. On boarding & training for property managers
6. 16 hour daily live technical support
7. 24/7 remote monitoring of software and hardware
8. Provider shall provide the support Services set forth in the terms during the Subscription Term. This does not include maintenance of the Hardware Products.

Installation Services: ButterflyMX does not supply on-site or installation services. Customer should contract separately with third party for installation services.

Standard Terms and Conditions: This Order Form is governed by the terms located at: https://butterflymx.com/property-management-software/ (the "Terms"). By executing this Order Form, Customer acknowledges it has read and understands these

Terms, and agrees to be bound by these Terms.Capitalized terms used but not defined in this Order Form have the meanings given to them in the Terms.

This Order Form is entered into pursuant to the Terms above.

Signatures

Accepted & Agreed "Subscriber"		Accepted & Agreed ButterflyMX Inc. "Provider"	
Signature:		Signature:	
Name:		Name:	
Title:		Title:	
Date:		Date:	









KEY SECURITY

Proposal #6656

Date: 10/06/2026

The Shores at Brightwater
The Shores at Brightwater

Lagoon Reach Lane
North Fort Myers, 33917

Prepared by:

Carl Pukin
Carl@key2security.com
Key Security Services
4121 Green Blvd.
Naples, FL 34116
(239) 687-8494
www.key2security.com
Lic #EG13000682

The KEY to your Security and Peace of Mind

About Us

Thank you for considering Key Security Services for your community's security needs. With over 35 years of experience right here in Southwest Florida, we bring unmatched local insight and proven solutions that protect what matters most while helping associations minimize risk, control costs, and avoid future headaches.

Key Security Services began as a family-owned locksmith business and has since grown into a trusted regional provider of electronic access control, vehicle gates, surveillance systems, and pedestrian door automation—all while staying true to our roots in craftsmanship, responsiveness, and integrity.

We are a fully licensed, bonded, and insured contractor with workers' compensation coverage for every employee. But what truly sets us apart is our commitment to delivering lasting peace of mind. From carefully selected, durable products to a team that shows up when you need us most, we focus on keeping your property secure, your systems running, and your management team supported—day or night.



At Key Security Services, your peace of mind is our business and we take it seriously.

Proposal Summary

Thank you for allowing us to evaluate your property and prepare a solution tailored to your community. This proposal also includes our **Peace of Mind All-In Plan**, a more comprehensive approach designed to reduce unexpected expenses, streamline service, and provide dependable security without the constant uncertainty of piecemeal repairs and scattered vendor costs.

For many associations, the challenge is not just choosing the right equipment—it is managing the ongoing costs, maintenance, and responsibility that come with it. Our Peace of Mind All-In Plan is intended to bring clarity where there is often unpredictability, giving boards and managers a more stable, proactive path forward. The result is stronger security, better service continuity, and true **Peace of Mind** for your residents, staff, and leadership.

Option Name	Amount
NORTH GATE:	$58,693.09
MIDDLE GATE:	$31,759.81
SOUTH GATE, EXIT ONLY:	$9,458.12
POOL:	$5,559.78
CLUBHOUSE:	$3,477.46
Optional shared windshield-tag programmer:	$16,642.00
Total for All Options:	$125,590.26

Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.

NORTH GATE

Brightwater North Gate – New Gate Automation, Telephone Entry, Pedestrian Access Control and Cameras
Provide and install new gate automation and access-control equipment serving the existing dual-leaf vehicle entrance, dual-leaf vehicle exit and pedestrian gate. There is currently no gate-automation or electronic access-control equipment at this location.

1. Vehicle gate automation
   Install four LiftMaster CSW24UL swing gate operators, one per vehicle gate leaf. Install and connect the battery backup, photoelectric safety devices, four vehicle loop detectors and four emergency-access receivers identified in the final equipment schedule. Configure coordinated gate operation, authorized entrance and vehicle exit functions. Confirm required entrapment protection and reconcile accessories included with the operator packages before installation.
2. Telephone entry and RFID access
   Install one 12-inch ButterflyMX telephone entry panel, one two-door access controller and one long-range RFID reader at the incoming vehicle lane. Connect the system to the gate operators and configure authorized resident and visitor entry. Verify the final controller connections and device compatibility before procurement.
3. Pedestrian access
   Install one Locinox MAG-2500 magnetic gate lock with handles, one mullion credential reader and one timed request-to-exit device. Configure pedestrian access schedules and credential operation. Verify lock power, gate-closing hardware, weather suitability and the complete exit-release arrangement before installation.
4. Cameras and gateway
   Install two dedicated LPR cameras, one monitoring the vehicle entrance and one monitoring the exit, plus two bullet overview cameras for general gate-area coverage. Install one compatible AI Camera Gateway serving all four cameras on the local network. Mount, aim and configure the cameras and gateway, test their assigned views, and configure supported entrance-recognition and exit-logging functions. Recording retention and licensing will be established separately.
5. Network and equipment protection
   Install one DS1018GMP 16-port PoE+ network switch, one weatherproof equipment enclosure, one battery backup and the listed connection materials. Install five AC surge protectors, one PoE/network surge protector and five low-voltage surge protectors at the designated connections. Verify enclosure clearances, heat management, power loads and grounding before installation.
6. New wiring and conduit
   Install up to 175 feet of control-wire bundle, 175 feet of direct-burial CAT6 cable and 150 feet of ¾-inch conduit. Route, terminate, label and test the new low-voltage wiring. Final routing, individual cable-run lengths, conductor sizing and conduit capacity will be checked against the approved equipment layout. Additional quantities or larger conductors require separate pricing and approval.
7. Programming, testing and handover
   Configure agreed access schedules and system settings. Test telephone entry, RFID access, pedestrian entry and release, gate sequencing, vehicle detection, emergency-access functions, camera views and required safety functions. Provide an operational walkthrough for the community’s designated representative.

Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.

Customer responsibilities

Customer shall provide suitable 120V AC electrical service and an active broadband internet connection with a usable Ethernet handoff at the North Gate equipment location before installation. Connectivity must meet ButterflyMX's bandwidth and network requirements.

Conditions and exclusions

Existing physical gates must be suitable for automation. Actual in-ground loop assemblies and installation, pavement cutting, operator foundations, electrical circuits, trenching, boring and surface restoration are excluded unless expressly itemized elsewhere in the proposal. These required supporting works must be assigned and completed before affected equipment can be commissioned. Required permits are by the customer's GC.

Required additional safety or release hardware and changes identified during final site verification must be incorporated into the equipment schedule and pricing before acceptance. Recurring software and internet services are excluded from this installation scope

Item	Quantity
12-inch ButterflyMX panel:	1.00
Two-door controller	1.00
Long-range RFID reader	1.00
Liftmaster Swing Gate Operator	4.00
Battery 12V 7AH	2.00
Liftmaster Photoeye Safety Sensor	2.00
Liftmaster Loop/Safety Sensors for Vehicle Gates	4.00
EVAC Receiver for Emergency Services	4.00
Magnetic Gate Lock with Handles	1.00
Mullion pedestrian reader	1.00
Control Wire Bundle (22/6, 18/4, 18/2, 18/2) per/ft	175.00
Conduit 3/4" per ft	150.00

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Direct Bury Cable CAT6 per/ft	175.00
LPR Camera	2.00
Misc. Network System Material	2.00
Bullet Overview cameras	2.00
Battery Backup (Standard)	1.00
NEMA large weatherproof enclosure	1.00
Power Cord	1.00
120V Surge Protection	5.00
POE / Network Surge Protector	1.00
Data / Low Voltage Surge Protection	5.00
Request to Exit Button (Pneumatic Timed)	1.00
AI camera gateway	1.00
Network Switch 16 Port PoE+	1.00
CAT6 Jumper 7'	1.00
Standard Labor	91.00 hrs
Sales Tax	$2,444.27
Option Total:	**$58,693.09**

Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.

MIDDLE GATE

Brightwater Middle Gate – Telephone Entry, Pedestrian Access Control and Camera Upgrade
Replace the existing DoorKing telephone entry equipment with a ButterflyMX access-control system. Install new pedestrian locking hardware and camera equipment while retaining the existing vehicle gates, operators and detection loops where inspection confirms they are serviceable and compatible.

1. Telephone entry and vehicle access
   Remove the DoorKing telephone entry equipment being replaced. Install one 12-inch ButterflyMX telephone entry panel, one two-door access controller and one long-range RFID reader at the incoming vehicle lane. Connect the system to the existing gate operators and configure authorized resident and visitor entry. Verify controller connections and device compatibility before procurement.
2. Pedestrian access
   Install one Locinox MAG-2500 magnetic gate lock with handles, one mullion credential reader and one timed request-to-exit device. Configure pedestrian access schedules and authorized credential operation. Verify lock power, gate-closing hardware, weather suitability and the complete exit-release arrangement before installation.
3. Existing vehicle gate operation
   Retain the existing vehicle gate operators and exit-detection system, subject to successful inspection and testing. Integrate the new access-control equipment while maintaining vehicle exit and existing safety functions. Repairs or replacement of operators, loops or safety devices are additional unless separately listed.
4. Cameras and gateway
   Install two dedicated LPR cameras, one monitoring incoming vehicles and one monitoring outgoing vehicles. Install four bullet overview cameras for additional Middle Gate coverage. Install one compatible AI Camera Gateway serving all six cameras on the local network. Mount, aim and configure each camera, test assigned views, and configure supported entrance-recognition and exit-logging functions. Recording retention and licensing will be established separately.
5. Network and equipment protection
   Install one DS1018GMP 16-port PoE+ switch, one weatherproof equipment enclosure, one battery backup and the listed patch cable and miscellaneous connection materials. Install five AC surge protectors, one PoE/network surge protector and five low-voltage surge protectors at designated equipment connections. Verify equipment clearances, heat management, power loads and grounding before installation.
6. Wiring and conduit
   Install up to 175 feet of control-wire bundle, 175 feet of direct-burial CAT6 cable and 150 feet of ¾-inch conduit. Route, terminate, label and test new low-voltage wiring. Verify individual cable runs, conductor sizing and conduit capacity against the final equipment layout. Additional quantities or larger conductors require separate pricing and approval.
7. Programming, testing and handover
   Configure agreed access schedules and system settings. Test telephone entry, RFID access, pedestrian locking and release, vehicle entry and exit interfaces, camera views and integrated system functions. Provide an operational walkthrough for the community’s designated representative.

Customer responsibilities
Customer shall provide suitable 120V AC electrical service and an active broadband internet connection with a

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usable Ethernet handoff at the Middle Gate equipment location before installation. Connectivity must meet ButterflyMX's bandwidth and network requirements.
Conditions and exclusions
Reuse of existing gates, operators, loops and safety equipment is subject to inspection and successful testing. Structural repairs, new electrical circuits, trenching, boring, concrete/asphalt cutting, surface restoration and landscaping are excluded unless separately itemized. Required permits are by the customer's GC.
Required additional safety or release hardware and changes identified during final site verification must be incorporated into the equipment schedule and pricing before acceptance. Recurring software and internet services are excluded from this installation scope

Item	Quantity
12-inch ButterflyMX panel:	1.00
Two-door controller	1.00
Long-range RFID reader	1.00
Mullion pedestrian reader	1.00
Control Wire Bundle (22/6, 18/4, 18/2, 18/2) per/ft	175.00
Conduit 3/4" per ft	150.00
Direct Bury Cable CAT6 per/ft	175.00
LPR Camera	2.00
Misc. Network System Material	2.00
Bullet Overview cameras	4.00
Battery Backup (Standard)	1.00
NEMA large weatherproof enclosure	1.00
Power Cord	1.00
120V Surge Protection	5.00
POE / Network Surge Protector	1.00
Data / Low Voltage Surge Protection	5.00
Request to Exit Button (Pneumatic Timed)	1.00
Network Switch 16 Port PoE+	1.00
CAT6 Jumper 7'	1.00
AI Camera Gateway	1.00
Misc. Network System Material	4.00
Magnetic Gate Lock with Handles	1.00
Standard Labor	63.50 hrs
Sales Tax	$1,192.15
Option Total:	**$31,759.81**

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SOUTH GATE, EXIT ONLY

Brightwater South Gate – Pedestrian Access Control and Camera Installation

Install new pedestrian access-control and overview-camera equipment at the South Gate. This location serves an exit-only vehicle gate and pedestrian entrance. Existing vehicle gates, operators and exit-detection equipment will remain where inspection confirms they are serviceable and compatible.

1. Pedestrian access control
   Install one ButterflyMX two-door controller and one mullion credential reader. Install one Locinox MAG-2500 magnetic gate lock with handles, one 24VDC 2-amp power supply for the approved lock circuit and one timed request-to-exit device. Configure authorized pedestrian access and schedules. Verify the lock-power wiring, gate-closing hardware, weather suitability and complete exit-release arrangement before installation.
2. Existing vehicle exit
   Retain and test the existing vehicle gate operators and exit-detection system. Coordinate the new installation with existing equipment while maintaining vehicle exit and safety functions. Replacement operators, detection loops or safety hardware are additional unless separately listed.
3. Camera coverage
   Install two bullet overview cameras covering the South Gate and pedestrian access area. Mount, aim and configure the cameras and test their assigned views. This scope includes no dedicated LPR camera, vehicle telephone-entry panel or long-range RFID reader.

A compatible ButterflyMX Camera Gateway is required for the proposed recording system. It is not included in the supplied equipment list and must be added and priced before the camera portion is finalized. Recording retention and licensing will be established separately.

1. Network and equipment protection
   Install one DS108GP eight-port PoE+ network switch, one weatherproof enclosure, one battery backup and the listed patch cable and connection materials. Install five AC surge protectors, one PoE/network surge protector and one low-voltage surge protector at designated connections. Verify final device loads, surge-device placement, equipment clearances, heat management and grounding.
2. Wiring and conduit
   Install up to 20 feet of control-wire bundle, 20 feet of direct-burial CAT6 cable and 20 feet of ¾-inch conduit. Confirm actual device locations and individual cable runs, then terminate, label and test the new wiring. Additional quantities or required conductor changes will be priced separately.
3. Programming, testing and handover
   Configure agreed access settings. Test pedestrian entry and release, existing vehicle exit operation and camera coverage. Test recording after the required gateway and services are installed and activated. Provide an operational walkthrough for the community’s designated representative.

Customer responsibilities

Customer shall provide suitable 120V AC electrical service and an active broadband internet connection with a usable Ethernet handoff at the South Gate equipment location before installation. Connectivity must meet ButterflyMX’s bandwidth and network requirements.

Conditions and exclusions

Reuse of existing vehicle operators, detection and safety equipment is subject to inspection and successful testing. Structural repairs, new electrical circuits, trenching, boring, pavement repair, surface restoration and landscaping are excluded unless separately listed. Required permits are by the customer’s GC.

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The missing camera gateway and any additional mounting, safety or release components must be incorporated into the final equipment schedule and pricing before acceptance. Recurring software and internet services are excluded from this installation scope

Item	Quantity
Two-door controller	1.00
Mullion pedestrian reader	1.00
Control Wire Bundle (22/6, 18/4, 18/2, 18/2) per/ft	20.00
Conduit 3/4" per ft	20.00
Direct Bury Cable CAT6 per/ft	20.00
Misc. Network System Material	1.00
Bullet Overview cameras	2.00
Battery Backup (Standard)	1.00
NEMA large weatherproof enclosure	1.00
Power Cord	1.00
120V Surge Protection	5.00
POE / Network Surge Protector	1.00
Data / Low Voltage Surge Protection	1.00
Magnetic Gate Lock with Handles	1.00
Plug in power supply 24VDC 2amp	1.00
Request to Exit Button (Pneumatic Timed)	1.00
Network Switch 8 Port PoE+	1.00
CAT6 Jumper 7'	1.00
Standard Labor	21.15 hrs
Sales Tax	$328.59
Option Total:	**$9,458.12**

Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.

POOL

Brightwater Pool – Access-Control Equipment Replacement

Replace the existing pool access-control equipment serving three pedestrian gates with a ButterflyMX system. Retain the existing physical gates, locks, power supplies and wiring where testing confirms they are serviceable and compatible.

1. Remove existing access-control equipment
   Disconnect and remove the existing controllers and credential readers being replaced. Identify and label existing gate, lock, power and communication wiring before transferring connections to the new equipment.
2. Install replacement controllers and readers
   Install two ButterflyMX two-door controllers and three mullion credential readers, one reader at each pool gate. Connect the controllers to the existing compatible locking and release hardware. Verify controller and reader power requirements independently of the existing lock power supplies.
3. Surge protection and connections
   Install the listed AC, network and low-voltage surge protection at the appropriate equipment connections. Complete required terminations and install the quoted miscellaneous connection materials. Verify device compatibility and grounding before connecting surge protection.
4. Programming and testing
   Configure agreed pool-access schedules and access permissions. Test each reader, gate lock and exit-release function. Verify existing gate-closing and latching operation and confirm that the equipment replacement does not defeat required pool-barrier or emergency-exit functions. Provide an operational walkthrough to the community's designated representative.

Customer responsibilities

Customer shall provide suitable 120V AC electrical service and an active broadband connection with a usable Ethernet handoff at the controller equipment location. The connection must meet ButterflyMX network requirements. Customer shall supply an accurate, authorized resident-access list and pool operating schedules for configuration.

Conditions and exclusions

Existing locks, power supplies, release devices, wiring and gate hardware are subject to inspection and testing before reuse. Repairs, new cable runs, replacement locking hardware or additional network equipment are excluded unless separately listed and require written approval.

Existing fob compatibility must be verified before promising reuse. Replacement credentials and bulk credential enrollment or data conversion are excluded unless expressly included elsewhere in the proposal. Required permits are by the customer's GC. Recurring software and internet services are excluded from this installation scope

Item	Quantity
Two-door controller	2.00
Mullion pedestrian reader	3.00
Misc. Network System Material	1.00
120V Surge Protection	1.00
POE / Network Surge Protector	3.00
Data / Low Voltage Surge Protection	3.00
Standard Labor	13.75 hrs

Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.

Sales Tax	$183.95
Option Total:	**$5,559.78**

Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.

CLUBHOUSE

Brightwater Clubhouse – Access-Control Equipment Replacement

Replace the existing access-control equipment serving two clubhouse doors with a ButterflyMX system. Retain existing doors, locks, power supplies and wiring where inspection confirms they are serviceable and compatible.

1. Remove existing equipment
   Disconnect and remove the controllers and credential readers being replaced. Identify and label existing power, lock, release and communication wiring before transferring connections.
2. Install replacement controller and readers
   Install one ButterflyMX two-door controller and two mullion credential readers, one at each designated clubhouse door. Connect to compatible existing locking and release hardware. Verify controller power requirements separately from the existing lock power supplies.
3. Connections and surge protection
   Install the quoted AC, network and low-voltage surge protection at appropriate equipment connections. Complete wiring terminations and install the listed miscellaneous connection materials. Verify surge-device compatibility and grounding.
4. Programming, testing and handover
   Configure agreed access schedules and permissions. Test both readers, door locking and existing exit-release functions. Verify door-closing and latching operation and confirm the equipment replacement does not interfere with required emergency egress. Provide an operational walkthrough for the community's designated representative.

Customer responsibilities

Customer shall provide suitable 120V AC electrical service and an active broadband internet connection with a usable Ethernet handoff at the controller location. Connectivity must meet ButterflyMX network requirements.
Customer shall provide an accurate, authorized access list and clubhouse operating schedules.

Conditions and exclusions

Reuse of existing hardware, power supplies and wiring is subject to inspection and testing. Repairs, replacement locks, new cable runs and additional network equipment are excluded unless separately listed and require written approval.

Existing fob compatibility must be verified before promising reuse. Replacement credentials and bulk enrollment or data conversion are excluded unless expressly included elsewhere in the proposal. Required permits are by the customer's GC. Recurring software and internet services are excluded from this installation scope

Item	Quantity
Two-door controller	1.00
Mullion pedestrian reader	2.00
Misc. Network System Material	1.00
120V Surge Protection	1.00
POE / Network Surge Protector	2.00
Data / Low Voltage Surge Protection	2.00
Standard Labor	8.75 hrs
Sales Tax	$112.89
Option Total:	**$3,477.46**

Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.

Optional shared windshield-tag programmer

Brightwater – Resident Access Credentials and Optional Programmer
Supply 1,180 ButterflyMX windshield RFID stickers for authorized vehicle access and 1,180 ButterflyMX encrypted key fobs for use at compatible pedestrian, pool and clubhouse readers. Quantities provide an allowance of two windshield stickers and two key fobs per home based on 590 planned homes; the association shall confirm the final required quantities before ordering.
If selected, supply one shared windshield-tag programmer for use by the association's designated administrator. This programmer is for compatible windshield credentials; a separate fob/keycard programmer is not included. Credentials will be delivered to the association for resident allocation. The association shall provide and maintain accurate resident, household, vehicle and access-permission records. Each credential must be enrolled and assigned before use.
This section covers equipment and credential supply only. Resident-data preparation, bulk enrollment, programming, vehicle-sticker installation, individual distribution and administrator training are excluded unless expressly included elsewhere in the proposal. Additional credentials or services will be quoted separately.
Pricing before tax and shipping:

- Windshield RFID stickers: 1,180 × $4 = $4,720
- Encrypted key fobs: 1,180 × $9 = $10,620
- Optional shared windshield-tag programmer: 1 × $360 = $360
- Total including optional programmer: $15,700
- Total without programmer: $15,340

Item	Quantity
Optional shared windshield-tag programmer	1.00
ButterflyMX windshield RFID stickers	1,180.00
ButterflyMX encrypted key fobs	1,180.00
Standard Labor	0.00 hrs
Sales Tax	$942.00
Option Total:	**$16,642.00**

Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.

Terms and Conditions

Deposit: The deposit shall be equal to the full cost of all required materials or fifty percent (50%) of the total contract amount, whichever is greater. The remaining balance of the contract price shall be due and payable within thirty (30) days following satisfactory completion of the project. For projects with a duration exceeding sixty (60) days from commencement to completion, Key Security Services reserves the right to request one or more additional progress payments to cover labor and associated costs. In many cases Key Security Services will not order material for the project until the deposit check is received.

Access: Client acknowledges that Key Security Services may require access to multiple areas of the property during installation. Certain portions of the property may be restricted and some noise or disruption may occur while work is being performed. Key Security Services shall make every reasonable effort to minimize inconvenience to homeowners, staff, and guests; however, some level of disruption is to be expected. Client agrees to ensure that all items are removed from work areas in advance to provide safe and unobstructed access for Key Security Services' personnel.

Cancellation: Client may cancel this Agreement at any time prior to the commencement of work. In the event of cancellation after execution of the Agreement, Client shall be responsible for a cancellation fee equal to ten percent (10%) of the contract labor amount, together with any restocking fees on materials, up to one hundred percent (100%) of the material cost.

Cosmetics: Key Security Services shall make every reasonable effort to maintain a clean and professional cosmetic appearance during installation. Client acknowledges, however, that certain installations may require the use of wall plates, wire boxes, conduit, or may result in drywall modifications or repairs. Key Security Services is not a painting or finishing contractor, and any painting, patching, or cosmetic finishing shall be the sole responsibility of Client upon completion of the installation.

Credit Card: Client acknowledges that all credit card payments in excess of five hundred dollars ($500.00) shall be subject to a five percent (5%) surcharge to offset processing fees. Payments made by check, money order, or cash are accepted without surcharge.

Fixed Price: This proposal is offered as a fixed-price contract. Key Security Services shall furnish all labor and materials necessary to complete the project for the total contract amount agreed upon, regardless of the actual labor or material costs incurred. Any modifications to the scope of work, including but not limited to client-requested changes or unforeseen conditions requiring additional labor or materials, shall be documented by a written change order and billed separately from the fixed contract amount.

Future Rates: The rates set forth in this proposal apply solely to the scope of work described herein and shall not be construed as a guarantee of pricing for future projects or services. Key Security Services reserves the right to adjust pricing for any goods or services not included within the scope of this proposal at its sole discretion.

Warranty: Unless otherwise stated in writing, Key Security Services warrants all materials in accordance with the applicable manufacturer's warranty and warrants all labor for a period of six (6) months from the date of installation. Extended warranty is available at an additional cost. This warranty excludes damage or failure resulting from vandalism, misuse, unauthorized modifications, or acts of God. Warranty service is contingent upon Client's account being paid in full.

Approval: This proposal, in whole or in part, shall be deemed approved and binding upon any written or verbal authorization from Client, including but not limited to emails, text messages, or verbal confirmations. Such approval authorizes Key Security Services to proceed with the next stages of the project, including issuance of deposit invoices, ordering of materials, and scheduling of work. Key Security Services prefers that an authorized representative of Client sign below and initial next to all approved options for clarity of record.

Initial	Option Name:	Amount
	NORTH GATE:	$58,693.09
	MIDDLE GATE:	$31,759.81
	SOUTH GATE, EXIT ONLY:	$9,458.12
	POOL:	$5,559.78
	CLUBHOUSE:	$3,477.46
	Optional shared windshield-tag programmer:	$16,642.00

Authorized Client Signature

Carl Pukin

10/05/2026

Carl Pukin
Carl@key2security.com
(239) 687-8494

KEY SECURITY

Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.

EXHIBIT 12

AGENDA

MyWATCHTOWER

MYWATCHTOWER BY JEKA SOFTWARE

Visitor management built for gated communities.

MyWatchtower runs your entry from one platform. Residents send passes from their phones, every arrival gets a record, and no gate staffing is required.

Everett Southwick · JEKA Software · jekasoftware.com



THE PLATFORM

One pane of glass for the whole community

Visitor management

Pre-registration and entry logs, with rules as granular as weekdays 8 to 5 within a date range.

Credentials, groups & schedules

RFID, QR, PINs, mobile passes. Groups, schedules, and permissions, configured your way.

Camera hub

Live feeds from every site on one dashboard.

Real-time notifications

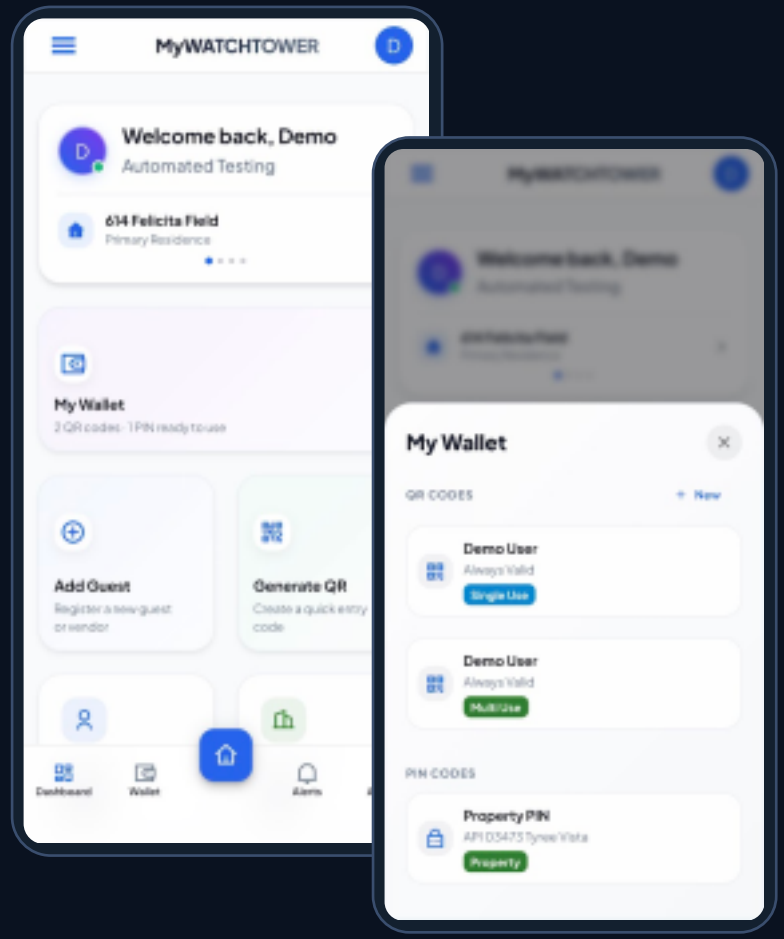
Residents know the moment a guest or vendor reaches the gate.

Activity history

Every entry, credential, and event is traceable.

License plate recognition

Optional add-on: pre-registered vehicles enter without stopping.



One login for residents and managers. No separate camera, entry, or property logins.

UNSTAFFED ENTRY

A kiosk that runs the lane on its own

How guests get in

QR pass from their host

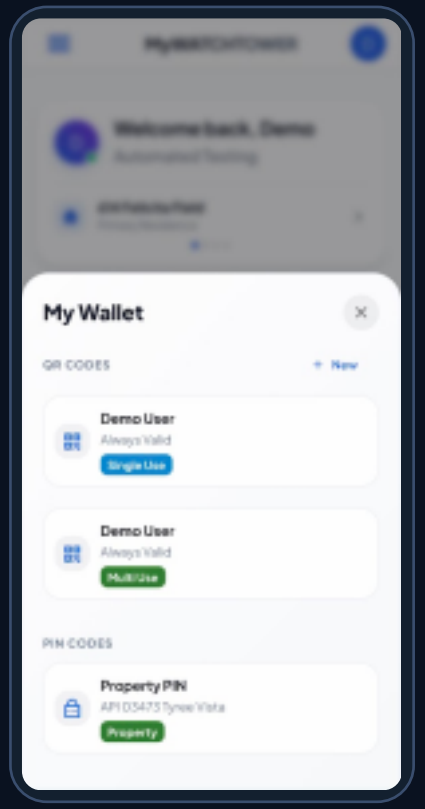
Guests scan the pass a resident sent them, and the gate opens in seconds.

PIN codes that fit the visit

Single-use, time-limited, or recurring. Issued and revoked in seconds.

Directory calling

Guests search the directory and call the resident, who lets them in with a tap.



Built for the lane

A photo on every entry

Every kiosk entry is logged with a photo, a timestamp, and the credential used.

Weather-ready touchscreen

IP68-rated hardware that handles up to 140°F, with a battery backup.

Keeps working through outages

Cellular failover and local operation keep the lane moving.



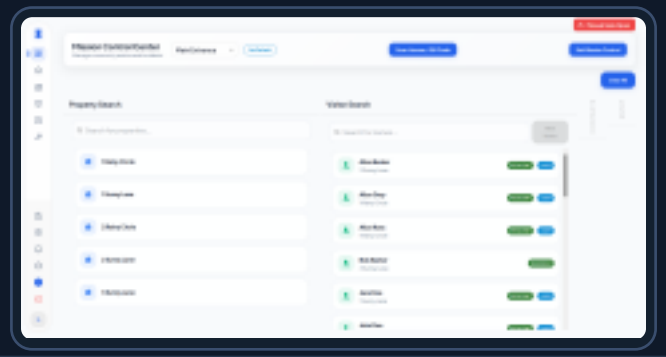
FLEXIBILITY

Three ways to run the gate. One platform.

STAFFED

Mission Control dashboard

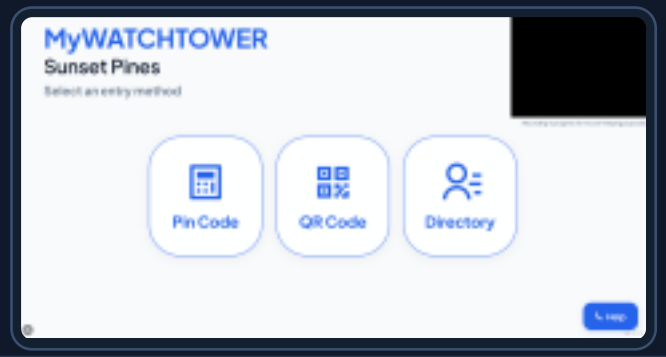
- On-site gate staff process visitors in real time
- Queue handling built for busy hours
- Resident notifications, instant timestamping



UNSTAFFED

Self-service kiosk

- PIN codes: single-use, time-limited, recurring
- QR scanning, directory search, resident calling
- Photo on every entry, 4-hour battery backup



ADD-ON

Live Assist

- A live person, in a remote capacity
- Processes visitor-initiated entries per the community's configured rules
- Same entry records as the rest of the platform

Every mode runs on the same industry-standard Brivo and HID hardware.

RECORDS & REPORTING

What your board and manager get

Complete activity history

Every entry, credential, and event is traceable. Search by resident, address, or date.

Incident documentation

Events logged with photos, notes, severity, and status, ready for the next board meeting.

Live camera feeds

Camera views from every entry point on one dashboard, side by side with the entry records.

Support that stays with you

JEKA handles onboarding, resident training, and platform support for your community.

Most communities are live in 4 to 6 weeks.

MyWatchtower Portfolio Program Price Sheet

Tier 3, 10+ communities. Price list v1.24.1, effective 2026-07-22.

These are the prices a community in the Portfolio Program pays. The program takes a set discount off JEKA's list price, by category, at three tiers. A deeper tier applies to every community in the portfolio, not only to the one that carried the count over.

The tier follows the number of Qualifying Communities the Manager holds under an active agreement, counted on the first day of each month. A negotiated starting tier, where the parties agree one, holds through its review date; after that the count governs. The Portfolio Program Addendum states the terms.

The grid: discount off list, by category and tier

Category	Tier 1	Tier 2	Tier 3
Platform	10%	15%	20%
Live Assist	5%	7.5%	10%
Connectivity	10%	15%	20%
Managed services	10%	15%	20%
Hardware	30%	35%	40%
Services	20%	25%	30%

Tier	Tier 1	Tier 2	Tier 3
Qualifying Communities	0-4 communities	5-9 communities	10+ communities

Platform

SKU	Item	Unit	List	Tier 3	Billing
MWT-BASE	MyWatchtower Platform — base fee	per community	$399	$319.20	per month
MWT-UNIT	MyWatchtower Platform — enrolled unit fee	per enrolled unit	$3	$2.40	per month
MWT-REPORT	MyWatchtower Reporting module only — standalone tier	per community	$149	$119.20	per month

Live Assist

SKU	Item	Unit	List	Tier 3	Billing

SKU	Item	Unit	List	Tier 3	Billing
LA-FULL	MyWatchtower Live Assist — FULL COVERAGE tier (live remote assistance / entry processing, all coverage hours)	per enrolled unit	$7	$6.30	per month
LA-PART	MyWatchtower Live Assist — PARTIAL DAY COVERAGE tier (elected daytime hours; pro-rata of full coverage x 1.4 partial-coverage multiplier)	per enrolled unit (× coverage hours ÷ 720, a standard month)	from LA-FULL	same basis	per month
LA-NIGHT	MyWatchtower Live Assist — OVERNIGHT COVERAGE tier (10:00 PM to 6:00 AM)	per enrolled unit	$2.50	$2.25	per month

Connectivity

SKU	Item	Unit	List	Tier 3	Billing
MWT-DATA-S	JEKA cellular data — standalone Basic plan (not coupled to a kiosk; supports the Portable handheld kiosk and other JEKA-configured devices)	per plan / month	$50	$40	per month
MWT-DATA-B	Kiosk data — BASIC: kiosk-integrated cellular (maximum 50 GB/month; pairs with the Base kiosk)	per kiosk	$50	$40	per month
MWT-DATA-E	Kiosk data — ENHANCED: wireless data service via cellular wireless gateway (SSID), no monthly data maximum (pairs with the Enhanced kiosk; gateway purchased separately — MWT-GATEWAY)	per kiosk site	$99	$79.20	per month

Managed services

SKU	Item	Unit	List	Tier 3	Billing
MSP-BUNDLE	Gatehouse MSP bundle — ISP data, 2 managed workstations with keyboard/mouse, 2 desk telephones, MyWatchtower phone service, helpdesk (dial 611)	per site	$402	no discount	per month

SKU	Item	Unit	List	Tier 3	Billing
MWT-PHONE	MyWatchtower phone service — line	per line	$75	$60	per month

Hardware

SKU	Item	Unit	List	Tier 3	Billing
MWT-KIOSK-B	MyWatchtower Kiosk (Base) — complete outdoor callbox (enclosure, tablet, standard camera, speaker/mic assembly); does NOT support wide-FOV cameras	each	$4,475	$2,685	one-time
MWT-KIOSK-E	MyWatchtower Kiosk (Enhanced) — complete outdoor callbox with ID scanner and three wide-FOV cameras (up to 270° field of view) with enhanced processing features (e.g., common-carrier processing)	each	$7,475	$4,485	one-time
MWT-KIOSK-P	MyWatchtower Kiosk (Portable) — rugged handheld kiosk: AGM tablet in a ruggedized case, JEKA-configured; the kiosk feature set in hand for events, roving staff, and temporary posts	each	$1,195	$717	one-time
MWT-SCANNER	MyWatchtower dedicated handheld scanner — Zebra DS8178-DL, JEKA-configured (scans driver-license barcodes and QR codes; works with the Platform out of the box)	each	$1,395	$837	one-time
MWT-GATEWAY	Cellular wireless gateway — JEKA-configured (broadcasts the dedicated SSID for the Enhanced data plan)	each	$195	$117	one-time
MWT-LPR	MyWatchtower License-Plate Recognition camera add-on — AI-powered LPR processing, per camera	per camera	$55	$33	per month

Services

SKU	Item	Unit	List	Tier 3	Billing
MWT-REPORT-SETUP	Reporting module — community setup fee (WAIVED — $0)	per community	$0	$0	one-time
MWT-SETUP	Community onboarding & configuration (full Platform)	per community	$1,500	$1,050	one-time

What the program does not change

Three kinds of item do not move with the program. The managed-services bundle is priced at cost and carries no discount. Items resold from another maker are priced per agreement. Live Assist partial-day coverage and any quoted item price from their own basis, which steps down with the rest.

How pricing is honored

Prices quoted in a written proposal are honored through that proposal's validity period. For agreements in force, a change to list pricing takes effect on thirty (30) days' written notice, as the agreement provides. Fees inside a community's prepaid term stay fixed for that term.

Notes

- All prices exclude applicable taxes.
- Channel sales: Third-Party Platform fees (for example Brivo, Eagle Eye Networks, HID licensing and API access) are NOT included and are procured and paid by the Integrator or End Client (Agreement Sec. 6.2).
- Direct sales: where the Brivo Integration is included, Order Form pricing is INCLUSIVE of the JEKA-held Brivo dealer account subscription (Brivo Integration Addendum — Direct form, Sec. 2.1; locked 2026-07-22).
- JEKA may revise list prices on 30 days' written notice; Service Orders accepted before the effective date of a change are honored at the quoted price (Sec. 4.1).
- Platform fees are based on communities and Enrolled Units — never on the number of gates, lanes, or kiosks.
- Kiosks are delivered locked down: kiosk setup, reconfiguration, and any change to kiosk software or connectivity require coordination with JEKA at the time of setup or change.
- Kiosk data connectivity: the standard method is Client-provided internet (site SSID) or the Client's own cellular carrier. JEKA-provided data is an optional recurring line TIED TO KIOSK TYPE: Basic (MWT-DATA-B — kiosk-integrated cellular, 50 GB/mo maximum, pairs with the Base kiosk) or Enhanced (MWT-DATA-E — wireless data via a cellular wireless gateway with dedicated SSID, no monthly maximum, pairs with the Enhanced kiosk; the gateway itself is purchased separately as hardware, MWT-GATEWAY, and owned by the purchaser). Every kiosk includes up to thirty (30) days of limited cellular data solely for setup purposes.
- Prices are in US dollars and do not include taxes. Hardware is priced per device. Recurring items are billed monthly, in advance.
- Portfolio rates do not combine with any other JEKA discount program.
- The Portfolio Program Addendum, executed by the Manager, states the terms that bind.

MyWatchtower

by JEKA Software, Inc.

Visitor & Access Management Platform Proposal

Prepared exclusively for

The Shores at Brightwater

Attn: Audette Bruce

Management company: Kai · Developer: Metro Development

Date	Valid For	Reference
September 09, 2026	**30 Days**	**MWT-BRIGHTWATER-r3**

Pricing per JEKA price list v1.24.1 | Proposal rev 3

16703 Early Riser Avenue Suite 533, Land O Lakes, FL 34638
(813) 939-7813 | sales@jekasoftware.com | jekasoftware.com | mywatchtower.app

Executive Summary

A complete visitor and access management platform for your community

JEKA Software, Inc. is pleased to present this proposal for the full MyWatchtower Platform for The Shores at Brightwater. MyWatchtower is a cloud-native visitor and access management platform that replaces outdated legacy systems with modern, always-connected technology designed for residential communities.

Your Community at a Glance

Enrolled Units	Kiosks	Monthly Investment
590	**2**	**$1,815.20**

What's Included

- Full MyWatchtower Platform subscription: visitor management, credential management, incident documentation, camera feeds, real-time notifications, and the companion mobile app.
- Community onboarding: migration of resident data, credentials, and access configurations from your current system.
- Interactive touch-screen kiosk hardware (2 units) supporting PIN entry, QR scanning, directory search, remote authorization, and telephone calling.

The MyWatchtower Platform

Cloud-native visitor and access management, purpose-built for communities

MyWatchtower replaces scattered tools and disconnected systems with a single, centralized platform for managing community access, visitor activity, and incident documentation. The platform speaks the language of your community through granular, claims-based permissions.

Visitor Management

Streamline guest entry with pre-registration, real-time arrival notifications, digital entry logs, and multiple authorization methods including remote phone approval.

Credential Management

Issue and manage credentials including UHF RFID tags, barcodes, QR codes, PINs, proximity cards and fobs, and mobile passes — with granular claims-based permissions.

Camera Feeds & Recording

Integrated high-definition camera feeds in one unified viewing dashboard. Cross-reference live feeds and recordings with visitor logs and event records.

Incident Documentation

Full lifecycle documentation: create, track, assign, escalate, and resolve — with image uploads, severity levels, comprehensive activity history, board-facing delivery, and unlimited reporters.

Mobile App

Full-featured iOS and Android companion app: approve visitors, manage credentials, submit reports, view camera feeds, and receive push notifications.

Camera integration. MyWatchtower connects to compatible, integrator-installed cameras covering your access points — entry, exit, and resident lanes. Camera make, count, and placement are site-specific: your integrator or low-voltage contractor scopes them at design sign-off, and JEKA confirms compatibility and brings the feeds into the Platform. Where the community elects LPR-capable cameras, license-plate recognition is available as an add-on ($55.00/camera/mo).

100% Cloud-Based. Your Data, Your Control.

MyWatchtower runs entirely in the cloud on scalable, redundant infrastructure — no local servers, no legacy software dependencies, no manual upgrade cycles. The platform is continuously updated, automatically backed up, and accessible from any device.

All data stored within MyWatchtower belongs to you. Your resident records, entry logs, camera recordings, and incident history are your property — you retain full ownership and can export your data at any time.

Your Investment

Elected services at list pricing — price list v1.24.1

Monthly Services

Service	Qty	Unit Price	Monthly
MyWatchtower Platform — community base	1	$319.20	$319.20
Platform — per enrolled unit	590	$2.40	$1,416.00
JEKA cellular data — Basic plan (per Base kiosk)	2	$40.00	$80.00
Monthly Total			**$1,815.20 /mo**

One-Time

Item	Qty	Unit Price	Amount
Community onboarding & setup	1	$1,050.00	$1,050.00
Kiosk — Base configuration	2	$2,685.00	$5,370.00
One-Time Total			**$6,420.00**

Hardware is owned by the community. Kiosks include telephone calling — no separate call-box service is required. Monthly charges cover platform subscriptions and elected services.

Options & Next Steps

Available additions and how engagement works

Available Options

- Live Assist — a live person, in a remote capacity, processing visitor-initiated entries per your configured rules. Three tiers: overnight (10:00 PM to 6:00 AM) at $2.50 per enrolled unit/mo, partial day coverage for elected daytime hours, or full coverage at $7.00 per enrolled unit/mo.
- Add-On — License-plate recognition: where the community elects LPR-capable cameras, plate recognition is available at $55.00 per camera/mo.
- Kiosk (Enhanced) — ID scanner + up to 270° field of view with enhanced processing — $7,475 ea; second-generation refinements shipping in approximately two months.
- Prepay program — 12 / 24 / 36-month prepayment earns the equivalent of 1 / 2.25 / 4 months free as a reduced fixed monthly rate.
- MSP bundle — site data, two workstations, two desk phones, MyWatchtower phone service, and helpdesk: $402.00/mo.

How Engagement Works

1. **Review**
   Review this proposal and reach out with any questions or adjustments — we revise it with you until the elections are right.
2. **Acceptance**
   Your elections convert directly into your service agreement (governmental form, with the Public Agency Addendum) — same services, same pricing, no re-negotiation.
3. **Signature**
   Agreement executes via DocuSign.
4. **Go Live**
   Onboarding, resident data migration, credential provisioning, and handover to live operations.

Pricing is valid for 30 days from the proposal date. All services are provided under the MyWatchtower Direct Services Agreement and its schedules; this proposal is not a contract.

JEKA Software, Inc.
16703 Early Riser Avenue Suite 533
Land O Lakes, FL 34638
(813) 939-7813 | sales@jekasoftware.com | jekasoftware.com | mywatchtower.app
Questions on this proposal? We are glad to walk through it with you.

MyWatchtower

by JEKA Software, Inc.

Visitor & Access Management Platform Proposal

Prepared exclusively for

Kai - indicative 400-home community

Attn: Audette Bruce

Management company: Kai

Date	Valid For	Reference
September 09, 2026	**30 Days**	**MWT-KAI-INDICATIVE-400-r2**

Pricing per JEKA price list v1.24.1 | Proposal rev 2

16703 Early Riser Avenue Suite 533, Land O Lakes, FL 34638
(813) 939-7813 | sales@jekasoftware.com | jekasoftware.com | mywatchtower.app

Executive Summary

A complete visitor and access management platform for your community

JEKA Software, Inc. is pleased to present this proposal for the full MyWatchtower Platform for Kai - indicative 400-home community. MyWatchtower is a cloud-native visitor and access management platform that replaces outdated legacy systems with modern, always-connected technology designed for residential communities.

Your Community at a Glance

Enrolled Units	Kiosks	Monthly Investment
400	**1**	**$1,319.20**

What's Included

- Full MyWatchtower Platform subscription: visitor management, credential management, incident documentation, camera feeds, real-time notifications, and the companion mobile app.
- Community onboarding: migration of resident data, credentials, and access configurations from your current system.
- Interactive touch-screen kiosk hardware (1 unit) supporting PIN entry, QR scanning, directory search, remote authorization, and telephone calling.

The MyWatchtower Platform

Cloud-native visitor and access management, purpose-built for communities

MyWatchtower replaces scattered tools and disconnected systems with a single, centralized platform for managing community access, visitor activity, and incident documentation. The platform speaks the language of your community through granular, claims-based permissions.

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Integrated high-definition camera feeds in one unified viewing dashboard. Cross-reference live feeds and recordings with visitor logs and event records.

Incident Documentation

Full lifecycle documentation: create, track, assign, escalate, and resolve — with image uploads, severity levels, comprehensive activity history, board-facing delivery, and unlimited reporters.

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Full-featured iOS and Android companion app: approve visitors, manage credentials, submit reports, view camera feeds, and receive push notifications.

Camera integration. MyWatchtower connects to compatible, integrator-installed cameras covering your access points — entry, exit, and resident lanes. Camera make, count, and placement are site-specific: your integrator or low-voltage contractor scopes them at design sign-off, and JEKA confirms compatibility and brings the feeds into the Platform. Where the community elects LPR-capable cameras, license-plate recognition is available as an add-on ($55.00/camera/mo).

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Monthly Services

Service	Qty	Unit Price	Monthly
MyWatchtower Platform — community base	1	$319.20	$319.20
Platform — per enrolled unit	400	$2.40	$960.00
JEKA cellular data — Basic plan (per Base kiosk)	1	$40.00	$40.00
Monthly Total			**$1,319.20 /mo**

One-Time

Item	Qty	Unit Price	Amount
Community onboarding & setup	1	$1,050.00	$1,050.00
Kiosk — Base configuration	1	$2,685.00	$2,685.00
One-Time Total			**$3,735.00**

Hardware is owned by the community. Kiosks include telephone calling — no separate call-box service is required. Monthly charges cover platform subscriptions and elected services.

Options & Next Steps

Available additions and how engagement works

Available Options

- Live Assist — a live person, in a remote capacity, processing visitor-initiated entries per your configured rules. Three tiers: overnight (10:00 PM to 6:00 AM) at $2.50 per enrolled unit/mo, partial day coverage for elected daytime hours, or full coverage at $7.00 per enrolled unit/mo.
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Questions on this proposal? We are glad to walk through it with you.

EXHIBIT 13

AGENDA

Company Overview

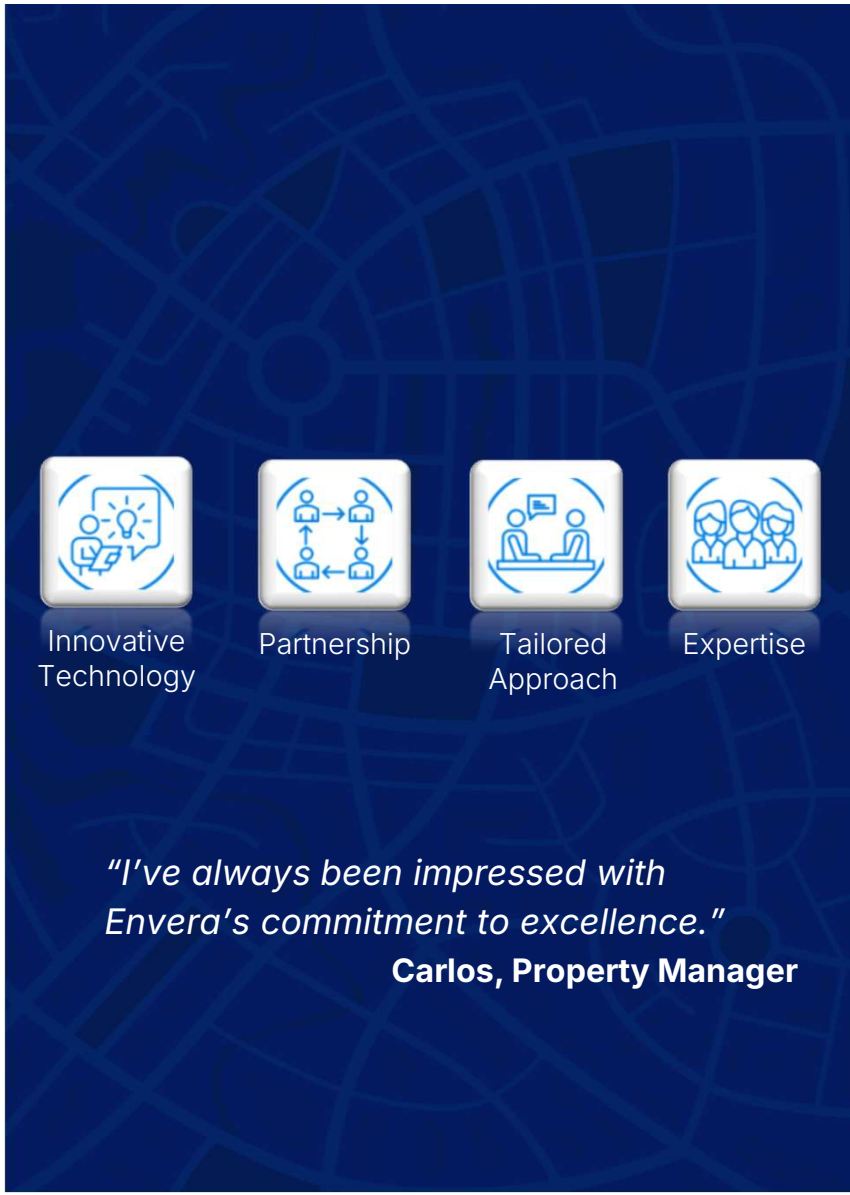
ENVERA

About Envera

Secure your association and strengthen community value with cost-efficient, technology-based solutions designed for the unique needs of neighborhoods, residential developers, and property managers. Residents can *access their lives* with Envera as a community's full-service provider and systems that provide security and access control without being obtrusive to life.

Central Monitoring Operations in Sarasota, Florida

- Corporate Office in Sarasota, Florida
- Founders of Virtual Gate Guard in 2007
- Over 250 employees
- Servicing over 900 communities in Florida & Texas
- Processing over 2 Million guests per month



ENVERA

Relationships & Clients

Who We Serve

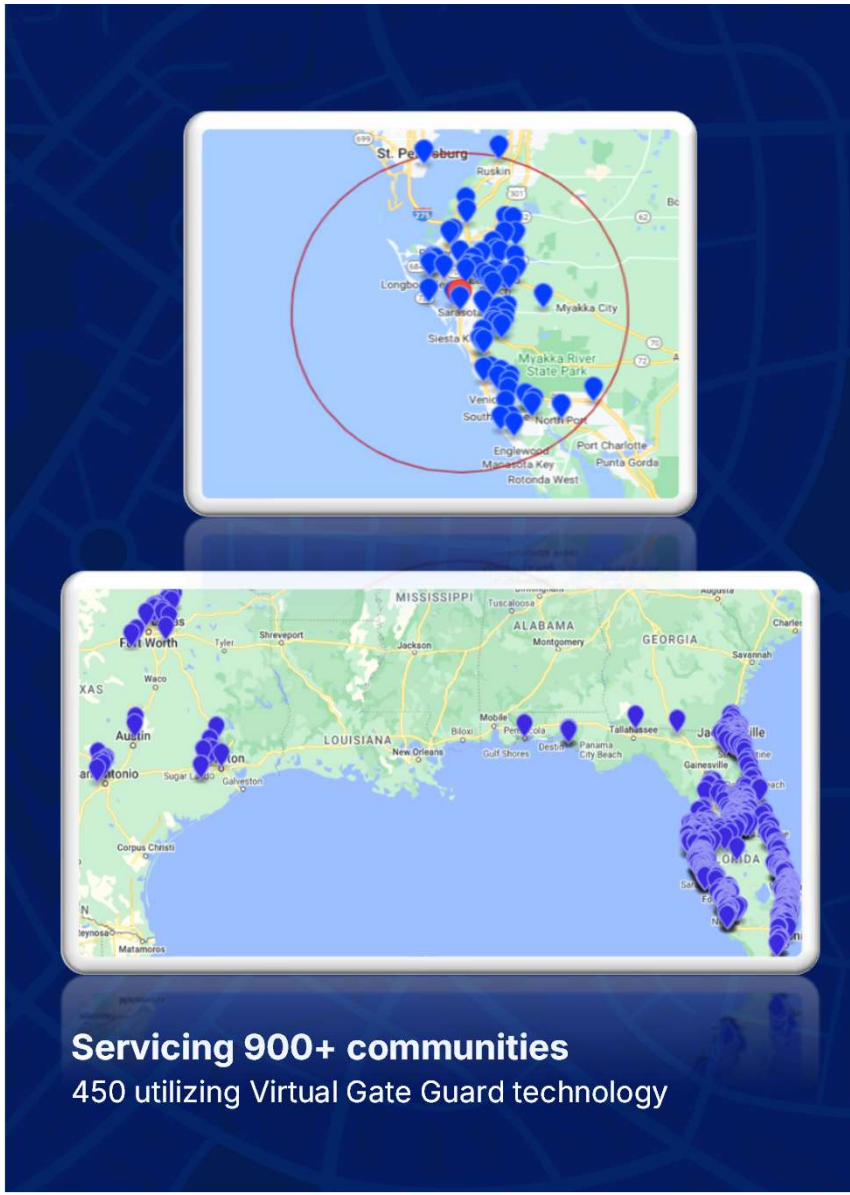
- HOA's
- CDD's
- Developers
- Condos
- Managers

Partner with 25+ developers

- Pulte Homes, Kolter Homes, Lennar Homes, Taylor Morrison, Neal Communities, Mattamy Homes, Meritage Homes, Toll Brothers

Partner with 30+ property management firms

- RealManage, Castle Group, Associa, FirstService Residential, Access Management, Leland Management



ENVERA

The Envera Advantage

Comprehensive Security

Envera offers a wide range of access management and security technology, tailored to meet the unique needs of your organization

Reliable and Secure

Each system and software is employed with industry-leading security protocols and redundancies, ensuring continuous protection of your facilities and assets

Personalized Approach

Envera's team of security experts will work closely with you to understand your specific requirements and design a customized system that addresses your unique challenges

Ongoing Support and Training

With teams dedicated to each step of the journey, we'll ensure you and your organization are comfortable and informed about the technology and have access to ongoing support after system activation



ENVERA

Community Solutions Overview

ENVERA

Envera Systems Community Solutions

Virtual Gate Guard



Implement effective and efficient access management technology at a gated entrance to verify visitors and vendors

Video Surveillance



Leverage cutting-edge video surveillance systems to enhance situational awareness and actively monitor facilities when closed

Access Control



The first layer of protecting any premises, restricting unauthorized entry, and easily monitoring all with access

Envera Arrive



The all-in-one effective and efficient access management technology at a gated entrancea to verify visitors and vendors

ENVERA

Virtual Gate Guard & Arrive

- Efficient visitor verification for gated properties
- Includes access to the MyEnvera website and app for simple visitor management
- Expedites entry for authorized visitors
- Technology enhancements include optional ID, license plate, and QR code automation
- Record of each permitted and denied person
- Strategically placed cameras capture and archive drivers, vehicles and activity
- Increased security, efficiency, and convenience for property managers and residents

ENVERA



Video Surveillance

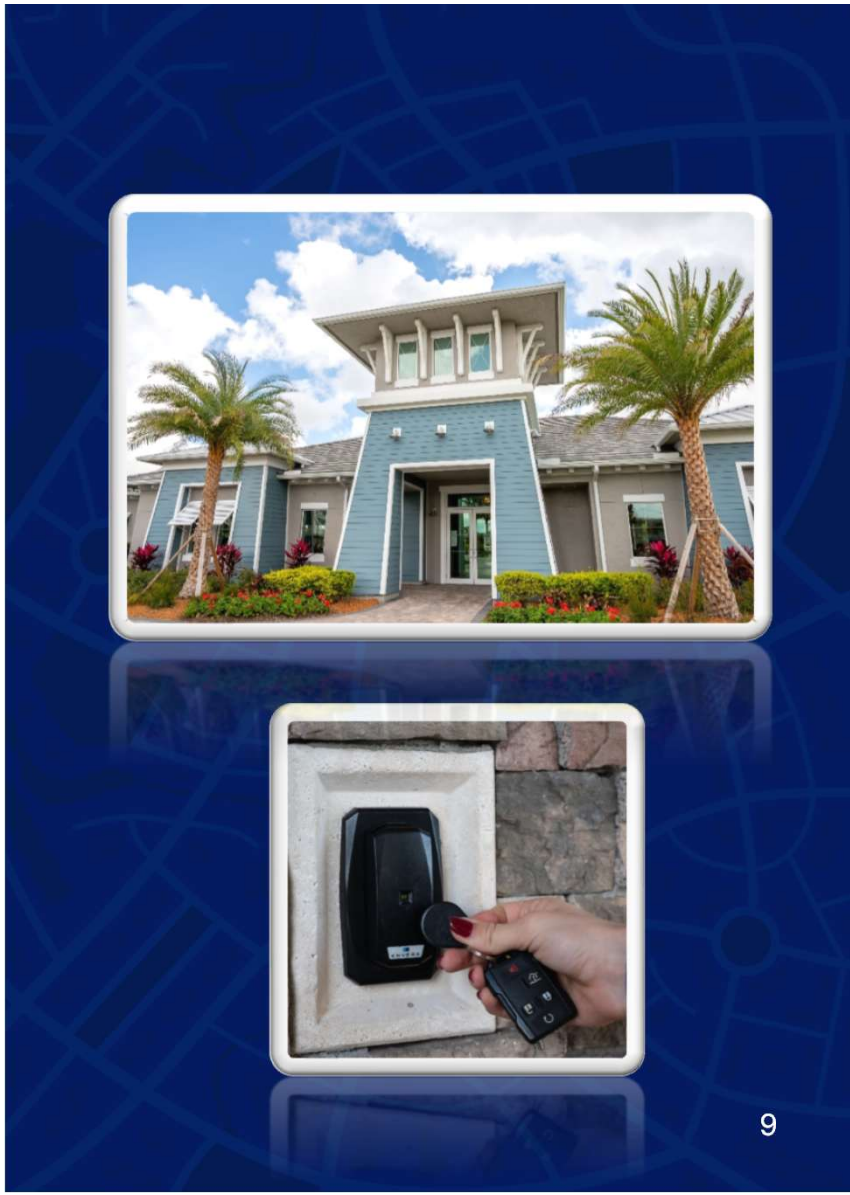
- Envera's Video Surveillance solutions go beyond traditional camera systems. With both active and passive options, our systems are designed to detect threats, deter intruders, and provide searchable, reviewable footage—all while being monitored by trained security professionals.
- Unlike standalone camera systems, Envera's video surveillance integrates with a centralized monitoring center and secure archive system—so your community doesn't just record events, it responds to them. Get the peace of mind of knowing every angle is covered.
- With our optional Active Video Surveillance, trained security personnel monitor live feeds during set hours. They can intervene in real-time using two-way audio to deter unwanted behavior and alert authorities when needed.
- All video is time-stamped, archived, and accessible for review. Whether monitored live or passively recorded, your footage is protected and always ready when needed.
- Envera signage and active surveillance act as powerful deterrents. Knowing cameras are being watched in real time helps discourage trespassing, vandalism, and theft before they happen.
- Video pulls are included as part of the Envera solution. Let our Video Pull team assist your community in viewing video for specific incidents



ENVERA

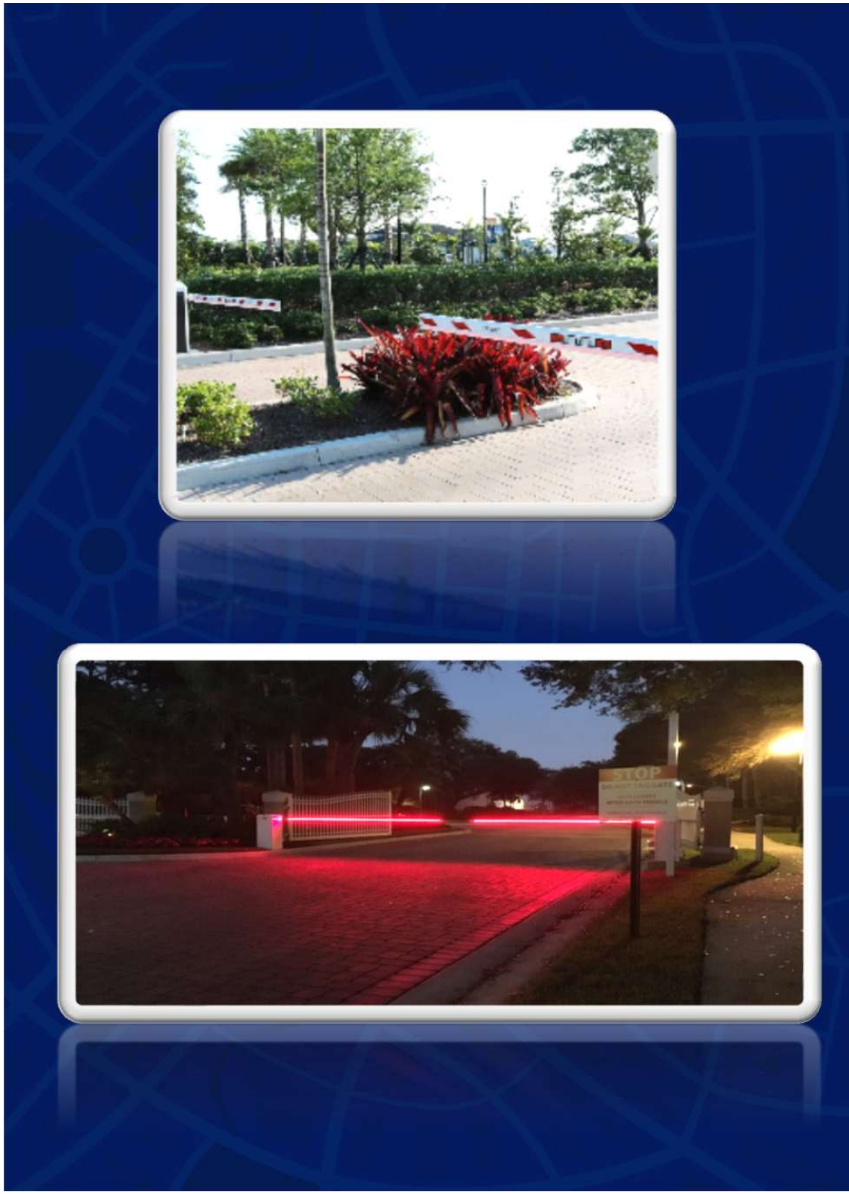
Access Control

- Envera’s Access Control solutions offer communities and property managers smarter, centralized entry point management—no matter how many doors, gates, or amenities you oversee. It's flexible, scalable, and always secure
- From residential clubhouses to pedestrian gates and pool areas, Envera's Access Control solutions help secure all points of entry. Our system gives authorized users simple access while giving communities real oversight, activity logs, and the ability to make changes instantly
- Manage doors, gates, and amenities from one secure platform. Easily add or revoke access credentials in real time, whether for a single user or the entire community.
- Residents and staff can enter using fobs, access cards, PIN codes, or mobile credentials. The system is flexible to a
- Our web-based management system allows you to view activity logs, edit user permissions, and receive notifications from any device
- Know who entered where—and when. Each access attempt is logged and reportable, helping communities enforce rules and improve safety with full transparency.
- Database Management is included as part of the Envera solution. Let us assist in managing and keeping your database and credentials up to date



High-Speed Barrier Gates

- Magnetic auto control
- Network device
- Built-in gate strike detection
- Faster arm – reduces tailgating
- 12′ arm 1.3s open/close
- High energy efficiency
- Saves money on service & maintenance and life cycle
- 10 million cycle
- No shaking and bouncing
- Less maintenance
- Faster & more efficient with 100% more torque with 25% of the power



ENVERA

System Implementation Information

Meet The Southwest Team

What makes Envera Systems stand out is our laser focus on security and access control solutions for communities and the unique needs of HOA's required for both a successful implementation and long-term partnership. There is not another partner out there that can match the expertise and experience of Envera, specifically our Southwest Team. Below is a listing of the team members that would be involved in the successful installation, implementation, and ongoing support at Del Webb Bayview. Please take note of the number of years the team has with Envera Systems.

- Jeff Hiatt – Sr Security Consultant – 9 years with Envera
- Terry Jackson – Southwest Regional Project Manager – 5 years with Envera
- Luke Blackwood – Southwest Regional Installation Manager – 7 years with Envera
- Kerry Geib – Director of Customer Implementation – 3 years with Envera
- Katherine Setzer – Sr Implementation Specialist – 5 years with Envera
- Lynne Pietrzyk – Implementation Specialist – 3 years with Envera
- Ackeyno Myrie – Master Installation Technician – 6 years with Envera
- David Tirado – Master Installation Technician – 6 years with Envera
- Winston Powell – Installation Technician – 2 years with Envera
- Kevin Mangal – Installation Technician – 2 years with Envera
- Kim Bittar – Sr. Account Manager – 8 years with Envera
- Wendy Wilson – Director Key Accounts/Customer Success – 13 years with Envera
- Nathan Varn – Sr VP – 14 years with Envera
- Crystal Clark – VP of Revenue Operations – 18 years with Envera

Implementation Process & Timeline of Events

Milestone	Estimated Timeframe to Complete
Obtain permits	*45 days, contingent on client signatures and local Municipality Building Department
Install electric	*Two days, to be completed by others
Internet connected	*60 days, contingent on Internet Service Provider
Break ground	90 days, based on current schedule, with executed agreement and 50% deposit received
Installation complete (gate and amenity systems)	30 days after breaking ground
System testing	Three days upon completion of installation and internet connected
Receive inspection approvals	*Five days upon completion of installation
Implementation orientation for community	One to two days – 75 days executed agreement and 50% deposit received
Go Live	Two days – 120 days, based on current schedule, with executed agreement and 50% deposit received

*Each timeframe is an estimate, and the overall timeline can be greatly impacted by third party services and service providers outside of the control of Envera, as well as Envera's current installation schedule. The items with an asterisk are outside of Envera's control.

The Team

Project Manager: Oversees schedule of current installations and coordinates with Implementation Specialists on all projects.

Implementation Specialist: Designated point of contact for each community during the Implementation phase. Assists community with resident onboarding and training, access credential distribution, software education for community staff, and more.

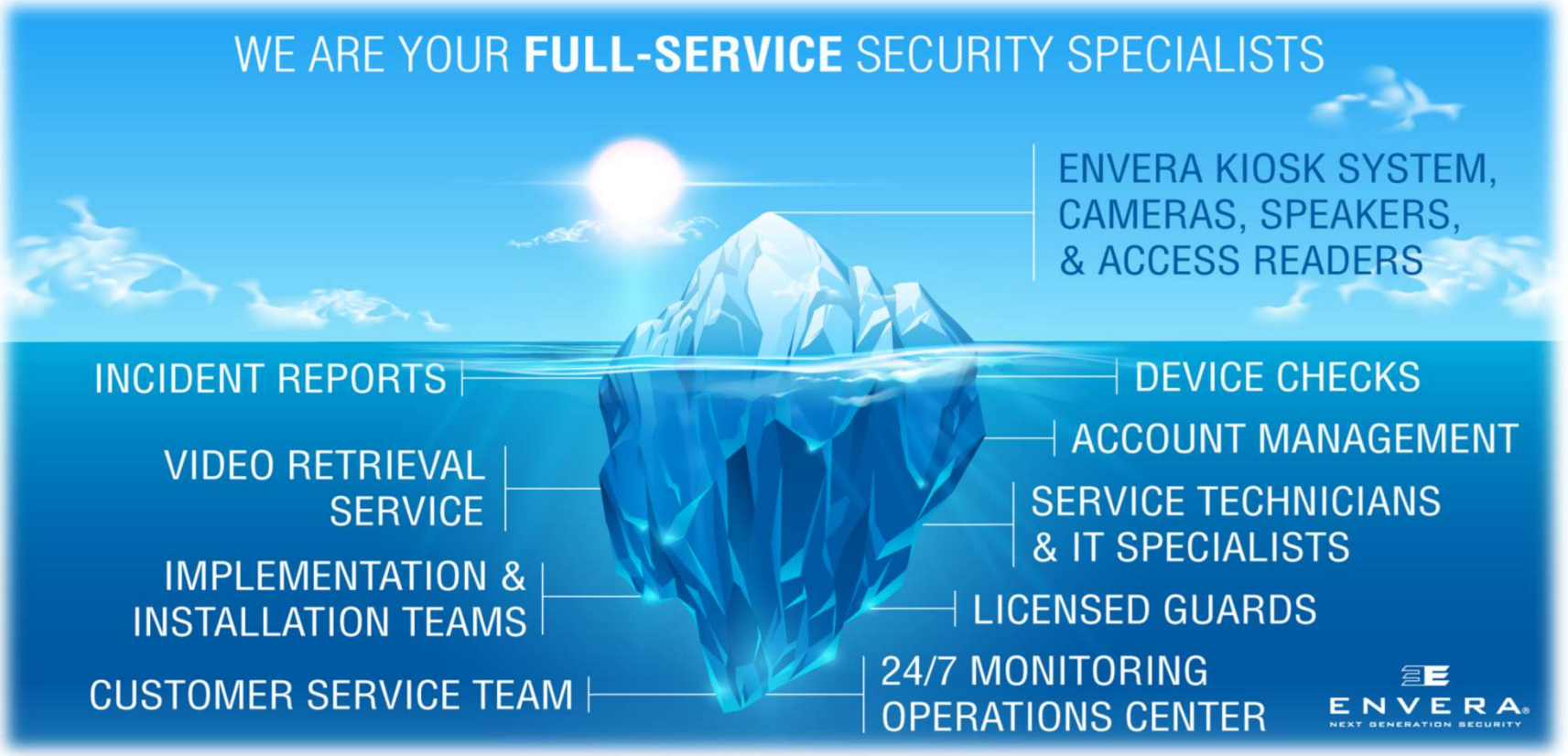
Operations Support Administrator: Assists with permitting, sub-contractor coordination, and resource scheduling.

Internet Service Administrator: Determines the serviceability of the location where the system will be installed to provide options to the community. Assists in providing construction requirements and an estimated timeline for completion.

Envera Departmental Contacts

DEPARTMENT	TEAM HOURS	WHEN TO REACH OUT	CONTACT INFO
SERVICE	**Service Support** 8am – 8pm EST | Seven days a week	• System maintenance, equipment damage • Community+ Support (ABDI)	info.enverasystems.com/service 941-952-3719
	Security Investigations & Assessments 8am – 5pm EST | Monday – Friday	• Request video retrieval	
	Credentials 8am – 5pm EST | Monday – Friday	• Order access credentials stickers, fobs, etc.	
CENTRAL MONITORING OPERATIONS	**Resident Services** 7am – 7pm EST Seven days a week	• Submit registration forms • MyEnvera app assistance	myenvera@enverasystems.com 877-936-8372
	Account Services 8am – 6pm EST Monday – Friday *For property managers, developers, board members, and community contacts*	• Account questions, escalations • Amenity schedule changes • Update post orders or monitoring hours • Community training for designated contacts	accountservices@enverasystems.com 941-786-0695
SALES	**Your Local Consultant** 8am – 5pm EST Monday – Friday	• Renewal and client agreement questions • New installations • System add-ons	sales@enverasystems.com 855-936-8372
ACCOUNTING	**Accounts Receivable** 8am – 5pm EST Monday – Friday	• Billing inquiries	ar@enverasystems.com 941-786-0695
ONBOARDING & SYSTEM INTEGRATION	**Onboarding Specialist or Project Manager** 8am – 5pm EST Monday – Friday	• Questions prior to system turning on *processes, timeline, training, etc* • Installation questions	Contact your assigned Project Manager *or* onboarding@enverasystems.com

The Envera Difference



Links to Additional Information

Virtual Gate Guard



https://enverasystems.com/solutions/virtual-gate-guard/

Video Surveillance



https://enverasystems.com/solutions/video-surveillance/

Access Control



https://enverasystems.com/access-control/

MyEnvera App



https://enverasystems.com/solutions/virtual-gate-guard/myenvera/

Home Page

https://enverasystems.com/

Videos

https://enverasystems.com/resources/videos/

Executive Team

https://enverasystems.com/resources/about/

Knowledge Base

https://enverasystems.com/help/

ENVERA


ENVERA

ENVERA SYSTEMS — COMMUNITY IMPLEMENTATION OVERVIEW

Understanding Our 90–120 Day Go-Live Process

> **A Long-Term Security Partnership:**
>
> *A quick installation turnaround is an equipment drop; a 90–120 day timeline is a long-term security partnership. That is the difference in Envera vs the others.*

Our Commitment to Your Community

It is completely natural to ask why a successful gate security and access control implementation takes 90–120 days. While physical equipment can often be mounted quickly, installed hardware alone does not secure a community—a tailored, fully supported operational system does.

When a provider promises a quick installation, they are typically performing an equipment drop: mounting hardware, hanging gate arms, dropping off fobs, wiring third-party software (like dwellingLIVE), and handing off responsibility. When a reader fails, software glitches, or leadership changes next year, the community is left navigating separate hardware and software vendors alone.

At Envera, we design, install, host, and service your community's gate access using our own proprietary Guard Module software platform, in-house technical teams, and dedicated account management. Our 90–120 day implementation timeline ensures we build a system tailored to your exact community rules—without risking data errors or operational friction.

Step-by-Step Implementation Breakdown

Phase 1: Permitting & Municipal Approvals (Est. 45 Days)

Our Operations Support team handles all municipal building department submittals for barrier arms, pedestal infrastructure, and high-speed gates. Securing official building permits protects the community from compliance issues, fines, or unapproved work.

Phase 2: Site Preparation & ISP Infrastructure (Days 1–60)

Electric power service is coordinated and dedicated high-speed internet/data connectivity is established at the gate. Internet Service Providers (ISPs) typically require up to 60 days to complete site feasibility, trench cables, and establish active network drops.

Phase 3: Groundbreaking & Hardware Installation (Days 60–90)

Envera's master installation technicians break ground, set pedestals, mount high-speed barrier gates, and calibrate access control hardware. All physical installation is completed within 30 days of breaking ground, including thorough testing of gate strike sensors and camera feeds.

Phase 4: Community Onboarding & Database Setup (Days 75–110)

Our dedicated Implementation Specialist works directly with your Board and Property Manager to build your resident directory, issue credentials (fobs, stickers, mobile passcodes), and configure the MyEnvera portal and app. Conducting thorough onboarding prevents backed-up guest lanes and resident confusion on Day 1.

Phase 5: System Testing, Inspection & Official Go-Live (Days 115–120)

We perform a full 3-day end-to-end system test, pass final municipal building inspections, execute cutover, and launch live operations. This guarantees credential swipes log accurately and database updates sync seamlessly in real time.

Standard Implementation Schedule

Milestone Phase	Estimated Timeframe	Key Deliverables & Dependencies
Obtain Permits	Est. 45 Days*	Submittals to local Municipality Building Department (*Contingent on municipal processing).
Install Electric	Est. 2 Days*	Power infrastructure preparation (*Completed by electrical subcontractors/others).
ISP Internet Connection	Est. 60 Days*	Dedicated network line installation (*Contingent on ISP ISP provider scheduling).
Break Ground	Day 90	Physical site excavation, pedestal setting, and cabling upon contract & deposit.
Hardware Installation	30 Days post-breakground	Mounting high-speed barrier gates, LPR cameras, and access control hardware.
System Testing	3 Days	End-to-end electrical, camera calibration, and network validation post-installation.
Inspection Approvals	Est. 5 Days*	Final municipal building department sign-offs.
Community Orientation	1–2 Days (Day 75)	Resident database onboarding, credential distribution, MyEnvera app setup, and staff training.
Official Go-Live	Days 115–120	Final cutover into active live operations and backend

Milestone Phase	Estimated Timeframe	Key Deliverables & Dependencies
		database management.

Envera Full Partnership vs. Quick Installation Vendor

Community Need	Envera Systems (Full Partner)	Typical Quick Installation Vendor
Gate Software Platform	In-house proprietary Guard Module & MyEnvera resident portal.	Third-party software (e.g., dwellingLIVE).
Hardware & Software Model	Envera owns both physical hardware and database software end-to-end.	Quick installer mounts hardware; relies on third-party software vendor.
Incident Investigation & Video Pulls	Dedicated Envera team pulls timestamped video & prepares incident files.	Board/CAM must search raw footage manually.
Equipment Maintenance & IT	In-house technicians & IT specialists fix hardware and software directly.	Service callback chain; wait on third-party hardware or software vendor.
Board / CAM Turnover	Institutional knowledge stays with Envera as your long-term partner.	System knowledge leaves; new board forced to relearn system.
Long-Term Accountability	Envera operates, manages, and supports the community for Years 3, 5, and 10+.	Installer hands off hardware and disappears after setup.

ENVERA SYSTEMS

SMARTER SECURITY.
STRONGER COMMUNITIES.



ARRIVE™

THE NEXT GENERATION VISITOR ACCESS SOLUTION

Arrive™ is the all-in-one access solution designed specifically for homeowners associations. It simplifies how residents, guests, and service providers enter your community — while giving you more control, greater security. and a better living experience.

A Smarter Way to Welcome Your Community

MULTI-ACCESS TECHNOLOGY
Supports QR codes, mobile credentials, key fobs, and PIN codes — giving residents, guests and vendors flexible, secure entry options.

HD CAMERA
Provides clear, high-quality video for added security and verification.

BUILT-IN SECURITY
Tamper-resistant design, encrypted communication and secure credential management keep your community protected.

CLOUD CONNECTED
Real-time control, remote management and seamless integration with Envera's platforms.

RESIDENT CONVENIENCE
Easy, contactless entry with mobile credentials and QR codes.

PROPERTY MANAGEMENT FRIENDLY
Simplifies access control, reduces service calls and streamlines daily operations.

SCALABLE SOLUTION
Perfect for single-family homes, townhomes, condos and large master-planned communities.

SLEEK, MODERN DESIGN
Looks great at your entrance and fits seamlessly into any community style or architecture.

MORE THAN A DOOR.

IT'S PEACE OF MIND.

Arrive™ by Envera Systems gives your HOA the power to manage access, enhance security, and create a safer, more connected community for everyone.



ENVERA SYSTEMS

ACCESS CONTROL | RESIDENT EXPERIENCE | PROPERTY MANAGEMENT | CLOUD PLATFORM | COMMUNITY PARTNERSHIP

ENVERA SYSTEMS / ARRIVE / SECURE COMMUNITIES. TOGETHER.

ENVERA

Quotation

Quote #: Q-20559-3
Date: 10/5/2026
Expires On: 10/31/2026

Envera Systems
4724 Lena Rd
Bradenton, FL 34211
Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for
The Shores at Brightwater
Lagoon Reach Lane
North Fort Myers, Florida 33917

SECURITY CONSULTANT	PHONE	EMAIL
Jeff Hiatt	(941) 232-6624	jhiatt@enverasystems.com

Customer to provide 2" conduit paths to Envera specifications exclusively for Envera usage to all device locations.

EQUIPMENT & ONE-TIME SERVICES

DRAFT

Entrance 1 - Arrive Entry System

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Arrive 10" Entry Device	
1	Gooseneck Pedestal Stand 42" Black Steel	
200	Wire	
	Entrance 1 - Arrive Entry System TOTAL:	$4,957.04

Entrance 1 - Active and Passive Surveillance System

QTY	PRODUCT	INSTALL INVESTMENT
3	Outdoor Bullet Camera - 4MP	
1	License Plate Camera - 5MP	
1	iBoot Kit	
1	Battery Backup 7 Outlet 600VA	
1	Fortigate Firewall	
1	Outdoor Enclosure Kit - Large SS	
1	16' Aluminum Post 4x4" Kit	
800	Wire	
1	NVR - 8TB	
-1	24 Port Managed Switch	
1	8 Port Managed Switch	
	Entrance 1 - Active and Passive Surveillance System TOTAL:	$17,556.02

Entrance 1 - Access Control for Vehicles

QTY	PRODUCT	INSTALL INVESTMENT
1	Sicunet Access Control Panel - 2 Door with Lock Power	

QTY	PRODUCT	INSTALL INVESTMENT
1	Sicunet - Restful API	
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum Post 4x4" Kit	
150	Wire	
1	8 Port Managed Switch	
	Entrance 1 - Access Control for Vehicles TOTAL:	$8,111.53

RFID Reader Windshield Credentials

QTY	PRODUCT	INSTALL INVESTMENT
2	AWID Windshield (Box of 50)	
	RFID Reader Windshield Credentials TOTAL:	$600.00

Entrance 2 - Arrive Entry System

QTY	PRODUCT	INSTALL INVESTMENT
1	Envera Arrive 10" Entry Device	
1	Gooseneck Pedestal Stand 42" Black Steel	
200	Wire	
	Entrance 2 - Arrive Entry System TOTAL:	$4,957.04

Entrance 2 - Active and Passive Surveillance System

QTY	PRODUCT	INSTALL INVESTMENT
3	Outdoor Bullet Camera - 4MP	
1	License Plate Camera - 5MP	
1	iBoot Kit	
1	Battery Backup 7 Outlet 600VA	
1	Fortigate Firewall	
1	Outdoor Enclosure Kit - Large SS	
1	16' Aluminum Post 4x4" Kit	
800	Wire	
1	NVR - 8TB	
-1	24 Port Managed Switch	
1	8 Port Managed Switch	
	Entrance 2 - Active and Passive Surveillance System TOTAL:	$17,556.02

Entrance 2 - Access Control for Vehicles

QTY	PRODUCT	INSTALL INVESTMENT
1	Sicunet Access Control Panel - 2 Door with Lock Power	
1	Sicunet - Restful API	

DRAFT

QTY	PRODUCT	INSTALL INVESTMENT
1	AWID Long Range Reader 20'-25'	
1	16' Aluminum Post 4x4" Kit	
150	Wire	
1	8 Port Managed Switch	
	Entrance 2 - Access Control for Vehicles TOTAL:	$8,111.53

Entrance 2 Exit Only Lane- Add Camera

QTY	PRODUCT	INSTALL INVESTMENT
1	Digital Watchdog Ai CloudCam ALPR/MMCR	
1	16' Aluminum Post 4x4" Kit	
1	Fortigate Firewall	
25	Wire	
	Entrance 2 Exit Only Lane- Add Camera TOTAL:	$3,888.10

30% Discount

Discount valid with these requirements:

- Deposit equal to 3 Months of Monthly Service Rates
- Automatic ACH setup for payment of Monthly Services

QTY	PRODUCT	INSTALL INVESTMENT
1	Developer Discount	
1	Installation Discount	
	30% Discount TOTAL:	$-18,242.09

One-Time Total: $47,495.19

Local sales tax may be added to One-Time Total.

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MONTHLY SERVICES

Community - Database Management

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Database Management	$200.00	$200.00
	Community - Database Management TOTAL:		$200.00

Entrance 1 - Arrive Entry System

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
0	Per Home (Address) Access - Envera Arrive Entry System	$5.00	$0.00
1	Service & Maintenance Plan	$27.07	$27.07
	Entrance 1 - Arrive Entry System TOTAL:		$27.07

Entrance 1 - Active and Passive Surveillance System

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
3	Passive Standard Camera	$25.00	$75.00
1	Service & Maintenance Plan	$155.97	$155.97
1	Passive License Plate Camera	$50.00	$50.00
1	Network Device Licensing	$50.00	$50.00
	Entrance 1 - Active and Passive Surveillance System TOTAL:		$330.97

Entrance 1 - Access Control for Vehicles

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	$51.04	$51.04
	Entrance 1 - Access Control for Vehicles TOTAL:		$51.04

Entrance 2 - Arrive Entry System

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	$27.07	$27.07
	Entrance 2 - Arrive Entry System TOTAL:		$27.07

Entrance 2 - Active and Passive Surveillance System

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
3	Passive Standard Camera	$25.00	$75.00
1	Service & Maintenance Plan	$155.97	$155.97
1	Passive License Plate Camera	$50.00	$50.00
1	Network Device Licensing	$50.00	$50.00
	Entrance 2 - Active and Passive Surveillance System TOTAL:		$330.97

Entrance 2 - Access Control for Vehicles

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Service & Maintenance Plan	$51.04	$51.04
	Entrance 2 - Access Control for Vehicles TOTAL:		$51.04

Entrance 2 Exit Only Lane- Add Camera

QTY	MONTHLY SERVICE	EACH	MONTHLY INVESTMENT
1	Network Device Licensing	$50.00	$50.00
	Entrance 2 Exit Only Lane- Add Camera TOTAL:		$50.00

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Monthly Total: $1,068.16

Local sales tax will be added to Monthly Investment.

SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warrantied for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
  - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
  - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 0 current homes, with a maximum of 590 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 60-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Pricing requires community to sign up for Automatic ACH for payment to Envera
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and three (3) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard, Community+, or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
  - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
  - Installation of the equipment will take approximately six weeks to complete and fully test
  - Envera’s Implementation Team will provide a resident orientation session
  - Once the system is activated and on-line, Envera will conduct a “soft opening” giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
  - After the soft opening period expires, all guests will be verified before being granted entry into the community
  - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management
- If purchasing an Envera Arrive Entry System:
  - The per home charge is based on current homes within the community. Any additional addresses added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
- All hardware sold for Community or Community+ software solutions will be shipped for installation by the Client.

DRAFT

EXHIBIT 14

AGENDA

Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Brightwater CDD - 150 Doorking Clickers

PROPOSAL

Date: 7/14/2026 Proposal No: TH26771

Submitted to:	Brightwater CDD		**Job Location:**	Brightwater CDD - 150 Doorking Clickers	
Attention:	Audette Bruce	Title: LCAM	Attention:	Audette Bruce	Title:
Email:	audette@hikai.com		Email:	audette@hikai.com	
Phone:	813-565-4663	Fax:	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000		Address:	Main Gate Entrance	
City / ST	Tampa /FL	Zip: 33607	City / ST	Fort Myers / FL	Zip: 33917

SCOPE OF WORK:

150 DOORKING NUMERICAL NUMBERED CLICKERS . 150 X $ 44.00 PER = $ 6600.00 . PRICE INCLUDES POSTAGE AND TRACKING TO NEW HOMESITE .

INCLUDED MATERIALS:

150 - NUMERICAL DOORKING CLICKERS / INCLUDES POSTAGE AND TRACKING .	

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

• All work described in this proposal is to be performed during normal business hours unless otherwise noted.
• Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of $85/man hour.
• ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.• ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
• Permit documents and fees are not included as specified above. Tax is excluded.
• This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
• This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
• The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
• Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: $6,600.00

This proposal is valid through 8/13/2026

ECSI Sales Rep: _____ **ECSI Officer:** _____ _____

(Sales Representative) **(Authorizing Officer Signature)** Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____ **Signature:** _____ _____

ECS INTEGRATIONS- rev 2021-10-11 Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default: A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber. 7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 15

AGENDA

Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Brightwater CDD - North Gate CCTV Equipment

PROPOSAL

Date: 7/14/2026 Proposal No: TH26767

Submitted to:	Brightwater CDD		**Job Location:**	Brightwater CDD - North Gate CCTV Equipment	
Attention:	Audette Bruce	Title: LCAM	Attention:	Audette Bruce	Title:
Email:	audette@hikai.com		Email:	audette@hikai.com	
Phone:	813-565-4663	Fax:	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000		Address:	Main Gate Entrance	
City / ST	Tampa /FL	Zip: 33607	City / ST	Fort Myers / FL	Zip: 33917

SCOPE OF WORK:

INSTALL CCTV SYSTEM FOR MAIN ENTRANCE . INSTALL 12' POLE (2' IN , 10' OUT) IN CONCRETE , IN ISLAND . INSTALL OUTDOOR RATED DUAL FANNED LOCKING ENCLOSURE TO POLE . INSTALL 4K- 8 CHANNEL 4TB NVR INSIDE ENCLOSURE WITH SURGE / BATTERY BACK-UP UNIT . INSTALL 2 TAG READER CAMERAS TO POLE (ENTRY / EXIT TAG READS) . INSTALL 2 - 8MP DAY / NIGHT CAMERAS TO POLE FOR OVERALL VIEW OF ENTRY /EXIT GATES . RUN ALL CABLE NEEDED . IF INTERNET DROP IS PROVIDED , PROGRAM SYSTEM FOR MANAGEMENT AND SET UP REMOTE VIEWING FOR DESIRED SMART PHONES / PC'S . A SEPERATE QUOTE WILL BE PROVIDED FOR AN INTERNET DROP AND MANAGEMENT .

INCLUDED MATERIALS:

1- 12' POLE WITH CAP . 1- DUAL FANNED OUTDOOR RATED ENCLOSURE WITH LOCKS . 1- 8 CHANNEL 4TB NVR . 1- SURGE / BATTERY BACK-UP UNIT .2 - LPR (TAG READER) CAMERAS . 2- DAY/NIGHT 8MP OVERALL CAMERAS . ALL CABLE / WIRING NEEDED . ALL PROGRAMMING FOR REMOTE VIEWING .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

• All work described in this proposal is to be performed during normal business hours unless otherwise noted.
• Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of $85/man hour.
• ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.• ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
• Permit documents and fees are not included as specified above. Tax is excluded.
• This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
• This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
• The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
• Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: $7,225.00

This proposal is valid through 8/13/2026

ECSI Sales Rep: _____ **(Sales Representative)**

ECSI Officer: _____ **(Authorizing Officer Signature)**

Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____ **Signature:** _____ Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default: A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber. 7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

Phone: (863) 797-7525 (863) 968-6713

ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES

ECSINTEGRATIONS.COM

Date: 7/14/2026

CCTV MANAGEMENT

Proposal No: TH26758

Submitted to:	Brightwater CDD		**Job Location:**	Brightwater CDD - North Gate CCTV Management	
Attention:	Audette Bruce	Title: LCAM	Attention:	Audette Bruce	Title: LCAM
Email:	audette@hikai.com		Email:	audette@hikai.com	
Phone:	813-565-4663	Fax:	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000		Address:	Main Gate Entrance	
City / ST	Tampa /FL	Zip: 33607	City / ST	Fort Myers / FL	Zip: 33917

CCTV SYSTEMS **1**

UPON WRITTEN REQUEST VIA EMAIL , ECSI WILL REVIEW / BURN VIDEO UP TO 3 TIMES PER MONTH PER SITE (1-3 HOUR TIMESTAMP) . ONLY EMAILED REQUESTS FROM AUTHORIZED PARTIES WILL BE ACCEPTED AND WILL BE PROCESSED WITHIN 48 HOURS DURING THE BUSINESS WEEK . REQUESTS ARE TO BE MADE TO GATES@ECSINTEGRATIONS.NET . ECSI WILL DO HEALTH CHECKS EVERY 36 HOURS TO INSURE THAT SYSTEM IS WORKING PROPERLY AS WELL AS CONNECTED TO THE INTERNET FOR REMOTE VIEWING .

DOES NOT INCLUDE :
* SERVICE CALLS REGARDING INTERNET LINE CONNECTION OR OTHER PROBLEMS WITH THE INTERNET EQUIPMENT
* DAMAGED EQUIPMENT OR REPLACEMENT PARTS
* ON SITE PROGRAMMING
1. - PROGRAMMING OF ENTRY DEVICES WHERE NO INTERNET LINE IS INSTALLED
2. - PURCHASE / REPLACEMENT OF ANY DEVICES
3. - ON SITE TIMERS
**INVOICED QUARTERLY IN ADVANCE

INIT _____ **MONTHLY AMOUNT** **$85.00**

CONSIDERATIONS & EXCLUSIONS: **This proposal is valid through:** 8/13/2026

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are $147.00/hr portal to portal with a $45.00 trip charge, weekends and holidays are $196/hr portal to portal with a $45 trip charge.
Additional notes added at the time of acceptance:

ECS INTEGRATIONS		**SUBSCRIBER**	
By (Signature):		**By (Signature):**	
Name (Printed):		**Name (Printed):**	
Title:	**Date:**	**Title:**	**Date:**
		Activation Date:	

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.
2. Warranty:
A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.
B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.
3. Company Services:
A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:
A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.
C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:
A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.
B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.
ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.
iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:
A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss byburglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials _____

Phone: (863) 797-7525 (863) 968-6713
ACCESS CONTROL + SECURITY + INTRUSION + CCTV + GATES
LIC. EG13000790
ECINTEGRATIONS.COM

Date: 7/14/2026

GATE MANAGEMENT AGREEMENT

Proposal No: TH26736

Submitted to:	Brightwater CDD		**Job Location:**	Brightwater CDD - North Gate Doorking Management	
Attention:	Audette Bruce	Title: LCAM	Attention:	Audette Bruce	Title: LCAM
Email:	audette@hikai.com		Email:	audette@hikai.com	
Phone:	813-565-4663	Fax:	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000		Address:	Main Gate Entrance	
City / ST	Tampa /FL	Zip: 33607	City / ST	Fort Myers / FL	Zip: 33917

GATE DATABASE MANAGEMENT AGREEMENT, # OF GATES: 1

*Upon written request via email, ECS Integrations will make information changes to the telephone entry unit. Only emailed change requests from authorized parties will be accepted. Requests will be processed within 48 hours during the business week. Requests are to be submitted to gates@ecintegrations.com

BASIC PROGRAMMING INCLUDES :

* Entering & deleting directory codes, phone numbers, names, keypad & card codes
* In house back-up of system data in the event of a data loss at the unit due to vandalism or acts of nature

DOES NOT INCLUDE :

*Service calls regarding phone line connection or other issues with the telephone entry unit
*Damaged equipment or replacement hardware
* Capacity upgrades
* On-site programming:
1. - Programing of entry devices where no phone line is installed
2. - Purchase of any devices
3. - On-site timers
4. - Mass programming changes (such as assigning time zones, names, or removal of all existing information & re-loading from scratch to a fully populated data base.)

**INVOICED QUARTERLY IN ADVANCE

INIT _____ **MONTHLY AMOUNT** **$125.00**

CONSIDERATIONS & EXCLUSIONS: **This proposal is valid through:** 8/13/2026

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are $147.00/hr portal to portal with a $45.00 trip charge, weekends and holidays are $196/hr portal to portal with a $45 trip charge.
Additional notes added at the time of acceptance:

ECS INTEGRATIONS		**SUBSCRIBER**	
By (Signature):		**By (Signature):**	
Name (Printed):		**Name (Printed):**	
Title:	**Date:**	**Title:**	**Date:**
		Activation Date:	

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.
2. Warranty:
A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.
B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.
3. Company Services:
A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:
A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.
C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:
A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.
B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.
ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.
iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:
A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials _____

ECS Integrations
Phone: (863) 797-7525 (863) 968-6713
ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES
ECSINTEGRATIONS.COM

Date: 7/14/2026

SATELLITE INTERNET

Proposal No: TH26741

Submitted to:	Brightwater CDD		**Job Location:**	Brightwater CDD - North Gate Internet	
Attention:	Audette Bruce	Title: LCAM	Attention:	Audette Bruce	Title: LCAM
Email:	audette@hikai.com		Email:	audette@hikai.com	
Phone:	813-565-4663	Fax:	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000		Address:	Main Gate Entrance	
City / ST	Tampa /FL	Zip: 33607	City / ST	Fort Myers / FL	Zip: 33917

OF SITES: 1

ECSI WILL PROVIDE A WIRELESS INTERNET SOLUTION WITH A MINNIUM OF 1 YEAR AGREEMENT. EARLY TERMINATON IS PERMITTED WITH A 30 DAY WRITTEN NOTICE. SERVICES PROVIDED WILL BE REMOTE ACCESS /VIEWING TO EACH INDIVIUAL SITE LOCATION BASED ON MODEM LOCATION. ALL EQUIPMENT WILL BE COVERED BY A 1 YEAR MANUFACTURER'S WARRANTY PARTS AND LABOR. EACH SITE WILL BE 5G OR 4G BASED ON VERIFICATION. PRICING WILL BE BASED ON 5G OR 4G AND LOCATION OF SITE. ANY ACTS OF GOD AND VANDALISM ARE NOT COVERED. STANDARD SERVICE RATES WILL APPLY. 48 HOUR RESPONSE TIME M-F PROVIDED ACCESS TO THE SITE IS DRIVABLE. CATASTROPHIC SITE CONDITIONS DO NOT APPLY. CONTRACT SUBJECT TO CHANGE WITHOUT NOTICE. INVOICED QUARTERLY IN ADVANCE.

INIT

MONTHLY AMOUNT **$150.00**

CONSIDERATIONS & EXCLUSIONS:

This proposal is valid through: 8/13/2026

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are $147.00/hr portal to portal with a $45.00 trip charge, weekends and holidays are $196/hr portal to portal with a $45 trip charge.
Additional notes added at the time of acceptance:

ESC INTEGRATIONS		**SUBSCRIBER**	
By (Signature):		**By (Signature):**	
Name (Printed):		**Name (Printed):**	
Title:	**Date:**	**Title:**	**Date:**
		Activation Date:	

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.
2. Warranty:
A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.
B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.
3. Company Services:
A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:
A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.
C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:
A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.
B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.
ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.
iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:
A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss byburglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials _____

EXHIBIT 16

AGENDA

Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Brightwater CDD - South Gate CCTV Equipment

PROPOSAL

Date: 7/14/2026 Proposal No: TH26766

Submitted to:	Brightwater CDD		**Job Location:**	Brightwater CDD - South Gate CCTV Equipment	
Attention:	Audette Bruce	Title: LCAM	Attention:	Audette Bruce	Title:
Email:	audette@hikai.com		Email:	audette@hikai.com	
Phone:	813-565-4663	Fax:	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000		Address:	Main Gate Entrance	
City / ST	Tampa /FL	Zip: 33607	City / ST	Fort Myers / FL	Zip: 33917

SCOPE OF WORK:

INSTALL CCTV SYSTEM FOR MAIN ENTRANCE . INSTALL 12' POLE (2' IN , 10' OUT) IN CONCRETE , IN ISLAND . INSTALL OUTDOOR RATED DUAL FANNED LOCKING ENCLOSURE TO POLE . INSTALL 4K- 8 CHANNEL 4TB NVR INSIDE ENCLOSURE WITH SURGE / BATTERY BACK-UP UNIT . INSTALL 1 TAG READER CAMERA TO POLE (EXIT TAG READS) . INSTALL 1 - 8MP DAY / NIGHT CAMERAS TO POLE FOR OVERALL VIEW OF EXIT GATES . RUN ALL CABLE NEEDED . IF INTERNET DROP IS PROVIDED , PROGRAM SYSTEM FOR MANAGEMENT AND SET UP REMOTE VIEWING FOR DESIRED SMART PHONES / PC'S . A SEPERATE QUOTE WILL BE PROVIDED FOR AN INTERNET DROP AND MANAGEMENT .

INCLUDED MATERIALS:

1- 12' POLE WITH CAP . 1- DUAL FANNED OUTDOOR RATED ENCLOSURE WITH LOCKS . 1- 8 CHANNEL 4TB NVR . 1- SURGE / BATTERY BACK-UP UNIT .1 - LPR (TAG READER) CAMERA . 1- DAY/NIGHT 8MP OVERALL CAMERA . ALL CABLE / WIRING NEEDED . ALL PROGRAMMING FOR REMOTE VIEWING .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

• All work described in this proposal is to be performed during normal business hours unless otherwise noted.
• Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of $85/man hour.
• ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.• ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
• Permit documents and fees are not included as specified above. Tax is excluded.
• This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
• This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
• The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
• Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: $5,750.00

This proposal is valid through 8/13/2026

ECSI Sales Rep: _____ **ECSI Officer:** _____ _____

(Sales Representative) (Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____ **Signature:** _____ _____

ECS INTEGRATIONS- rev 2021-10-11 Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default: A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber. 7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

ECS Integrations
Phone: (863) 797-7525 (863) 968-6713
ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES
ECSINTEGRATIONS.COM

Date: 7/14/2026

CCTV MANAGEMENT

Proposal No: TH26761

Submitted to:	Brightwater CDD		**Job Location:**	Brightwater CDD - South Gate CCTV Management	
Attention:	Audette Bruce	Title: LCAM	Attention:	Audette Bruce	Title: LCAM
Email:	audette@hikai.com		Email:	audette@hikai.com	
Phone:	813-565-4663	Fax:	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000		Address:	Main Gate Entrance	
City / ST	Tampa /FL	Zip: 33607	City / ST	Fort Myers / FL	Zip: 33917

CCTV SYSTEMS — 1

UPON WRITTEN REQUEST VIA EMAIL , ECSI WILL REVIEW / BURN VIDEO UP TO 3 TIMES PER MONTH PER SITE (1-3 HOUR TIMESTAMP) . ONLY EMAILED REQUESTS FROM AUTHORIZED PARTIES WILL BE ACCEPTED AND WILL BE PROCESSED WITHIN 48 HOURS DURING THE BUSINESS WEEK . REQUESTS ARE TO BE MADE TO GATES@ECSINTEGRATIONS.NET . ECSI WILL DO HEALTH CHECKS EVERY 36 HOURS TO INSURE THAT SYSTEM IS WORKING PROPERLY AS WELL AS CONNECTED TO THE INTERNET FOR REMOTE VIEWING .

DOES NOT INCLUDE :
* SERVICE CALLS REGARDING INTERNET LINE CONNECTION OR OTHER PROBLEMS WITH THE INTERNET EQUIPMENT
* DAMAGED EQUIPMENT OR REPLACEMENT PARTS
* ON SITE PROGRAMMING
1. - PROGRAMMING OF ENTRY DEVICES WHERE NO INTERNET LINE IS INSTALLED
2. - PURCHASE / REPLACEMENT OF ANY DEVICES
3. - ON SITE TIMERS
**INVOICED QUARTERLY IN ADVANCE

INIT _____ **MONTHLY AMOUNT** **$85.00**

CONSIDERATIONS & EXCLUSIONS: **This proposal is valid through:** 8/13/2026

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are $147.00/hr portal to portal with a $45.00 trip charge, weekends and holidays are $196/hr portal to portal with a $45 trip charge.
Additional notes added at the time of acceptance:

ECS INTEGRATIONS		**SUBSCRIBER**	
By (Signature):		**By (Signature):**	
Name (Printed):		**Name (Printed):**	
Title:	**Date:**	**Title:**	**Date:**
		Activation Date:	

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.
2. Warranty:
A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.
B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.
3. Company Services:
A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:
A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.
C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:
A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.
B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.
ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.
iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:
A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss byburglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials _____

ECS Integrations
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ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES
ECSINTEGRATIONS.COM

Date: 7/14/2026

SATELLITE INTERNET

Proposal No: TH26744

Submitted to:	Brightwater CDD		**Job Location:**	Brightwater CDD - South Gate Internet	
Attention:	Audette Bruce	Title: LCAM	Attention:	Audette Bruce	Title: LCAM
Email:	audette@hikai.com		Email:	audette@hikai.com	
Phone:	813-565-4663	Fax:	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000		Address:	Main Gate Entrance	
City / ST	Tampa /FL	Zip: 33607	City / ST	Fort Myers / FL	Zip: 33917

OF SITES: 1

ECSI WILL PROVIDE A WIRELESS INTERNET SOLUTION WITH A MINNIUM OF 1 YEAR AGREEMENT. EARLY TERMINATON IS PERMITTED WITH A 30 DAY WRITTEN NOTICE. SERVICES PROVIDED WILL BE REMOTE ACCESS /VIEWING TO EACH INDIVIUAL SITE LOCATION BASED ON MODEM LOCATION. ALL EQUIPMENT WILL BE COVERED BY A 1 YEAR MANUFACTURER'S WARRANTY PARTS AND LABOR. EACH SITE WILL BE 5G OR 4G BASED ON VERIFICATION. PRICING WILL BE BASED ON 5G OR 4G AND LOCATION OF SITE. ANY ACTS OF GOD AND VANDALISM ARE NOT COVERED. STANDARD SERVICE RATES WILL APPLY. 48 HOUR RESPONSE TIME M-F PROVIDED ACCESS TO THE SITE IS DRIVABLE. CATASTROPHIC SITE CONDITIONS DO NOT APPLY. CONTRACT SUBJECT TO CHANGE WITHOUT NOTICE. INVOICED QUARTERLY IN ADVANCE.

INIT _____ **MONTHLY AMOUNT** **$150.00**

CONSIDERATIONS & EXCLUSIONS: **This proposal is valid through:** 8/13/2026

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are $147.00/hr portal to portal with a $45.00 trip charge, weekends and holidays are $196/hr portal to portal with a $45 trip charge.
Additional notes added at the time of acceptance:

ESC INTEGRATIONS		**SUBSCRIBER**	
By (Signature):		**By (Signature):**	
Name (Printed):		**Name (Printed):**	
Title:	**Date:**	**Title:**	**Date:**
		Activation Date:	

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.
2. Warranty:
A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.
B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.
3. Company Services:
A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:
A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.
C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:
A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.
B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.
ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.
iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:
A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss byburglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials _____

EXHIBIT 17

AGENDA

Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Brightwater CDD - Main Gate CCTV Equipment

Date: 7/14/2026

PROPOSAL

Proposal No: TH26761

Submitted to:	Brightwater CDD		**Job Location:**	Brightwater CDD - Main Gate CCTV Equipment	
Attention:	Audette Bruce	Title: LCAM	Attention:	Audette Bruce	Title:
Email:	audette@hikai.com		Email:	audette@hikai.com	
Phone:	813-565-4663	Fax:	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000		Address:	Main Gate Entrance	
City / ST	Tampa /FL	Zip: 33607	City / ST	Fort Myers / FL	Zip: 33917

SCOPE OF WORK:

INSTALL CCTV SYSTEM FOR MAIN ENTRANCE . INSTALL 12' POLE (2' IN , 10' OUT) IN CONCRETE , IN ISLAND . INSTALL OUTDOOR RATED DUAL FANNED LOCKING ENCLOSURE TO POLE . INSTALL 4K- 8 CHANNEL 4TB NVR INSIDE ENCLOSURE WITH SURGE / BATTERY BACK-UP UNIT . INSTALL 2 TAG READER CAMERAS TO POLE (ENTRY / EXIT TAG READS) . INSTALL 2 - 8MP DAY / NIGHT CAMERAS TO POLE FOR OVERALL VIEW OF ENTRY /EXIT GATES . RUN ALL CABLE NEEDED . IF INTERNET DROP IS PROVIDED , PROGRAM SYSTEM FOR MANAGEMENT AND SET UP REMOTE VIEWING FOR DESIRED SMART PHONES / PC'S . A SEPERATE QUOTE WILL BE PROVIDED FOR AN INTERNET DROP AND MANAGEMENT .

INCLUDED MATERIALS:

1- 12' POLE WITH CAP . 1- DUAL FANNED OUTDOOR RATED ENCLOSURE WITH LOCKS . 1- 8 CHANNEL 4TB NVR . 1- SURGE / BATTERY BACK-UP UNIT .2 - LPR (TAG READER) CAMERAS . 2- DAY/NIGHT 8MP OVERALL CAMERAS . ALL CABLE / WIRING NEEDED . ALL PROGRAMMING FOR REMOTE VIEWING .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

• All work described in this proposal is to be performed during normal business hours unless otherwise noted.
• Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of $85/man hour.
• ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.• ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
• Permit documents and fees are not included as specified above. Tax is excluded.
• This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
• This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
• The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
• Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: $7,225.00

This proposal is valid through 8/13/2026

ECSI Sales Rep: _____ **(Sales Representative)**

ECSI Officer: _____ **(Authorizing Officer Signature)** Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____ **Signature:** _____ Date

ECS INTEGRATIONS- rev 2021-10-11

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default: A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber. 7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

Phone: (863) 797-7525 (863) 968-6713
ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES
ECSINTEGRATIONS.COM

Date: 7/14/2026

CCTV MANAGEMENT

Proposal No: TH26755

Submitted to:	Brightwater CDD		**Job Location:**	Brightwater CDD - Main Gate CCTV Management	
Attention:	Audette Bruce	Title: LCAM	Attention:	Audette Bruce	Title: LCAM
Email:	audette@hikai.com		Email:	audette@hikai.com	
Phone:	813-565-4663	Fax:	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000		Address:	Main Gate Entrance	
City / ST	Tampa /FL	Zip: 33607	City / ST	Fort Myers / FL	Zip: 33917

CCTV SYSTEMS **1**

UPON WRITTEN REQUEST VIA EMAIL , ECSI WILL REVIEW / BURN VIDEO UP TO 3 TIMES PER MONTH PER SITE (1-3 HOUR TIMESTAMP) . ONLY EMAILED REQUESTS FROM AUTHORIZED PARTIES WILL BE ACCEPTED AND WILL BE PROCESSED WITHIN 48 HOURS DURING THE BUSINESS WEEK . REQUESTS ARE TO BE MADE TO GATES@ECSINTEGRATIONS.NET . ECSI WILL DO HEALTH CHECKS EVERY 36 HOURS TO INSURE THAT SYSTEM IS WORKING PROPERLY AS WELL AS CONNECTED TO THE INTERNET FOR REMOTE VIEWING .

DOES NOT INCLUDE :
* SERVICE CALLS REGARDING INTERNET LINE CONNECTION OR OTHER PROBLEMS WITH THE INTERNET EQUIPMENT
* DAMAGED EQUIPMENT OR REPLACEMENT PARTS
* ON SITE PROGRAMMING
1. - PROGRAMMING OF ENTRY DEVICES WHERE NO INTERNET LINE IS INSTALLED
2. - PURCHASE / REPLACEMENT OF ANY DEVICES
3. - ON SITE TIMERS
**INVOICED QUARTERLY IN ADVANCE

INIT _____ **MONTHLY AMOUNT** **$85.00**

CONSIDERATIONS & EXCLUSIONS: **This proposal is valid through:** 8/13/2026

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are $147.00/hr portal to portal with a $45.00 trip charge, weekends and holidays are $196/hr portal to portal with a $45 trip charge.
Additional notes added at the time of acceptance:

ECS INTEGRATIONS		**SUBSCRIBER**	
By (Signature):		**By (Signature):**	
Name (Printed):		**Name (Printed):**	
Title:	**Date:**	**Title:**	**Date:**
		Activation Date:	

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.
2. Warranty:
A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.
B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.
3. Company Services:
A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:
A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.
C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:
A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.
B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.
ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.
iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:
A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss byburglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials _____

Phone: (863) 797-7525 (863) 968-6713
ACCESS CONTROL + SECURITY + INTRUSION + CCTV + GATES
LIC. EG13000790
ECINTEGRATIONS.COM

Date: 7/14/2026

GATE MANAGEMENT AGREEMENT

Proposal No: TH26731

Submitted to:	Brightwater CDD		**Job Location:**	Brightwater CDD - Main Gate Doorking Management	
Attention:	Audette Bruce	Title: LCAM	Attention:	Audette Bruce	Title: LCAM
Email:	audette@hikai.com		Email:	audette@hikai.com	
Phone:	813-565-4663	Fax:	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000		Address:	Main Gate Entrance	
City / ST	Tampa /FL	Zip: 33607	City / ST	Fort Myers / FL	Zip: 33917

GATE DATABASE MANAGEMENT AGREEMENT, # OF GATES: 1

*Upon written request via email, ECS Integrations will make information changes to the telephone entry unit. Only emailed change requests from authorized parties will be accepted. Requests will be processed within 48 hours during the business week. Requests are to be submitted to gates@ecintegrations.com

BASIC PROGRAMMING INCLUDES :

* Entering & deleting directory codes, phone numbers, names, keypad & card codes
* In house back-up of system data in the event of a data loss at the unit due to vandalism or acts of nature

DOES NOT INCLUDE :

*Service calls regarding phone line connection or other issues with the telephone entry unit
*Damaged equipment or replacement hardware
* Capacity upgrades
* On-site programming:
1. - Programing of entry devices where no phone line is installed
2. - Purchase of any devices
3. - On-site timers
4. - Mass programming changes (such as assigning time zones, names, or removal of all existing information & re-loading from scratch to a fully populated data base.)

**INVOICED QUARTERLY IN ADVANCE

INIT _____ **MONTHLY AMOUNT** **$125.00**

CONSIDERATIONS & EXCLUSIONS: **This proposal is valid through:** 8/13/2026

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are $147.00/hr portal to portal with a $45.00 trip charge, weekends and holidays are $196/hr portal to portal with a $45 trip charge.
Additional notes added at the time of acceptance:

ECS INTEGRATIONS		**SUBSCRIBER**	
By (Signature):		**By (Signature):**	
Name (Printed):		**Name (Printed):**	
Title:	**Date:**	**Title:**	**Date:**
		Activation Date:	

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.
2. Warranty:
A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.
B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.
3. Company Services:
A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:
A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.
C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:
A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.
B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.
ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.
iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

10. COMPANY'S LIMITS OF LIABILITY:
A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials _____

ECS Integrations
Phone: (863) 797-7525 (863) 968-6713
ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES
ECSINTEGRATIONS.COM

Date: 7/14/2026

SATELLITE INTERNET

Proposal No: TH26739

Submitted to:	Brightwater CDD		**Job Location:**	Brightwater CDD - Main Gate Internet	
Attention:	Audette Bruce	Title: LCAM	Attention:	Audette Bruce	Title: LCAM
Email:	audette@hikai.com		Email:	audette@hikai.com	
Phone:	813-565-4663	Fax:	Phone:	813-565-4663	Fax:
Address:	2502 N Rocky Point Drive # 1000		Address:	Main Gate Entrance	
City / ST	Tampa /FL	Zip: 33607	City / ST	Fort Myers / FL	Zip: 33917

OF SITES: 1

ECSI WILL PROVIDE A WIRELESS INTERNET SOLUTION WITH A MINNIUM OF 1 YEAR AGREEMENT. EARLY TERMINATON IS PERMITTED WITH A 30 DAY WRITTEN NOTICE. SERVICES PROVIDED WILL BE REMOTE ACCESS /VIEWING TO EACH INDIVIUAL SITE LOCATION BASED ON MODEM LOCATION. ALL EQUIPMENT WILL BE COVERED BY A 1 YEAR MANUFACTURER'S WARRANTY PARTS AND LABOR. EACH SITE WILL BE 5G OR 4G BASED ON VERIFICATION. PRICING WILL BE BASED ON 5G OR 4G AND LOCATION OF SITE. ANY ACTS OF GOD AND VANDALISM ARE NOT COVERED. STANDARD SERVICE RATES WILL APPLY. 48 HOUR RESPONSE TIME M-F PROVIDED ACCESS TO THE SITE IS DRIVABLE. CATASTROPHIC SITE CONDITIONS DO NOT APPLY. CONTRACT SUBJECT TO CHANGE WITHOUT NOTICE. INVOICED QUARTERLY IN ADVANCE.

INIT _____ **MONTHLY AMOUNT** **$150.00**

CONSIDERATIONS & EXCLUSIONS: **This proposal is valid through:** 8/13/2026

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are $147.00/hr portal to portal with a $45.00 trip charge, weekends and holidays are $196/hr portal to portal with a $45 trip charge.
Additional notes added at the time of acceptance:

ESC INTEGRATIONS		**SUBSCRIBER**	
By (Signature):		**By (Signature):**	
Name (Printed):		**Name (Printed):**	
Title:	**Date:**	**Title:**	**Date:**
		Activation Date:	

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.
2. Warranty:
A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.
B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.
3. Company Services:
A. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

4. Subscriber Responsibilities:
A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.
C. Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:
A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.
B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.
ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.
iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

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B. Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss byburglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

13. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials _____

EXHIBIT 18

AGENDA

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 1, 2026

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

Re: Brightwater Community Development District
(Lee County, Florida)
$10,000,000 Capital Improvement Revenue Bonds, Series 2021
(Assessment Area One) ("2021 Bonds")
Annual Arbitrage Report for the period August 6, 2025 to August 6, 2026

Dear Brightwater Community Development District:

Please find attached the Annual Arbitrage Report for the above-referenced 2021 Bonds.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on the 2021 Bonds during the annual period August 6, 2025 to August 6, 2026, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for the 2021 Bonds is due August 6, 2027.

Sincerely,

John C. Rogers

John C. Rogers
President

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

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 1, 2026

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

Re: Brightwater Community Development District
(Lee County, Florida)
$10,000,000 Capital Improvement Revenue Bonds, Series 2021
(Assessment Area One)
Annual Arbitrage Report for the period August 6, 2025 to August 6, 2026

Dear Brightwater Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for Brightwater Community Development District, $10,000,000 Capital Improvement Revenue Bonds, Series 2021 (Assessment Area One) ("Series 2021") for the period August 6, 2025 to August 6, 2026 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

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

Trust Fund statements for Series 2021 for the period August 6, 2025 to August 6, 2026
Source: US Bank, Orlando, Florida

Closing Documents for the Bonds, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"
Source: Breeze Home, Lake Mary, Florida

Annual Arbitrage Report for Series 2021 for the period August 6, 2024 to August 6, 2025, dated September 6, 2025 (the "Prior Arbitrage Report")
Source: Arbitrage Rebate Counselors, LLC, Ardmore, Pennsylvania

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

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

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

Notes and Assumptions

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

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

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

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

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

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

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

h) The calculation of arbitrage liability for the Annual Computation Period is made as of August 6, 2026 (the "Annual Computation Date").

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

Source Information

Bonds

Closing Date	I.R.S. Form 8038-G
Sources and Uses of Funds Upon Issuance of Series 2021	Pg. A-1 of Annual Arbitrage Report
2021 Series Yield	Pages B-1, B-2(A), B-2 and B-3 of Annual Arbitrage Report

Investments

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

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Brightwater Community Development District earned $1,841.04 more on its investments of 2021 Series proceeds during the Annual Computation Period than had such proceeds been invested at the 2021 Series Yield, and therefore **incurred an arbitrage liability on the 2021 Series** during such period, as calculated on Page C-1; however, such liability amount was offset by arbitrage credits accrued in prior periods.

Arbitrage Rebate Counselors, LLC

ARBITRAGE REBATE COUNSELORS, LLC

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

Annual Arbitrage Report
For the Period August 6, 2025 to August 6, 2026

October 1, 2026

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

Sources and Uses of Funds Upon Issuance of the 2021 Bonds (1)

Sources of Funds:	
Par Amount of 2021 Bonds	$10,000,000.00
Plus: Original Issue Premium	258,064.40
Total Sources	$10,258,064.40
Uses of Funds:	
Deposit To Acquistion & Construction Account	$7,081,036.83
Deposit To Restricted Acquistion & Construction Account	2,000,000.00
Deposit To Reserve Account	552,735.00
Deposit To Capitalized Interest Account	254,992.57
Deposit To Costs of Issuance Account	169,300.00
Financing Costs	200,000.00
Total Uses	$10,258,064.40

Note:
(1) Source: Closing Statement for the 2021 Bonds, dated July 27, 2021.

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

2018 Bonds - Pricing Report

Dated Date: 8/6/2021
Issuance Date: 8/6/2021

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Original Issue Premium (+)	Production
5/1/2023	$205,000.00	2.375%	2.375%	100.000%	355.90	$0.00	$205,000.00
5/1/2024	210,000.00	2.375%	2.375%	100.000%	574.58	0.00	210,000.00
5/1/2025	215,000.00	2.375%	2.375%	100.000%	803.26	0.00	215,000.00
5/1/2026	220,000.00	2.850%	2.850%	100.000%	1,041.94	0.00	220,000.00
5/1/2027	225,000.00	2.850%	2.850%	100.000%	1,290.63	0.00	225,000.00
5/1/2028	235,000.00	2.850%	2.850%	100.000%	1,582.99	0.00	235,000.00
5/1/2029	240,000.00	2.850%	2.850%	100.000%	1,856.67	0.00	240,000.00
5/1/2030	250,000.00	2.850%	2.850%	100.000%	2,184.03	0.00	250,000.00
5/1/2031	255,000.00	2.850%	2.850%	100.000%	2,482.71	0.00	255,000.00
5/1/2032	265,000.00	3.150%	3.150%	100.000%	2,845.07	0.00	265,000.00
5/1/2033	270,000.00	3.150%	3.150%	100.000%	3,168.75	0.00	270,000.00
5/1/2034	280,000.00	3.150%	3.150%	100.000%	3,566.11	0.00	280,000.00
5/1/2035	290,000.00	3.150%	3.150%	100.000%	3,983.47	0.00	290,000.00
5/1/2036	300,000.00	3.150%	3.150%	100.000%	4,420.83	0.00	300,000.00
5/1/2037	310,000.00	3.150%	3.150%	100.000%	4,878.19	0.00	310,000.00
5/1/2038	315,000.00	3.150%	3.150%	100.000%	5,271.88	0.00	315,000.00
5/1/2039	330,000.00	3.150%	3.150%	100.000%	5,852.92	0.00	330,000.00
5/1/2040	340,000.00	3.150%	3.150%	100.000%	6,370.28	0.00	340,000.00
5/1/2041	350,000.00	3.150%	3.150%	100.000%	6,907.64	0.00	350,000.00
5/1/2042	360,000.00	4.000%	3.360%	105.272%	7,465.00	18,979.20	378,979.20
5/1/2043	375,000.00	4.000%	3.360%	105.272%	8,151.04	19,770.00	394,770.00
5/1/2044	390,000.00	4.000%	3.360%	105.272%	8,867.08	20,560.80	410,560.80
5/1/2045	405,000.00	4.000%	3.360%	105.272%	9,613.13	21,351.60	426,351.60
5/1/2046	425,000.00	4.000%	3.360%	105.272%	10,512.85	22,406.00	447,406.00
5/1/2047	440,000.00	4.000%	3.360%	105.272%	11,323.89	23,196.80	463,196.80
5/1/2048	460,000.00	4.000%	3.360%	105.272%	12,298.61	24,251.20	484,251.20
5/1/2049	480,000.00	4.000%	3.360%	105.272%	13,313.33	25,305.60	505,305.60
5/1/2050	500,000.00	4.000%	3.360%	105.272%	14,368.06	26,360.00	526,360.00
5/1/2051	520,000.00	4.000%	3.360%	105.272%	15,462.78	27,414.40	547,414.40
5/1/2052	540,000.00	4.000%	3.360%	105.272%	16,597.50	28,468.80	568,468.80
Total	$10,000,000.00				187,411.11	$258,064.40	$10,258,064.40

Principal Amount	$9,540,000.00
Plus: Original Issue Premium	258,064.40
	$9,798,064.40
Gross Interest Cost	$6,941,520.07
Less: Original Issue Premium	(258,064.40)
	$6,683,455.67
NIC %	3.5662%
Bond Years	187,411.11
Average Coupon	3.7039%
Average Life (Years)	19.64

Note: (1) Official Statement for the 2021 Bonds, dated July 27, 2021.

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

2021 Bonds - Debt Service To Maturity

Dated Date:	8/6/2021
First Interest Payment Date:	11/1/2021

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Annual Debt Service
11/1/2021			$81,790.07	$81,790.07	$81,790.07
5/1/2022			173,202.50	173,202.50	
11/1/2022			173,202.50	173,202.50	346,405.00
5/1/2023	$205,000.00	2.375%	173,202.50	378,202.50	
11/1/2023			170,768.13	170,768.13	548,970.63
5/1/2024	210,000.00	2.375%	170,768.13	380,768.13	
11/1/2024			168,274.38	168,274.38	549,042.50
5/1/2025	215,000.00	2.375%	168,274.38	383,274.38	
11/1/2025			165,721.25	165,721.25	548,995.63
5/1/2026	220,000.00	2.375%	165,721.25	385,721.25	
11/1/2026			163,108.75	163,108.75	548,830.00
5/1/2027	225,000.00	2.850%	163,108.75	388,108.75	
11/1/2027			159,902.50	159,902.50	548,011.25
5/1/2028	235,000.00	2.850%	159,902.50	394,902.50	
11/1/2028			156,553.75	156,553.75	551,456.25
5/1/2029	240,000.00	2.850%	156,553.75	396,553.75	
11/1/2029			153,133.75	153,133.75	549,687.50
5/1/2030	250,000.00	2.850%	153,133.75	403,133.75	
11/1/2030			149,571.25	149,571.25	552,705.00
5/1/2031	255,000.00	2.850%	149,571.25	404,571.25	
11/1/2031			145,937.50	145,937.50	550,508.75
5/1/2032	265,000.00	3.150%	145,937.50	410,937.50	
11/1/2032			141,763.75	141,763.75	552,701.25
5/1/2033	270,000.00	3.150%	141,763.75	411,763.75	
11/1/2033			137,511.25	137,511.25	549,275.00
5/1/2034	280,000.00	3.150%	137,511.25	417,511.25	
11/1/2034			133,101.25	133,101.25	550,612.50
5/1/2035	290,000.00	3.150%	133,101.25	423,101.25	
11/1/2035			128,533.75	128,533.75	551,635.00
5/1/2036	300,000.00	3.150%	128,533.75	428,533.75	
11/1/2036			123,808.75	123,808.75	552,342.50
5/1/2037	310,000.00	3.150%	123,808.75	433,808.75	
11/1/2037			118,926.25	118,926.25	552,735.00
5/1/2038	315,000.00	3.150%	118,926.25	433,926.25	
11/1/2038			113,965.00	113,965.00	547,891.25
5/1/2039	330,000.00	3.150%	113,965.00	443,965.00	
11/1/2039			108,767.50	108,767.50	552,732.50
5/1/2040	340,000.00	3.150%	108,767.50	448,767.50	
11/1/2040			103,412.50	103,412.50	552,180.00
5/1/2041	350,000.00	3.150%	103,412.50	453,412.50	
11/1/2041			97,900.00	97,900.00	551,312.50
5/1/2042	360,000.00	4.000%	97,900.00	457,900.00	
11/1/2042			90,700.00	90,700.00	548,600.00
5/1/2043	375,000.00	4.000%	90,700.00	465,700.00	
11/1/2043			83,200.00	83,200.00	548,900.00
5/1/2044	390,000.00	4.000%	83,200.00	473,200.00	
11/1/2044			75,400.00	75,400.00	548,600.00
5/1/2045	405,000.00	4.000%	75,400.00	480,400.00	
11/1/2045			67,300.00	67,300.00	547,700.00
5/1/2046	425,000.00	4.000%	67,300.00	492,300.00	
11/1/2046			58,800.00	58,800.00	551,100.00
5/1/2047	440,000.00	4.000%	58,800.00	498,800.00	
11/1/2047			50,000.00	50,000.00	548,800.00
5/1/2048	460,000.00	4.000%	50,000.00	510,000.00	
11/1/2048			40,800.00	40,800.00	550,800.00
5/1/2049	480,000.00	4.000%	40,800.00	520,800.00	
11/1/2049			31,200.00	31,200.00	552,000.00
5/1/2050	500,000.00	4.000%	31,200.00	531,200.00	
11/1/2050			21,200.00	21,200.00	552,400.00
5/1/2051	520,000.00	4.000%	21,200.00	541,200.00	
11/1/2051			10,800.00	10,800.00	552,000.00
5/1/2052	540,000.00	4.000%	10,800.00	550,800.00	550,800.00
	$10,000,000.00		$6,941,520.07	$16,941,520.07	$16,941,520.07

Note: (1) Official Statement for the 2021 Bonds, dated July 27, 2021.

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

2021 Bonds - Debt Service for Yield to Call

Dated Date:	8/6/2021
First Interest Payment Date:	11/1/2021

Date	Principal Amount	Interest Rate	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Annual Debt Service
11/1/2021					$81,790.07	$81,790.07	$81,790.07
5/1/2022					173,202.50	173,202.50	
11/1/2022					173,202.50	173,202.50	346,405.00
5/1/2023	$205,000.00	2.375%			173,202.50	378,202.50	
11/1/2023					170,768.13	170,768.13	548,970.63
5/1/2024	210,000.00	2.375%			170,768.13	380,768.13	
11/1/2024					168,274.38	168,274.38	549,042.50
5/1/2025	215,000.00	2.375%			168,274.38	383,274.38	
11/1/2025					165,721.25	165,721.25	548,995.63
5/1/2026	220,000.00	2.375%			165,721.25	385,721.25	
11/1/2026					163,108.75	163,108.75	548,830.00
5/1/2027	225,000.00	2.850%			163,108.75	388,108.75	
11/1/2027					159,902.50	159,902.50	548,011.25
5/1/2028	235,000.00	2.850%			159,902.50	394,902.50	
11/1/2028					156,553.75	156,553.75	551,456.25
5/1/2029	240,000.00	2.850%			156,553.75	396,553.75	
11/1/2029					153,133.75	153,133.75	549,687.50
5/1/2030	250,000.00	2.850%			153,133.75	403,133.75	
11/1/2030					149,571.25	149,571.25	552,705.00
5/1/2031	255,000.00	2.850%	$4,895,000.00	4.000%	149,571.25	5,299,571.25	
11/1/2031					48,037.50	48,037.50	5,347,608.75
5/1/2032	265,000.00	3.150%			48,037.50	313,037.50	
11/1/2032					43,863.75	43,863.75	356,901.25
5/1/2033	270,000.00	3.150%			43,863.75	313,863.75	
11/1/2033					39,611.25	39,611.25	353,475.00
5/1/2034	280,000.00	3.150%			39,611.25	319,611.25	
11/1/2034					35,201.25	35,201.25	354,812.50
5/1/2035	290,000.00	3.150%			35,201.25	325,201.25	
11/1/2035					30,633.75	30,633.75	355,835.00
5/1/2036	300,000.00	3.150%			30,633.75	330,633.75	
11/1/2036					25,908.75	25,908.75	356,542.50
5/1/2037	310,000.00	3.150%			25,908.75	335,908.75	
11/1/2037					21,026.25	21,026.25	356,935.00
5/1/2038	315,000.00	3.150%			21,026.25	336,026.25	
11/1/2038					16,065.00	16,065.00	352,091.25
5/1/2039	330,000.00	3.150%			16,065.00	346,065.00	
11/1/2039					10,867.50	10,867.50	356,932.50
5/1/2040	340,000.00	3.150%			10,867.50	350,867.50	
11/1/2040					5,512.50	5,512.50	356,380.00
5/1/2041	350,000.00	3.150%			5,512.50	355,512.50	355,512.50
	$5,105,000.00		$4,895,000.00		$3,728,920.07	$13,728,920.07	$13,728,920.07

Note: (1) Official Statement for the 2021 Bonds, dated July 27, 2021.

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

2021 Bonds - Proof of Yield

P.V. Date:	8/6/2021
2021 Bond Yield:	3.19888199%

Date	Semiannual Debt Service (1)	Muni Days To Computation Date	P.V. Factor	Present Value
11/1/2021	$81,790.07	85	0.992534854	$81,179.49
5/1/2022	173,202.50	265	0.976909758	169,203.21
11/1/2022	173,202.50	445	0.961530643	166,539.51
5/1/2023	378,202.50	625	0.946393635	357,928.44
11/1/2023	170,768.13	805	0.931494924	159,069.64
5/1/2024	380,768.13	985	0.916830757	349,099.93
11/1/2024	168,274.38	1165	0.902397442	151,850.37
5/1/2025	383,274.38	1345	0.888191346	340,420.98
11/1/2025	165,721.25	1525	0.87420889	144,874.99
5/1/2026	385,721.25	1705	0.860446555	331,892.52
11/1/2026	163,108.75	1885	0.846900876	138,136.94
5/1/2027	388,108.75	2065	0.83356844	323,515.21
11/1/2027	159,902.50	2245	0.820445892	131,191.35
5/1/2028	394,902.50	2425	0.807529928	318,895.59
11/1/2028	156,553.75	2605	0.794817294	124,431.63
5/1/2029	396,553.75	2785	0.78230479	310,225.90
11/1/2029	153,133.75	2965	0.769989266	117,911.34
5/1/2030	403,133.75	3145	0.757867621	305,522.02
11/1/2030	149,571.25	3325	0.745936802	111,570.70
5/1/2031	5,299,571.25	3505	0.734193805	3,890,912.38
11/1/2031	48,037.50	3685	0.722635674	34,713.61
5/1/2032	313,037.50	3865	0.711259498	222,650.90
11/1/2032	43,863.75	4045	0.700062413	30,707.36
5/1/2033	313,863.75	4225	0.689041599	216,265.18
11/1/2033	39,611.25	4405	0.678194282	26,864.12
5/1/2034	319,611.25	4585	0.667517729	213,346.18
11/1/2034	35,201.25	4765	0.657009254	23,127.55
5/1/2035	325,201.25	4945	0.64666621	210,296.66
11/1/2035	30,633.75	5125	0.636485992	19,497.95
5/1/2036	330,633.75	5305	0.626466037	207,130.82
11/1/2036	25,908.75	5485	0.616603823	15,975.43
5/1/2037	335,908.75	5665	0.606896866	203,861.97
11/1/2037	21,026.25	5845	0.597342721	12,559.88
5/1/2038	336,026.25	6025	0.587938984	197,562.93
11/1/2038	16,065.00	6205	0.578683286	9,296.55
5/1/2039	346,065.00	6385	0.569573298	197,109.38
11/1/2039	10,867.50	6565	0.560606724	6,092.39
5/1/2040	350,867.50	6745	0.551781307	193,602.13
11/1/2040	5,512.50	6925	0.543094826	2,993.81
5/1/2041	355,512.50	7105	0.534545093	190,037.46
Total	$13,728,920.07			$10,258,064.40 (2)

Notes: (1) See Page B-2 (B).
(2) $10,258,064.40 = $10,000,000.00 [Principal Amount of 2021 Bonds] + $258,064.40 [Original Issue Premium on 2021 Bonds].

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

Arbitrage Credit - 4th Annual Computation Period

Annual Computation Date: 8/6/2026
2016 Bond Yield (1): 3.198881999%

Investment Yield: 3.554339004%

Date (2)	Transaction Description (2)	Acquisition and Construction Fund Invested (-) / Disbursed (+) (2)	Acquisition and Construction Fund Interest (2)	Restricted Acquisition and Construction Fund Balance (2)	Restricted Acquisition and Construction Fund Invested (-) / Disbursed (+) (2)	Restricted Acquisition and Construction Fund Interest (2)	Restricted Acquisition and Construction Fund Balance (2)	Capitalized Interest Invested (-) / Disbursed (+) (2)	Capitalized Interest Interest (2)	Capitalized Interest Balance (2)	Costs of Issuance Fund Invested (-) / Disbursed (+) (2)	Costs of Issuance Fund Interest (2)	Costs of Issuance Fund Balance (2)	Debt Service Reserve Fund Invested (-) / Disbursed (+) (2)	Debt Service Reserve Fund Interest (2)	Debt Service Reserve Fund Balance (2)	Total	Muni Days To Computation Date	2021 Bond Yield Yield	2021 Bond Yield Future Value	@ Investment Yield Future Value
8/6/2025	Prior Ann'l Arb Liability (3)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	($151,767.75)	360	1.03224464	($156,661.48)	$0.00
8/6/2025	Balance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	($518,092.50)	$0.00	$518,092.50	($518,092.50)	360	1.03224464	($534,798.21)	($536,670.89)
9/2/2025	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(664.76)	664.76	518,757.26	0.00	334	1.02988142	0.00	0.00
9/2/2025	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,104.66)	1,104.66	519,861.92	0.00	334	1.02988142	0.00	0.00
9/3/2025	Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,769.42	0.00	518,092.50	1,769.42	333	1.02979084	1,822.13	1,828.03
10/1/2025	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,698.26)	1,698.26	519,790.76	0.00	305	1.02725191	0.00	0.00
10/2/2025	Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,698.26	0.00	518,092.50	1,698.26	304	1.02716135	1,744.39	1,749.54
11/3/2025	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,685.42)	1,685.42	519,777.92	0.00	273	1.02435816	0.00	0.00
11/4/2025	Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,685.42	0.00	518,092.50	1,685.42	272	1.02426787	1,726.32	1,730.89
12/1/2025	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,531.45)	1,531.45	519,623.95	0.00	245	1.02183283	0.00	0.00
12/2/2025	Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,531.45	0.00	518,092.50	1,531.45	244	1.02174275	1,564.75	1,568.46
1/2/2026	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,507.96)	1,507.96	519,600.46	0.00	214	1.01904418	0.00	0.00
1/5/2026	Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,507.96	0.00	518,092.50	1,507.96	211	1.01877471	1,536.27	1,539.42
2/2/2026	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,472.73)	1,472.73	519,565.23	0.00	184	1.01635273	0.00	0.00
2/3/2026	Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,472.73	0.00	518,092.50	1,472.73	183	1.01626314	1,496.68	1,499.34
3/2/2026	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,329.97)	1,329.97	519,422.47	0.00	154	1.01366839	0.00	0.00
3/3/2026	Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,329.97	0.00	518,092.50	1,329.97	153	1.01357904	1,348.03	1,350.03
4/1/2026	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,472.44)	1,472.44	519,564.94	0.00	125	1.01108027	0.00	0.00
4/2/2026	Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,472.44	0.00	518,092.50	1,472.44	124	1.01099115	1,488.62	1,490.42
5/1/2026	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,424.96)	1,424.96	519,517.46	0.00	95	1.00840986	0.00	0.00
5/4/2026	Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,424.96	0.00	518,092.50	1,424.96	92	1.00814321	1,436.56	1,437.85
6/1/2026	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,472.71)	1,472.71	519,565.21	0.00	65	1.00574650	0.00	0.00
6/2/2026	Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,472.71	0.00	518,092.50	1,472.71	64	1.00565785	1,481.04	1,481.96
7/1/2026	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,424.96)	1,424.96	519,517.46	0.00	35	1.00309018	0.00	0.00
7/2/2026	Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,424.96	0.00	518,092.50	1,424.96	34	1.00300176	1,429.24	1,429.71
8/3/2026	Int. Earn. (+) / Reinvst (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(1,472.45)	1,472.45	519,564.95	0.00	3	1.00026450	0.00	0.00
8/4/2026	Trf Out - Revenue Fd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,472.45	0.00	518,092.50	1,472.45	2	1.00017632	1,472.71	1,472.74
8/6/2026	Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	518,092.50	0.00	0.00	518,092.50	0	1.00000000	518,092.50	518,092.50
	Total	$0.00	$0.00		$0.00	$0.00		$0.00	$0.00		$0.00	$0.00		$0.00	$18,262.73		$18,262.73				$0.00
																			Arbitrage Credit		$1,861.84
																			Cumulative Arbitrage Credit		($154,828.41)

Notes: (1) See Page B-3.
(2) Source: Trust Fund bank statements of US Bank, Orlando Florida.
(3) See Prior Annual Arbitrage Report.