

**BRIGHTON LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**August 13, 2025**

**6:00 p.m.**

**[Join the meeting now](#)**

**Dial in by phone**

**[+1 646-838-1601,,675305908#](#)**



313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747

## Brighton Lakes Community Development District

### Board of Supervisors

Marcial Rodriguez, Jr., Chairman  
 John Crary, Vice Chairman  
 Michelle Incandela, Assistant Secretary  
 Mark Peters, Assistant Secretary  
 Nadine Singh, Assistant Secretary

### Staff:

Michael Perez, District Manager  
 Tucker Mackie/ Ryan Dugan, District Counsel  
 Mark Vincutonis/ Pete Glasscock, District Engineer  
 Howard Neal, Field Services Director  
 Dennis Hisler, CDD Landscaping & Maintenance Liaison

### Meeting Agenda

**Wednesday, August 13, 2025 – 6:00 p.m.**

- 
- 1. Call to Order and Roll Call**
  - 2. Pledge of Allegiance**
  - 3. Adoption of the Agenda**
  - 4. Audience Comments - Limited to 3 Minutes**
  - 5. Staff Reports**
    - A. Blade Runners Report.....P. 3
      - i. Review of Irrigation Report.....P. 7
      - ii. Consideration of Dead Oak Tree Removal and Replacement Proposal ...P. 14
      - iii. Consideration of Dead Pine Tree Removal Proposal .....P. 15
      - iv. Consideration of Repairs Due to Car Accident.....P. 16
    - B. District Engineer
    - C. Field Inspection Report .....P. 17
    - D. Envera Report
    - E. Solitude Lake Management Report.....P. 26
    - F. CDD Liaison Report
    - G. District Counsel
      - i. Review of Notice of Suspension of Amenity Facilities..... P. 33
    - H. District Manager
      - i. Review of Project Board .....P. 35
      - ii. Review of Second-Quarter Website Audit.....P. 36
  - 6. Business Items**
    - A. Consideration of Resolution 2025-02, Resetting of Fiscal Year 2026 Budget & Assessment Hearing .....P. 48
    - B. Consideration of Resolution 2025-03, Adopting Fiscal Year 2026 Meeting Schedule.....P. 50
    - C. Consideration of Goals and Objectives for Fiscal Year 2026.....P. 52
  - 7. Business Administration Items**
    - A. Consideration of July 9, 2025 Meeting Minutes .....P. 56
    - B. Financial Statements .....P. 61
    - C. Check Register .....P. 77
  - 8. Supervisors' Requests**
  - 9. Adjournment**

*The next meeting is scheduled for Wednesday, August 20, 2025, at 6:00 p.m.*

### District Office:

313 Campus Street  
 Celebration, FL 34747  
 407-566-1935  
[www.BrightonLakesCDD.org](http://www.BrightonLakesCDD.org)

### Meeting Location:

Brighton Lakes Clubhouse  
 4250 Brighton Lakes Boulevard  
 Kissimmee, FL 34746  
 Call In: +1 646-838-1601, 675305908#

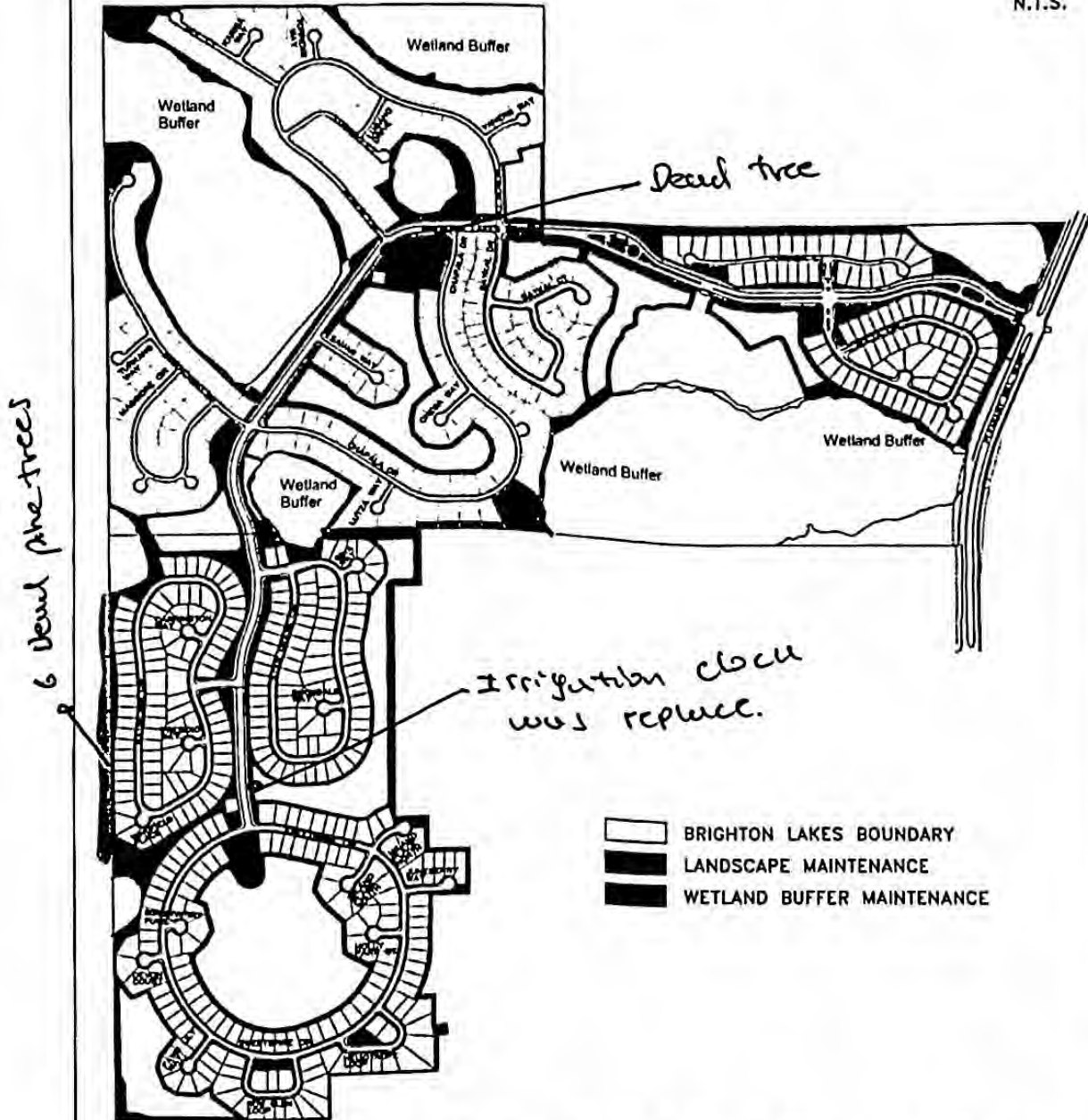
Landscape Check List for (Month) <u>July</u> (Year) 20 <u>25</u>					
	Item	Day (M T W R F)	Date	Section	Done (✓) Rain Day Notes (If any) Work Authorization # (If any)
I	Irrigated Turf - St Augustine - Weekly (1 or full weeks starting with Monday) (except November through February when it is mowed every other week)			4 1 1	
	A Mowing			4 1 1(n)	
	Week 1 ✓				
	Week 2 ✓				
	Week 3 ✓				
	Week 4 ✓				
	Week 5 ✓				
	B Hard Edging - Same Day as Mowing			4 1 2	
	Week 1 ✓				
	Week 2 ✓				
	Week 3 ✓				
	Week 4 ✓				
	Week 5 ✓				
	C Removal of Clippings - Same Day as Mowing			4 1 2(d)	
	Week 1 ✓				
	Week 2 ✓				
	Week 3 ✓				
	Week 4 ✓				
	Week 5 ✓				
II	Non-Irrigated Bahia Turf - Weekly (except for November through April when it is mowed every other week)				
	A Mowing			4 1 1(a)	
	Week 1 ✓				
	Week 2 ✓				
	Week 3 ✓				
	Week 4 ✓				
	Week 5 ✓				
	B Hard Edging - Same Day as Mowing			4 1 2	
	Week 1 ✓				
	Week 2 ✓				
	Week 3 ✓				
	Week 4 ✓				
	Week 5 ✓				
	C Removal of Clippings - Same Day as Mowing			4 1 2(d)	
	Week 1 ✓				
	Week 2 ✓				
	Week 3 ✓				
	Week 4 ✓				
	Week 5 ✓				
III	Soft Edging (Twice a month March through October - Once a month November through February)			4 1 2(b)	
	Week 1 ✓				
	Week 2 ✓				
IV	Trimming (Areas Inaccessible to Mowers) (Completed Same Day as Mowing)			4 1 3	

	St Augustine	
	Week 1 ✓	
	Week 2 ✓	
	Week 3 ✓	
	Week 4 ✓	
	Week 5 ✓	
	Habra	
	Week 1 ✓	
	Week 2 ✓	
	Week 3 ✓	
	Week 4 ✓	
	Week 5 ✓	
V	Weed Control (If Acceptable To Contractor - ✓) [Contractor to list Area(s) of Application]	4.1.4(b)
	bees in blud. and crucat weeds	
VI	Disease/Fungus Control (If Acceptable to Contractor - ✓) [Contractor to list Area(s) of Application]	4.1.4(b)
	N/A	
VII	Pruning of Shrubs & Ground Cover	
A	Detailing of Planted Areas (Monthly)	4.2.1(a)
B	Summer Flowering Shrubs (April)	4.2.1(d)
C	Spring Flowering Shrubs (After Blooming)	4.2.1(e)
D	Broad Leaf Evergreen Shrubs (Yearly)	4.2.1(f)
E	Conifers (Yearly)	4.2.1(g)
F	Selective Pruning to Expose Landscape Lights (As Needed) ✓	4.2.1(h)
G	Remove All Dead Wood (As Needed) ✓	4.2.1(i)
VIII	Fertilization (Turf) (Four Times Per Year)	4.1.5(a)
	First Application	
	Second Application	
	Third Application - is going to be done 7-29/7-30	
	Fourth Application	
IX	Pest Control (If Acceptable To Contractor - ✓) [Contractor to list below the Area(s) of Application(s)]	4.1.6
	play Grand areas (ANTS)	
X	A Soil Tests for Turf Care and Tree Care (Listed as "As Needed")	4.1.7 and 4.3.5
	First Test	
	Second Test	
	Third Test	
	Fourth Test	
	Fifth Test	
	Sixth Test	
	B pH Adjustments for Turf Care and Tree Care (Invoiced Separately. Work Authorization Required) [Contractor list below each adjustment]	4.1.7
XI	Weeding (Weekly)	4.2.2(u)
	Week 1 ✓	
	Week 2 ✓	
	Week 3 ✓	
	Week 4 ✓	

	Week 5	
XII	Fertilization (Shrubs/Ground Cover) (Three Times Per Year) (Reapplication at contractor's expense) First Application Second Application Third Application - September	421
XIII	Mulching (Invoiced Separately, Work Authorization Required) Planting Beds Tree Rings - N/A	425 434
XIV	Tree Care	
	A Pruning - Removal of Dead Branches to 15 Feet (one time per year) First Pruning 7-25 / 7-28 - 7-29 - 7-30	431(a)
	B Pruning - Trees in Buffer areas (one time per year) First Pruning 7-9 along pond 9.	431(c)
	C Pruning - Ornamental Trees (Yearly) Date(s) of Pruning	431(d)
	D Fertilization (Trees) (Three Times Per Year) First Application Second Application Third Application - October	432
	E Pest Control (Invoiced Separately, Work Authorization Required) [Contractor to list below the Area(s) of Application(s)]	433
XV	Quarterly Bush Hogging (Invoiced Separately, Work Authorization Required) First Service Second Service Third Service - August if it is not too wet. Fourth Service	411h
XVI	Mowing between Devon Court and Wingfield Place (Every Other Week) Week 1 ✓ Week 2 ✓	411h
XVII	Litter Removal - Every Weekday Contractor Present (Includes all turf, roadways adjacent to turf, parks, and planting beds) [Contractor to list below each date of litter removal for this month] Done	452

Palms was trimming 7-18 / 7-19 / 7-21 / 7-22  
 trees in Blvd. trimming 7-25 / 7-28 / 7-29 / 7-30  
 Sod is going to be install 7-29  
 Palm tree at Sweet Spire park is going to be  
 replace 7-29.

N.T.S.



new Jasmine is going to be add to the  
 bridge area 7-29



400 W. BIRNEY STREET, HONOLULU, HI 96811-0401  
 PHONE (808) 847-8433 FAX (808) 847-8499  
 ENGINEERING, SURVEYING AND PLANNING  
 Hanson, Walter & Associates, Inc.

**HWA**

BRIGHTON LAKES CDD

MAINTENANCE MAP

DATE 10/2013

FIGURE NO.1





COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

PROPERTY:

NAME:

DATE:

PAGE:

TIMER:

Brighton Lakes

5-R

July 2025

TIME:

1 3

CURRENT  
Program A

ADJUSTED  
Program C

START	9:00
END A	pm
START C	6:30
END C	pm

MON	TUE	WED	THU	FRI	SAT	SUN	ALL DAYS
MON	TUE	WED	THU	FRI	SAT	SUN	ALL DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
SPRAY OR ROTOR NOZZLE	S	R	R	R	4/5				1/2	1/2	1/2	1/2
CURRENT	15	15	5	10	10	-	-	-	25	20	20	20
ADJUSTED RUN TIME	10	15		10								
MAINTENANCE/REPAIR	<div style="text-align: center;"> <p>Program C.</p> </div>											
PARTIAL CLOG												
AIR OR RADIALS ADJ.												
HEAD STRAIGHTENED												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED/SHRUB												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary)

2. Rotor + 4 spray +  
nozzles and parts Main entrance Island - battery house  
@ 10:00 AM M-W-F for 15 min.

CUSTOMER SIGNATURE

DATE

J.R

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

PROPERTY: Brighton Lakes  
 NAME: J.R.  
 DATE: July 2005 TIME: \_\_\_\_\_  
 PAGE: 2 OF 3

CURRENT

ADJUSTED

A START TIME	
B START TIME	

M	T	W	T	F	S	S	WEEK DAYS
M	T	W	T	F	S	S	WEEK DAYS

M	T	W	T	F	S	S	WEEK DAYS
M	T	W	T	F	S	S	WEEK DAYS

ZONE NUMBER	13	14	15	16	17	18	19	20	21	22	23	24
SPRAY OR ROTOR S OR R	R	R	R	R	R	R	5/2	5/2	R	R	R	
CURRENT	20	20	20	20	20	20	20	20	20	25	20	-
ADJUSTED RUN TIME												
MAINTENANCE REPAIR												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												
HEAD MISSING/BROKEN			2					1				
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED SHRUB												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) clean and replace several  
clay Nozzle

CUSTOMER SIGNATURE

DATE

J.R.

INSPECTED BY BLADE RUNNERS TECH





**COMMERCIAL LANDSCAPING ORLANDO, LLC.**

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

PROPERTY: Brighton Lakes.  
NAME: SR  
DATE: July 2025. TIME: \_\_\_\_\_  
PAGE: 3 OF 3

PAGE 13 (1)

CURRENT

ADJUSTED

M	W	F	S	S	7 DAYS
M	T	W	T	F	7 DAYS

M	I	W	I	I	S	S	$AB = 100$
M	I	W	I	I	S	S	$AB = 100$

4081 (A74)	
TIME	
4081 (A74)	
TIME	

ZONE NUMBER	25	26	27	28	29	30	31	32
SPRAY OR ROTOR SICKER	S	S	R	R	S	1/2	1/2	1/2
CURRENT	20	20	20	20	-	20	20	20
ADJUSTED RUN TIME								
MAINTENANCE REPAIR				/			2	
PARTIAL CLOG							1	
ARC OR RADIOS ADE.							1	
HEAD STRAIGHTENED								
HEAD MISSING BROKEN								
CHANGE 4" TO 6" POP UP								
CHANGE 6" TO 12" POP UP								
HEAD RAISED SHUT OFF								
START RE CLOG								
INCORRECT NOZZLE								
RELOCATION								
LEAK IN HEAD								
LEAK IN PIPE								
HEAD NOT ROTATING								
VALVE NOT OPERATING								
OTHER - SEE COMMENTS								

COMMENTS: (Attach extra sheet if necessary)

CUSTOMER SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

INSPECTED BY BLADE RUNNERS TECH



**COMMERCIAL LANDSCAPING ORLANDO, LLC.**

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

PROPERTY:

NAME: 214

DATE: July 2025 TIME: \_\_\_\_\_

PNCd

PAGE \_\_\_\_\_  
TIMER B

ADJUSTED  
Program B

START TIME	12:00 AM
END TIME	7:00 PM

CURRENT A  
Program

M	T	W	T	F	S	S	7 DAYS
M	T	W	T	F	S	S	7 DAYS

<del>M</del>	<del>T</del>	<del>W</del>	<del>T</del>	<del>F</del>	<del>S</del>	<del>S</del>	All days
M	T	W	T	F	S	S	

ZONE NUMBER	1	2	3	4	5	6
SPRAY OR ROTOR S O R R	S	S	R	<del>SR</del>	R	R
CURRENT	15	15	20	25	20	20
ADJUSTED RUN TIME				15		25
MAINTENANCE REPAIR						
PARTIAL CLOG						
ARC OR RADIUS ADJ.						
HEAD STRAIGHTENED						
HEAD MISSING BROKEN						
CHANGE 4" TO 6" POP UP						
CHANGE 6" TO 12" POP UP						
HEAD RAISED SHREB						
SEVERE CLOG						
INCORRECT NOZZLE						
RELOCATION						
LEAK IN HEAD						
LEAK IN PIPE						
HEAD NOT ROTATING						
VALVE NOT OPERATING						
OTHER - SEE COMMENTS						

COMMENTS: (Attach extra sheet if necessary) Replace 3 rotors at  
top for new plants, zone pressure

CUSTOMER SIGNATURE \_\_\_\_\_

DAFE

J.R

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

CURRENT

ADJUSTED

PROPERTY:

NAME:

DATE

PAGE

Timer C

Brighton Lakes

SR

July 2025

TIME

1

START TIME	11:00 pm
END TIME	

MON	TUE	WED	THU	FRI	SAT	SUN	AREN DAYS
MON	TUE	WED	THU	FRI	SAT	SUN	AREN DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
SPRAY OR ROTOR SGR R	S	S	-	R	R	R	S	-	R	R	R/S	R
CURRENT	20	20	-	30	30	30	15	30	30	30	30	15
ADJUSTED RUN TIME												
MAINTENANCE REPAIR									2			
PARTIAL CLOG												
ARC OR RADII S ADJ.												
HEAD STRAIGHTENED				1								
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED SHIRB												
SEAL RE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

①  
1/4 lateral by  
by tennis court.

COMMENTS: (Attach extra sheet if necessary)

Replaced 4 Rotors but, still some more old ones need to be replaced.

CUSTOMER SIGNATURE

DATE

J.R

INSPECTED BY BLADE RUNNERS TECH





**COMMERCIAL LANDSCAPING ORLANDO, LLC.**

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

PROPRIETY

NAME \_\_\_\_\_

1944

$\beta \chi(t)$

ADJUSTED

CURRENT  
Program A

NAME	10:00
DATE	PM

M	T	W	T	F	S	S	7 DAYS
M	T	W	T	F	S	S	7 DAYS

[illegible]

COMMENTS: (Attach extra sheet if necessary)

COMMENTS: (Attach extra sheet if necessary) Adjust timer and fix broken heads also clean several dry nozzles

CUSTOMER SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

J.R.

INSPECTED BY BLADE RUNNERS TECH

11:00  
pm

M	1	W	1	1	S	S	3.00% FPGS
M	1	W	1	1	S	S	3.00% FPGS

COMMENTS: (Attach extra sheet if necessary)

COMMENTS: (Attach extra sheet if necessary) Times just replaced due to lightning. also find 7 bad solenoids (proposal has been send writing for approval).

J.R

INSPECTED BY BLADE RUNNERS TECH



**Proposal #179934**

**Date: 7/28/2025**

**PO #**

**Customer:**

Howard Neal  
Inframark  
313 Campus St.  
Celebration, FL 34747

**Property:**

Brighton Lakes CDD  
4250 Brighton Lakes  
Orlando, FL 34746

**REMOVE DEAD OAK TREE BY TENNIS COURT AND INSTALL NEW TREE**

**Default Group**

**Property Improvements**

Items	Quantity	Price
Demo / Debris Removal / Site Prep	3.00	
Tree removal	1.00	
Oak Live 30g (2") - 30g Tree Installed - GCS	1.00	

**Property Improvements: \$1,133.98**

**PROJECT TOTAL: \$1,133.98**

**Terms & Conditions**

**By** \_\_\_\_\_

**Juan Ramirez**

**Date** 7/28/2025

**Blade Runners Commercial  
Landscaping Orlando, LLC**

**By** \_\_\_\_\_

**Date** \_\_\_\_\_

**Brighton Lakes CDD**





## Proposal #179939

Date: 7/28/2025

PO #

### Customer:

Howard Neal  
Inframark  
313 Campus St.  
Celebration, FL 34747

### Property:

Brighton Lakes CDD  
4250 Brighton Lakes  
Orlando, FL 34746

## REMOVE DEAD PINE TREES BEHIND PATRICIAN CIR

### Default Group

### Property Improvements

Items	Quantity	Price
Demo / Debris Removal / Site Prep	10.00	
Tree removal	2.00	
Tree removal	4.00	

Property Improvements: \$3,196.60

**PROJECT TOTAL: \$3,196.60**

### Terms & Conditions

By \_\_\_\_\_

Juan Ramirez

Date 7/28/2025

Blade Runners Commercial  
Landscaping Orlando, LLC

By \_\_\_\_\_

Date \_\_\_\_\_

Brighton Lakes CDD

**ESTIMATE**

**Blade Runners Commercial**  
**Landscaping Orlando, LLC**  
 19 N Texas Ave  
 Orlando, FL 32805-2162

info@bladerunnersorlando.com  
 +1 (407) 757-5959

**Bill to**

Brighton Lakes CDD  
 CO: Inframark  
 313 Campus Street  
 Celebration, FL 34747

**Ship to**

Brighton Lakes CDD  
 Brighton Lakes CDD  
 CO: Inframark  
 313 Campus Street  
 Celebration, FL 34747

**Estimate details**

Estimate no.: 1162  
 Estimate date: 07/17/2025

#	Product or service	Description	Qty	Rate	Amount
1.		CAR ACCIDENT BY GUARD HOUSE			
2.	<b>Tree Trimming/Shrub Removal</b>	Remove 3 damaged palms and grind stump	3	\$650.00	\$1,950.00
3.	<b>Installation</b>	Install 3 new plams Sabal	3	\$875.00	\$2,625.00
4.	<b>Tree Trimming/Shrub Removal</b>	Remove and install a new crape myrtle 15g	1	\$475.00	\$475.00
5.	<b>Installation</b>	Install #1 pallet of sod	1	\$575.00	\$575.00
6.	<b>Tree Trimming/Shrub Removal</b>	Remove damaged plants	1	\$175.00	\$175.00
7.	<b>Installation</b>	Install plants #12 7g Pittuspurum	12	\$55.00	\$660.00
8.	<b>Installation</b>	Install plants #10 7g Viburnum	10	\$45.00	\$450.00
9.	<b>Installation</b>	Install #3 yards of mulch	3	\$55.00	\$165.00
				<b>Total</b>	<b>\$7,075.00</b>

Accepted date

Accepted by



Kyle Goldberg  
Inframark

## **BRIGHTON LAKES CDD JULY FIELD INSPECTION**

---

Friday, July 25, 2025

21 Items Identified

21 Items Incomplete



### ITEM 1 - FOUNTAIN REPAIR

Assigned To: Solitude

The fountain on Baykal Dr seems to be losing pressure and needs maintenance.



### ITEM 2 - TRASH

Assigned To: Solitude

Continue to pick up trash during routine maintenance.



### ITEM 3 - RIGHT TURN LANE

Assigned To: City Or County

It's reported that residents are turning left in the "Right-Turn Lane". A sign may be needed.



#### ITEM 4 - HEDGE REPLACEMENT

Assigned To: Bladerunners

Bladerunners to provide a proposal to replace missing hedges.

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#### ITEM 5 - SINKING PANEL

Assigned To: City Or County/Board Update

There's a sinking panel along Pleasant Hill Rd. The city or county should be contacted to get this replaced. We'll continue to monitor this.





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## ITEM 6 - TELECOMMUNICATIONS BOX

Assigned To: District Manager

There's a damaged Century Link telecommunications box on Brighton Lakes Blvd that should be repaired.

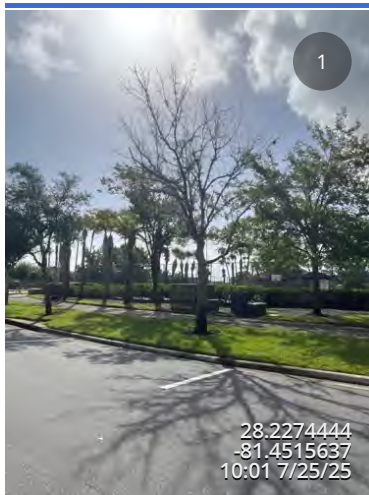


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## ITEM 7 - ACCIDENT DAMAGE

Assigned To: Bladerunners/Board Update

An accident occurred by the guard shack on Brighton Lakes Blvd. Bladerunners and Inframark to provide a quote to restore the damaged property.



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## ITEM 8 - DEAD TREE

Assigned To: Bladerunners

There's a dead tree by the clubhouse. Bladerunners to provide a proposal to remove and replace.

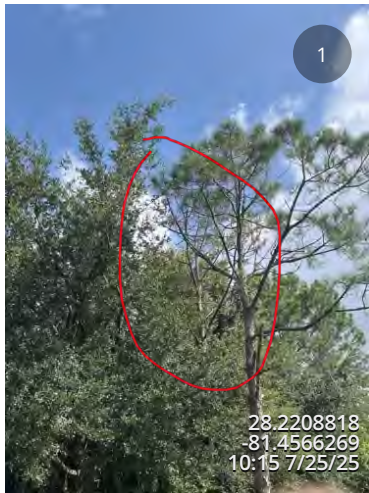


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## ITEM 9 - DEAD TREES

Assigned To: Bladerunners

There are 5 dead trees behind 2696 Patrician Cir. Bladerunners to provide a proposal to have these removed.



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## ITEM 10 - PATRICIAN CIRCLE DOG STATION

Assigned To: Inframark

A replacement dog station has been ordered and will be replaced later this month.



---

## ITEM 11 - FIRE HYDRANT

Assigned To: District Manager/TOHO

There's a damaged fire hydrant on Fox Glen Loop and Sweetspire Circle.



## ITEM 12 - SINKHOLE

Assigned To: Inframark

There's a sinkhole at Fox Glen Loop and Sweetspire Circle. Inframark field services will fill this.

## ITEM 13 - LIFTED PAVERS

Assigned To: Inframark

There are some roots causing the pavers on the walkway by the clubhouse to lift. Inframark field services will remove these roots and reset the pavers.



## ITEM 14 - CLUBHOUSE FAN REPLACEMENT

Assigned To: Inframark

A proposal will be provided to replace the four fans at the clubhouse.



### ITEM 15 - CLUBHOUSE VENT

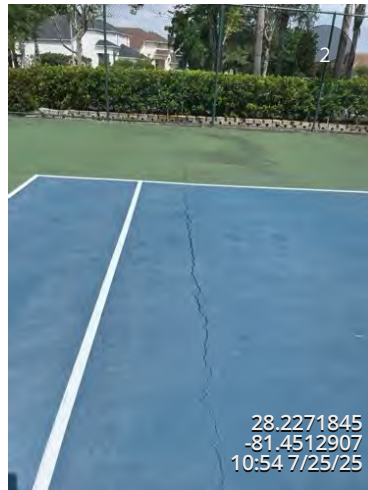
Assigned To: Inframark

There's a vent at the clubhouse that should be replaced.

### ITEM 16 - TENNIS COURT MAINTENANCE

Assigned To: Inframark

There are cracks at the tennis court that should be filled. Inframark field services will also attempt to clean the tennis court without damaging the surface.

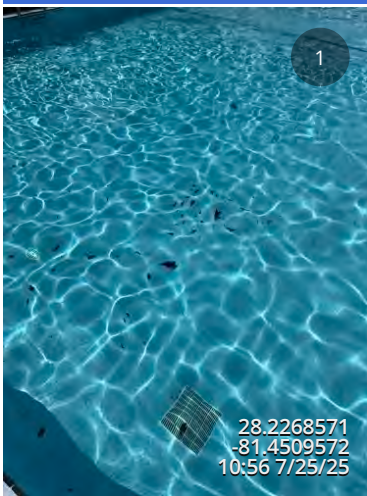


### ITEM 17 - PICNIC TABLE RUSTING

Assigned To: Inframark

Inframark field services will grind down the rubber on the picnic table and replace it to mitigate rusting.

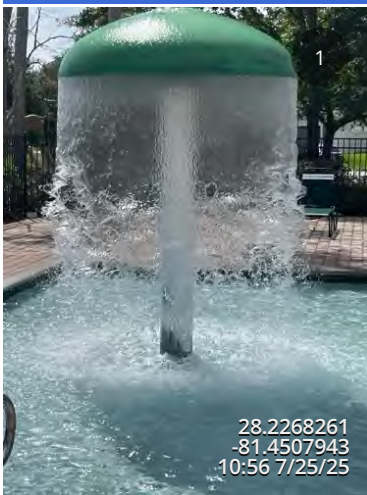




### ITEM 18 - POOL CLEANING

Assigned To: Techni-Pools

The pool has some plant debris that should be cleaned during routine maintenance.



### ITEM 19 - ALGAE

Assigned To: Techni-Pools

There is algae on the water umbrella that should be cleaned during routine maintenance.



### ITEM 20 - SECURE CLOTH

Assigned To: Inframark

The cloth by the pool pumps should be secured to the fence.



## ITEM 21 - PUMP REPAIR

Assigned To: Techni-Pools

One of the pumps for the pool does not appear to be functioning properly and should be repaired.



Work Order 00842619

Work Order 00842619  
Number

Created Date 7/16/2025

Account Brighton Lakes CDD

Contact Michael Perez

Address 4250 Brighton Lakes Blvd  
Kissimmee, FL 34746  
United States

## Work Details

Specialist  
Comments to  
Customer

Treated algae and the start of hydrilla as well as gulf spike rush spots and the leftover grasses on the back ponds, as well as picked up trash for the remaining time

Prepared By DREW GAMAGE

## Work Order Assets

Asset	Status	Product Work Type
pond 8	Inspected	
pond 9	Inspected	
pond 3	Inspected	
pond 6	Inspected	
pond 7	Inspected	
pond 4	Inspected	
pond 5	Inspected	
pond 1	Inspected	
pond 2	Inspected	

## Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 8	DYE APPLICATION	
pond 8	SHORELINE WEED CONTROL	
pond 8	MONITORING	
pond 8	LAKE WEED CONTROL	
pond 8	ALGAE CONTROL	
pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 3	DYE APPLICATION	
pond 3	SHORELINE WEED CONTROL	
pond 3	MONITORING	
pond 3	LAKE WEED CONTROL	
pond 3	ALGAE CONTROL	
pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 9	DYE APPLICATION	





Work Order 00842619

Work Order 00842619  
Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd  
Kissimmee, FL 34746  
United States

Created Date 7/16/2025

pond 9	SHORELINE WEED CONTROL	
pond 9	MONITORING	
pond 9	LAKE WEED CONTROL	
pond 9	ALGAE CONTROL	
pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 7	DYE APPLICATION	
pond 7	SHORELINE WEED CONTROL	
pond 7	MONITORING	
pond 7	LAKE WEED CONTROL	
pond 7	ALGAE CONTROL	
pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 6	DYE APPLICATION	
pond 6	SHORELINE WEED CONTROL	
pond 6	MONITORING	
pond 6	LAKE WEED CONTROL	
pond 6	ALGAE CONTROL	
pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 5	DYE APPLICATION	
pond 5	SHORELINE WEED CONTROL	
pond 5	MONITORING	
pond 5	LAKE WEED CONTROL	
pond 5	ALGAE CONTROL	
pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 4	DYE APPLICATION	
pond 4	SHORELINE WEED CONTROL	
pond 4	MONITORING	
pond 4	LAKE WEED CONTROL	
pond 4	ALGAE CONTROL	
pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 2	DYE APPLICATION	
pond 2	SHORELINE WEED CONTROL	
pond 2	MONITORING	
pond 2	LAKE WEED CONTROL	
pond 2	ALGAE CONTROL	



Work Order 00842619

Work Order 00842619

Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd  
Kissimmee, FL 34746  
United States

Created Date 7/16/2025

pond 1 TRASH / DEBRIS COLLECTION (IN HOUSE)

pond 1 DYE APPLICATION

pond 1 SHORELINE WEED CONTROL

pond 1 MONITORING

pond 1 LAKE WEED CONTROL

pond 1 ALGAE CONTROL

pond 2

pond 1

pond 5

pond 4

pond 7

pond 6

pond 3

pond 9

pond 8



Work Order	00862297	Account	Brighton Lakes CDD
Work Order	00862297	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	8/1/2025		

#### Work Details

Specialist	Hello.	Prepared By	Duane Fleck
Comments to			
Customer	We completed inspection of the down fountain today.  Removed algae from intake screen. Our lake service will continue to treat the algae. Left fountain off until algae is controlled.  Have a great day.		

#### Work Order Assets

Asset	Status	Product Work Type
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#### Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
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Work Order	00847048	Account	Brighton Lakes CDD
Work Order	00847048	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	8/8/2025		

#### Work Details

Specialist	Treated hydrilla, chara, algae and slender spike	Prepared By	DREW GAMAGE
Comments to	rush on ponds 1-7 , 9		
Customer	I will return with a boat to treated the naiad hydrilla and leafy pond weeds in the lake 8 with a boat. I removed trash and treated the remaining grasses		

#### Work Order Assets

Asset	Status	Product Work Type
pond 8	Inspected	
pond 9	Inspected	
pond 3	Inspected	
pond 6	Inspected	
pond 7	Inspected	
pond 4	Inspected	
pond 5	Inspected	
pond 1	Inspected	
pond 2	Inspected	

#### Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 8	DYE APPLICATION	
pond 8	SHORELINE WEED CONTROL	
pond 8	MONITORING	
pond 8	LAKE WEED CONTROL	
pond 8	ALGAE CONTROL	
pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 3	DYE APPLICATION	
pond 3	SHORELINE WEED CONTROL	
pond 3	MONITORING	
pond 3	LAKE WEED CONTROL	
pond 3	ALGAE CONTROL	
pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	



Work Order 00847048

Work Order 00847048  
Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd  
Kissimmee, FL 34746  
United States

Created Date 8/8/2025

pond 9	DYE APPLICATION	
pond 9	SHORELINE WEED CONTROL	
pond 9	MONITORING	
pond 9	LAKE WEED CONTROL	
pond 9	ALGAE CONTROL	
pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 7	DYE APPLICATION	
pond 7	SHORELINE WEED CONTROL	
pond 7	MONITORING	
pond 7	LAKE WEED CONTROL	
pond 7	ALGAE CONTROL	
pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 6	DYE APPLICATION	
pond 6	SHORELINE WEED CONTROL	
pond 6	MONITORING	
pond 6	LAKE WEED CONTROL	
pond 6	ALGAE CONTROL	
pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 5	DYE APPLICATION	
pond 5	SHORELINE WEED CONTROL	
pond 5	MONITORING	
pond 5	LAKE WEED CONTROL	
pond 5	ALGAE CONTROL	
pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 4	DYE APPLICATION	
pond 4	SHORELINE WEED CONTROL	
pond 4	MONITORING	
pond 4	LAKE WEED CONTROL	
pond 4	ALGAE CONTROL	
pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 2	DYE APPLICATION	
pond 2	SHORELINE WEED CONTROL	
pond 2	MONITORING	
pond 2	LAKE WEED CONTROL	



Work Order	00847048	Account	Brighton Lakes CDD
Work Order	00847048	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	8/8/2025		
pond 2	ALGAE CONTROL		
pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)		
pond 1	DYE APPLICATION		
pond 1	SHORELINE WEED CONTROL		
pond 1	MONITORING		
pond 1	LAKE WEED CONTROL		
pond 1	ALGAE CONTROL		
pond 2			
pond 1			
pond 5			
pond 4			
pond 7			
pond 6			
pond 3			
pond 9			
pond 8			





**Kutak Rock LLP**  
107 West College Avenue, Tallahassee, Florida 32301  
office 850.692.7300

**Ryan J. Dugan**  
[Ryan.Dugan@kutakrock.com](mailto:Ryan.Dugan@kutakrock.com)

July 15, 2025

**Via Certified U.S. Mail**

WALLACE CLAUDE RLE  
107 COLUMBIA RD APT 3  
DORCHESTER MA 02121

WALLACE NATHAN LASCELLS  
2603 TURKANO WAY  
KISSIMMEE FL 34746

***Re: Notice of Suspension of Amenity Facility Access***

Dear Residents:

On behalf of the Board of Supervisors (the “**Board**”) of the Brighton Lakes Community Development District (the “**District**”), I am writing to advise you that privileges to use the District’s Amenity Facilities<sup>1</sup> are hereby suspended temporarily for you and members of your household residing at 2603 Turkano Way, Kissimmee, Florida 34746.

It has come to the Board’s attention that a member of your household residing at the subject property is alleged to have committed a crime on District property when he was arrested at the pool and clubhouse facilities which the District reasonably believes endangers the health, safety and/or welfare of the District residents. These actions are in violation of the adopted District’s *Rules Relating to District Facilities* effective January 5, 2023 (the “**Amenity Rules**”). **Pursuant to the Amenity Rules, privileges to the Amenity Facilities are hereby suspended for you and your household, effective immediately, until the August 13, 2025, meeting of the District’s Board. The meeting will commence at 6:00 p.m. and be held at Brighton Lakes Recreation Center, 4250 Brighton Lakes Boulevard, Kissimmee, Florida 34746.**

At such meeting, the Board will be presented with the facts surrounding the incidents and make a recommendation of further suspension, termination, or reinstatement of Amenity Facility access privileges. You are entitled to attend the meeting to be heard as to the incidents and suspension. Should you wish to address the Board concerning this matter, including submitting any relevant written materials for the Board’s consideration, or otherwise resolve the matter prior to the Board meeting, please contact the District Manager’s office, Inframark, IMS 313 Campus Street, Celebration, FL 34747 or 656-209-7919 or [Michael.perez@inframark.com](mailto:Michael.perez@inframark.com)

*[Continued next page]*

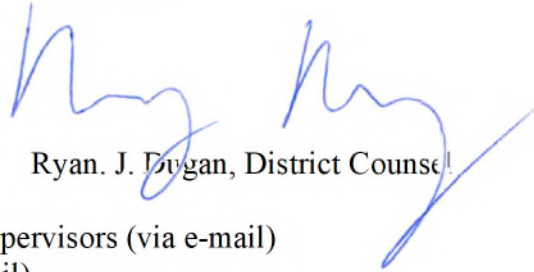
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<sup>1</sup> All capitalized terms used but otherwise defined herein shall have the meanings subscribed to them in the Amenity Rules. A copy of the Amenity Rules can be found on the District’s website: <https://brightonlakescdd.org>

KUTAKROCK

Should you have any questions regarding any of the foregoing, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan J. Dugan", with a long, sweeping flourish extending to the right.

Ryan. J. Dugan, District Counsel

cc: Marcial Rodriguez, Jr., Chair, Board of Supervisors (via e-mail)  
Michael Perez, District Manager (via e-mail)



## Brighton Lakes CDD - Project Board

Next Scheduled Management Inspection walk:

Magnosec Incident Reports that involve an incident will be sent with this Project Board

Number	Project	District Management Updates	Agenda Item
133	Move warning sign for Height	02/17/2025 Inframark working to adjust the height sign to above the entrance as opposed to the side.	No
140	Internet - Century link and Spectrum	08.05.2025 DM has reached out to both as DM keeps receiving error messages from Envera from the internet. 07/23/2025 Envera has notified DM that there are some reports of internet concerns through the district. There are repair dates for Century Link for 7.24 and Spectrum 7.25	
141	Accident #2	Work completed and resident received the invoice. Stated will pay. DM gave until 7.31.2025 and she requested for an extension but did not provide a date. 07.21.2025 DM has contacted resident at Sweetaspire about the damage to the landscaping. The resident Chelia, has initiated the claim with her insurance company.	Yes
142	Accident #3	07.28.2025 DM spoke with resident Ganaelle and provided the cost for the landscaping but DM is waiting for the estimate for the curb repairs to also provide to the resident. She is already working with her insurance claim. 07.16.2025 Mini van on Kariba and Huron went off into the bushes. DM is working on receiving a proposal for the repair and will work for the insurance claim	Yes



# Quarterly Compliance Audit Report

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## Brighton Lakes

**Date:** July 2025 - 2nd Quarter

**Prepared for:** Sandra Demarco

**Developer:** Inframark

**Insurance agency:**



**Preparer:**

Susan Morgan - *SchoolStatus Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

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## Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

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# Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

## Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



### ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



## Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

## Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.\* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

\* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.





# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

\*Errors represent less than 5% of the page count are considered passing

\*\*Error reporting details are available in your Campus Suite Website Accessibility dashboard



# Florida F.S. 189.069 Requirements

Result: **PASSED**

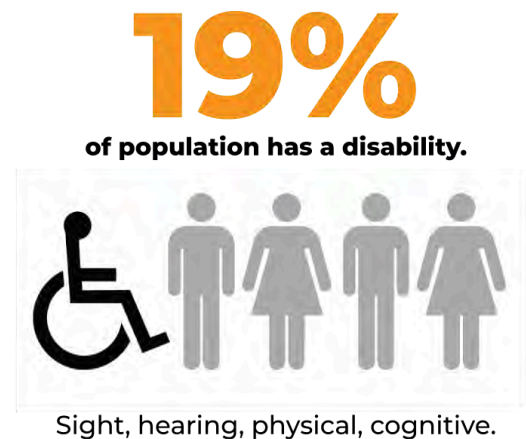
## Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

# Accessibility overview

## Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



## The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



# ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



## Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

*Contract checker:* <http://webaim.org/resources/contrastchecker>



## Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



## Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

*Helpful article:* <http://webaim.org/techniques/alttext>



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

**Helpful article:** <http://webaim.org/techniques/skipnav>



## Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

**Helpful article:** <http://webaim.org/techniques/sitetools/>



## Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

**Helpful article:** <http://webaim.org/techniques/tables/data>



## Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

**Helpful articles:** <http://webaim.org/techniques/acrobat/acrobat>



## Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

**Helpful article:** <http://webaim.org/techniques/captions>



## Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

**Helpful article:** <http://webaim.org/techniques/forms>



## Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.





## Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## Other related requirements

### ***No flashing***

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

### ***Timers***

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

### ***Fly-out menus***

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

### ***No pop-ups***

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

# Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2025-01 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2025/2026, RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIRMAN IN RESETTING SUCH PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Brighton Lakes Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

**WHEREAS**, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2025-01, approving the proposed budget for Fiscal Year 2025/2026 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for August 13, 2025, at 6:00 p.m. at Brighton Lakes Clubhouse, 4250 Brighton Lakes Blvd., Kissimmee, Florida 34746; and

**WHEREAS**, the District Manager in consultation with the Chairman reset the public hearing to be held on August 20, 2025, at 6:00 p.m. at Brighton Lakes Clubhouse, 4250 Brighton Lakes Blvd., Kissimmee, Florida 34746 and has caused, or will cause, published notices to be provided with the new public hearing information, consistent with the requirements of Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board desires to ratify the District Manager and Chairman’s actions in resetting and noticing for the amended public hearing date.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. RATIFICATION OF PUBLIC HEARING RESET.** The actions of the District Manager and Chairman in resetting the public hearing, the District Secretary in publishing the notice of public hearing pursuant to Chapter 190, *Florida Statutes*, are hereby ratified, confirmed and approved. Resolution 2025-01 is hereby amended to reflect that the public hearing is reset as provided in this Resolution.

**SECTION 2. RESOLUTION 2025-01 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2025-01 continue in full force and effect.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED** this 13th day of August 2025.

ATTEST:

**BRIGHTON LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary

---

Chair/Vice Chair, Board of Supervisors

## RESOLUTION 2025-03

### A RESOLUTION OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025/2026

WHEREAS, the Brighton Lakes Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Osceola County, Florida; and

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

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

### NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF AUGUST, 2025.**

ATTEST:

**BRIGHTON LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Asst. Secretary

\_\_\_\_\_  
Chair / Vice Chair



**EXHIBIT "A"****BOARD OF SUPERVISORS MEETING DATES  
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026**

October 8, 2025	
November 12, 2025	
December 10, 2025	
January 14, 2026	
February 11, 2026	
March 11, 2026	
April 8, 2026	
May 13, 2026	<i>Proposed Budget Meeting</i>
June 10, 2026	
July 8, 2026	
August 12, 2026	<i>Final Budget Meeting</i>
September 9, 2026	

All meetings will convene at 6:00 p.m. at the Brighton Lakes Recreation Center, 4250 Brighton Lakes Boulevard, Kissimmee, Florida.

## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 7, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

**Exhibit A:**  
Goals, Objectives, and Annual Reporting Form

October 1, 2025 – September 30, 2026

**1. Community Communication and Engagement**

**Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-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 four 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 in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

**Standard:** 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

**Standard:** 100% of monthly website checks were completed by District Management or third party vendor.

**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 ☐

**Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the fiscal year by the District’s engineer.

**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 final budget was adopted 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 the District's website and/or within District records.

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

**Achieved:** Yes ☐ No ☐

#### **Goal 3.2: Financial Reports**

**Objective:** Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

**Standard:** District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

#### **Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's 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 annual audit is available on the District'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 District's website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

#### **SIGNATURES:**

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Brighton Lakes Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Brighton Lakes Community Development District



**MINUTES OF MEETING**  
**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Brighton Lakes Community Development District was held Wednesday, July 9, 2025, at 6:02 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746.

Present and constituting a quorum were:

Marcial Rodriguez Jr.	Chairperson ( <i>Via Phone</i> )
John Crary	Vice Chairperson
Nadine Singh	Assistant Secretary ( <i>Via Phone</i> )
Michelle Incandela	Assistant Secretary
Mark Peters	Assistant Secretary

Also participating were:

Michael Perez	District Manager, Inframark
Ryan Dugan	District Counsel, Kutak Rock, LLP ( <i>Via Phone</i> )
Pete Glasscock	District Engineer, Hanson, Walter & Assoc. Inc.
Dennis Hisler	District Agent, CDD Liaison
Kyle Goldberg	Field Inspection Coordinator, Inframark
Drew Gamage	Representative, Solitude Lake
Juan Ramirez	Representative, Blade Runners
Lemuel Rivera	President, MagnoSec Corp.

Residents and Members of the Public

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

Mr. Perez called the meeting to order at 6:02 p.m. and called the roll. A quorum was established.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The Pledge of Allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Adoption of the Agenda**

On MOTION by Ms. Incandela, seconded by Mr. Crary, with all in favor, the agenda for July 9, 2025, was adopted. (5-0)
---

Mr. Crary discussed that the landscaping report was missing and agreed that it should be included in future agendas.

**FOURTH ORDER OF BUSINESS****Audience Comments**

Mr. Mike stated that the fence used to be pressure washed and is in need of it again. He also requested that the height clearance sign be placed above the entrance rather than on the side.

Mr. Joe stated that trash pickup is looking better and thanked the Board for their hard work.

Ms. Mel stated that the ponds are looking good, the table at the tennis court needs to be painted, the grass at Sweet Spire Park is high, and there is a dead tree on Heron.

Mr. Rodney stated that there is heavy traffic through the area by his home.

**FIFTH ORDER OF BUSINESS****Staff Reports****A. Blade Runners Report****i. Blade Runners Irrigation Report**

Mr. Ramirez stated that the irrigation is off due to rain. He also noted that the report going forward will run through the 25th to ensure it is submitted on time.

Mr. Crary asked about matching plants on the bridge, weeds by the guardhouse, and when tree trimming will be completed.

**ii. Consideration of Blade Runners Damaged Palm Tree Removal and Replacement Proposal**

On MOTION by Ms. Incandela, seconded by Mr. Peters, with all in favor, Blade Runners Damaged Palm Tree Removal and Replacement Proposal in the amount of \$1,300 was approved. (5-0)
--

Ms. Singh noted that several crepe myrtles were bent and that some flowers appeared unhealthy. Mr. Ramirez stated that the crepe myrtles will be replaced next week.

**B. District Engineer**

Mr. Glasscock did not have any items to report. Mr. Crary inquired about the yearly report. The Board discussed the pond water level and the possibility of a temporary solution for the swale on Maricaibo. The Board also stated that Mr. Ramirez may call into the meeting if his report is submitted on time.

**D. Magnosec Report**

Mr. Rivera spoke on MagnoSec items, including an incident involving a parent whose children were running by the pool and jumping in. He also inquired about

music in the fitness center and noted that the summer hours will expire on September 2.

Mr. Rivera further addressed an incident at the pool where a person was arrested. Mr. Dugan will send a letter for the suspension of amenity usage.

**F. Solitude Lake Management Report**

Mr. Gamage spoke about trash pickup from the ponds.

**C. Field Inspection Report**

The Board discussed the damaged umbrellas by the pool.

On MOTION by Mr. Peters, seconded by Ms. Incandela, with all in favor the Board approved replacing eight umbrellas not to exceed \$1,800. (5-0)

Mr. Goldberg reviewed the field report.

**E. Envera Report**

No representative was present. The Board discussed the contract, and Mr. Dugan will send a letter to Envera.

**C. Field Inspection Report**

**i. Consideration of Inframark Pond 9 Gate Installation Proposal**

On MOTION by Mr. Peters, seconded by Ms. Incandela, with all in favor Inframark Pond 9 Gate Installation Proposal in the amount of \$1,372.50 was approved. (5-0)

**ii. Consideration of Inframark Dog Station Replacement Proposal**

On MOTION by Mr. Peters, seconded by Ms. Incandela, with all in favor Inframark Dog Station Replacement Proposal in the amount of \$638.45 was approved. (5-0)

**iii. Consideration of Inframark Chapala Stop Sign Replacement Proposal**

Mr. Peters moved to proceed with a 10-foot galvanized pole painted black.

On MOTION by Mr. Peters, seconded by Ms. Incandela, with all in favor, the Inframark Chapala Stop Sign Replacement Proposal to be revised with a 10-foot galvanized pole and painted black with a not-to-exceed \$850 was approved. (5-0)

**G. CDD Liaison Report**

Mr. Hisler spoke on items in the District, including an 8-inch pipe sticking up, the need for a lockbox and a closet door.

On MOTION by Mr. Peters, seconded by Ms. Incandela, with all in favor, the JNS Environmental storm drain plug, pump, and clean proposals 7 and 11, in the amount of \$7,100.00 was approved. (5-0)

**H. District Counsel**

Mr. Dugan had no items to report

**I. District Manager****i. Review of Project Board**

Mr. Perez presented the Servusat proposal for camera replacement in the amount of \$757.67.

On MOTION by Ms. Singh, seconded by Mr. Crary, with all in favor, the Servusat camera replacement proposal in the amount of \$757.67 was approved. (5-0)

Mr. Perez also informed the Board of the next meeting and discussed items on the project board.

**SIXTH ORDER OF BUSINESS****Business Administration****A. Consideration of June 11, 2025 Meeting Minutes**

On MOTION by Ms. Incandela, seconded by Mr. Peters, with all in favor, the June 11, 2025 Meeting Minutes were approved. (5-0)

**B. Financial Statements**

The financials were reviewed.

**C. Check Register**

The check register was reviewed.

**SEVENTH ORDER OF BUSINESS****Supervisor Requests**

No requests were made at this time.

**EIGHTH ORDER OF BUSINESS****Adjournment**

165            There being no further business, the Board adjourned the meeting at 9:53 pm.

166

167

168            \_\_\_\_\_

\_\_\_\_\_

169            Assistant Secretary

Chair/ Vice Chair

**BRIGHTON LAKES**  
**Community Development District**

*Financial Report*

*June 30, 2025*

Prepared by:





**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	<b><u>Page</u></b>
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund .....	2 - 3
Debt Service Fund(s) .....	4 - 6
Notes to the Financial Statements .....	7 - 8
 <b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Special Assessments Schedule .....	9
Cash and Investment Report .....	10
Bank Reconciliation .....	11

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**BRIGHTON LAKES**  
**Community Development District**

**Financial Statements**

**(Unaudited)**

**June 30, 2025**

**BRIGHTON LAKES**

Community Development District

**Governmental Funds****Balance Sheet**

June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash - Checking Account	\$ 248,204	\$ -	\$ -	\$ -	\$ 248,204
Due From Other Funds	-	11,974	3,118	1,687	16,779
Investments:					
Money Market Account	2,393,165	-	-	-	2,393,165
SBA Account	14,852	-	-	-	14,852
Reserve Fund	-	23,123	-	-	23,123
Revenue Fund	-	31,613	132,817	33,500	197,930
<b>TOTAL ASSETS</b>	<b>\$ 2,656,221</b>	<b>\$ 66,710</b>	<b>\$ 135,935</b>	<b>\$ 35,187</b>	<b>\$ 2,894,053</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	5,038	-	-	-	5,038
Due To Other Funds	16,779	-	-	-	16,779
<b>TOTAL LIABILITIES</b>	<b>21,817</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>21,817</b>
<b><u>FUND BALANCES</u></b>					
<b>Restricted for:</b>					
Debt Service	-	66,710	135,935	35,187	237,832
<b>Assigned to:</b>					
Operating Reserves	213,736	-	-	-	213,736
Reserves - Capital Projects	887,377	-	-	-	887,377
Reserves - Clubhouse	31,865	-	-	-	31,865
Reserves - Field	91,995	-	-	-	91,995
Reserves - Landscape	190,967	-	-	-	190,967
Reserves - Recreation Facilities	101,817	-	-	-	101,817
Reserves - Roadways	350,094	-	-	-	350,094
<b>Unassigned:</b>	766,553	-	-	-	766,553
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,634,404</b>	<b>\$ 66,710</b>	<b>\$ 135,935</b>	<b>\$ 35,187</b>	<b>\$ 2,872,236</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,656,221</b>	<b>\$ 66,710</b>	<b>\$ 135,935</b>	<b>\$ 35,187</b>	<b>\$ 2,894,053</b>

**BRIGHTON LAKES**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 75,000	\$ 56,250	\$ 68,381	\$ 12,131	91.17%
Room Rentals	50	37	23	(14)	46.00%
Interest - Tax Collector	2,800	2,800	1,609	(1,191)	57.46%
Special Assmnts- Tax Collector	1,207,552	1,207,552	1,207,553	1	100.00%
Special Assmnts- Discounts	(48,302)	(48,302)	(44,296)	4,006	91.71%
Other Miscellaneous Revenues	-	-	2,606	2,606	0.00%
Gate Bar Code/Remotes	1,500	1,125	1,123	(2)	74.87%
Access Cards	100	75	322	247	322.00%
Insurance Reimbursements	-	-	9,991	9,991	0.00%
<b>TOTAL REVENUES</b>	<b>1,238,700</b>	<b>1,219,537</b>	<b>1,247,312</b>	<b>27,775</b>	<b>100.70%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
P/R-Board of Supervisors	14,400	10,800	11,200	(400)	77.78%
FICA Taxes	1,102	827	857	(30)	77.77%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	35,000	26,250	7,694	18,556	21.98%
ProfServ-Legal Services	35,000	26,250	13,098	13,152	37.42%
ProfServ-Mgmt Consulting	58,973	44,230	44,230	-	75.00%
ProfServ-Property Appraiser	387	387	276	111	71.32%
ProfServ-Special Assessment	5,305	5,305	5,305	-	100.00%
ProfServ-Trustee Fees	11,045	11,045	11,244	(199)	101.80%
Auditing Services	3,800	3,800	3,900	(100)	102.63%
Website Compliance	2,000	1,500	1,413	87	70.65%
Communication - Telephone	14,000	10,500	11,165	(665)	79.75%
Postage and Freight	1,200	900	573	327	47.75%
Insurance - General Liability	22,507	16,880	14,819	2,061	65.84%
Printing and Binding	1,500	1,125	195	930	13.00%
Legal Advertising	2,500	1,875	276	1,599	11.04%
Miscellaneous Services	2,000	1,500	567	933	28.35%
Misc-Assessment Collection Cost	24,151	24,151	23,265	886	96.33%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>235,645</b>	<b>188,100</b>	<b>150,252</b>	<b>37,848</b>	<b>63.76%</b>
<b><u>Field</u></b>					
ProfServ-Field Management	42,632	31,974	31,974	-	75.00%
ProfServ - Field Management Onsite Staff	61,991	46,493	46,493	-	75.00%
Contracts-Landscape	222,682	167,011	183,030	(16,019)	82.19%
Electricity - General	82,000	61,500	44,801	16,699	54.64%
Utility - Water & Sewer	7,000	5,250	3,227	2,023	46.10%

**BRIGHTON LAKES**

Community Development District

**General Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Common Area	60,000	45,000	46,933	(1,933)	78.22%
R&M-Irrigation	20,000	15,000	37,985	(22,985)	189.93%
R&M-Lake	45,000	33,750	45,008	(11,258)	100.02%
R&M-Trees and Trimming	6,000	6,000	11,436	(5,436)	190.60%
R&M-Bush Hogging	12,000	9,000	3,000	6,000	25.00%
Misc-Contingency	750	563	1,526	(963)	203.47%
<b>Total Field</b>	<b>560,055</b>	<b>421,541</b>	<b>455,413</b>	<b>(33,872)</b>	<b>81.32%</b>
<b><u>Gatehouse</u></b>					
Contracts-Security Services	74,574	55,931	44,279	11,652	59.38%
R&M-Gate	10,000	7,500	5,888	1,612	58.88%
<b>Total Gatehouse</b>	<b>84,574</b>	<b>63,431</b>	<b>50,167</b>	<b>13,264</b>	<b>59.32%</b>
<b><u>Capital Expenditures &amp; Projects</u></b>					
Capital Reserve	263,100	-	-	-	0.00%
<b>Total Capital Expenditures &amp; Projects</b>	<b>263,100</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b><u>Road and Street Facilities</u></b>					
R&M-Roads & Alleyways	15,000	10,000	1,164	8,836	7.76%
R&M-Sidewalks	5,000	3,750	-	3,750	0.00%
R&M-Signage	2,000	1,500	121	1,379	6.05%
<b>Total Road and Street Facilities</b>	<b>22,000</b>	<b>15,250</b>	<b>1,285</b>	<b>13,965</b>	<b>5.84%</b>
<b><u>Community Center</u></b>					
Contracts-Security Services	63,000	47,250	41,683	5,567	66.16%
R&M-Clubhouse	10,000	7,500	11,462	(3,962)	114.62%
R&M-Pools	30,000	22,500	19,833	2,667	66.11%
Miscellaneous Services	3,500	2,625	364	2,261	10.40%
Capital Projects	10,545	-	-	-	0.00%
<b>Total Community Center</b>	<b>117,045</b>	<b>79,875</b>	<b>73,342</b>	<b>6,533</b>	<b>62.66%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,282,419</b>	<b>768,197</b>	<b>730,459</b>	<b>37,738</b>	<b>56.96%</b>
Excess (deficiency) of revenues Over (under) expenditures	(43,719)	451,340	516,853	65,513	-1182.22%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	(43,719)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(43,719)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (43,719)	\$ 451,340	\$ 516,853	\$ 65,513	-1182.22%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>2,117,551</b>	<b>2,117,551</b>	<b>2,117,551</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,073,832</b>	<b>\$ 2,568,891</b>	<b>\$ 2,634,404</b>		

**BRIGHTON LAKES**  
**Community Development District**

**Debt Service Schedules**

**June 30, 2025**

**BRIGHTON LAKES**

Community Development District

**Series 2017 Debt Service Fund****Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 2,400	\$ 1,800	\$ 3,916	\$ 2,116	163.17%
Special Assmnts- Tax Collector	220,651	220,651	220,651	-	100.00%
Special Assmnts- Discounts	(8,826)	(8,826)	(8,094)	732	91.71%
<b>TOTAL REVENUES</b>	<b>214,225</b>	<b>213,625</b>	<b>216,473</b>	<b>2,848</b>	<b>101.05%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	4,413	4,413	4,251	162	96.33%
<b>Total Administration</b>	<b>4,413</b>	<b>4,413</b>	<b>4,251</b>	<b>162</b>	<b>96.33%</b>
<b><u>Debt Service</u></b>					
Principal Debt Retirement	167,000	167,000	167,000	-	100.00%
Interest Expense	42,120	42,120	42,120	-	100.00%
<b>Total Debt Service</b>	<b>209,120</b>	<b>209,120</b>	<b>209,120</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>213,533</b>	<b>213,533</b>	<b>213,371</b>	<b>162</b>	<b>99.92%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	692	92	3,102	3,010	448.27%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	692	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>692</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 692	\$ 92	\$ 3,102	\$ 3,010	448.27%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>63,608</b>	<b>63,608</b>	<b>63,608</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 64,300</b>	<b>\$ 63,700</b>	<b>\$ 66,710</b>		



**BRIGHTON LAKES**

Community Development District

*Series 2022-1 Debt Service Fund***Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 1,500	\$ 1,125	\$ 10,161	\$ 9,036	677.40%
Special Assmnts- Tax Collector	331,754	331,754	331,754	-	100.00%
Special Assmnts- Discounts	(13,270)	(13,270)	(12,170)	1,100	91.71%
<b>TOTAL REVENUES</b>	<b>319,984</b>	<b>319,609</b>	<b>329,745</b>	<b>10,136</b>	<b>103.05%</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
Misc-Assessment Collection Cost	6,635	6,635	6,392	243	96.34%
<b>Total Administration</b>	<b>6,635</b>	<b>6,635</b>	<b>6,392</b>	<b>243</b>	<b>96.34%</b>
<b><u>Debt Service</u></b>					
Principal Debt Retirement	231,000	231,000	186,000	45,000	80.52%
Principal Prepayments	-	-	669,000	(669,000)	0.00%
Interest Expense	83,148	83,148	75,201	7,947	90.44%
<b>Total Debt Service</b>	<b>314,148</b>	<b>314,148</b>	<b>930,201</b>	<b>(616,053)</b>	<b>296.10%</b>
<b>TOTAL EXPENDITURES</b>	<b>320,783</b>	<b>320,783</b>	<b>936,593</b>	<b>(615,810)</b>	<b>291.97%</b>
Excess (deficiency) of revenues Over (under) expenditures	(799)	(1,174)	(606,848)	(605,674)	75950.94%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	(799)	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(799)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ (799)	\$ (1,174)	\$ (606,848)	\$ (605,674)	75950.94%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>742,783</b>	<b>742,783</b>	<b>742,783</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 741,984</b>	<b>\$ 741,609</b>	<b>\$ 135,935</b>		

**BRIGHTON LAKES**

Community Development District

*Series 2022-2 Debt Service Fund***Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 750	\$ 563	\$ 2,344	\$ 1,781	312.53%
Special Assmnts- Tax Collector	179,405	179,405	179,405	-	100.00%
Special Assmnts- Discounts	(7,177)	(7,177)	(6,581)	596	91.70%
<b>TOTAL REVENUES</b>	<b>172,978</b>	<b>172,791</b>	<b>175,168</b>	<b>2,377</b>	<b>101.27%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	3,588	3,588	3,457	131	96.35%
<b>Total Administration</b>	<b>3,588</b>	<b>3,588</b>	<b>3,457</b>	<b>131</b>	<b>96.35%</b>
<b>Debt Service</b>					
Principal Debt Retirement	131,000	131,000	131,000	-	100.00%
Interest Expense	38,305	38,305	38,305	-	100.00%
<b>Total Debt Service</b>	<b>169,305</b>	<b>169,305</b>	<b>169,305</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>172,893</b>	<b>172,893</b>	<b>172,762</b>	<b>131</b>	<b>99.92%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	85	(102)	2,406	2,508	2830.59%
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	85	-	-	-	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>85</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ 85	\$ (102)	\$ 2,406	\$ 2,508	2830.59%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>32,781</b>	<b>32,781</b>	<b>32,781</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 32,866</b>	<b>\$ 32,679</b>	<b>\$ 35,187</b>		

**Notes to the Financial Statements**

*June 30, 2025*

**General Fund**

► **Assets**

■ **Cash and Investments** - The District has one Money Market and Checking account with Bank United (See Cash & Investments Report for further details) and one trust fund account with the State Board of Administration.

■ **Due From Other Funds** - Assessment collected by tax collector to be transferred from the GF in July.

► **Liabilities**

■ **Accounts Payable** - Invoices for current month not paid in current month.

■ **Accrued Expenses** - Electric and water.

► **Fund Balance**

■ **Assigned To** - Reserves approved by board:

Operating Reserve	213,736	1st Q Operating reserves sch A FY24-25 budget.
Reserves - Capital Projects	887,377	Reserves approved by board.
Reserves - Clubhouse	31,865	" "
Reserves - Field	91,995	" "
Reserves - Landscape	190,967	" "
Reserves - Recreation Facilities	101,817	" "
Reserves - Roadways	350,094	" "
<b>Total Reserves</b>	<b>\$ 1,867,851</b>	

## Notes to the Financial Statements

**June 30, 2025**

### Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 100% collected and total revenue is 100% of adopted budget.
- ▶ Other Miscellaneous Revenue - FedEx reimbursement for overpayment & Progressive reimbursement for tree & sign damage.
- ▶ Insurance Reimbursements - FMIT insurance reimbursement for claim# GC2022104019.
- ▶ General Fund expenditures are approximately 57% of the Adopted budget.
- ▶ Significant variances explained below.

### Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
P/R-Board of Supervisors	\$ 14,400	\$ 11,200	78%	Board meetings YTD.
FICA-Taxes	\$ 1,102	\$ 857	78%	Payroll taxes YTD.
ProfServ-Property Appraiser	\$ 387	\$ 276	71%	Property Appraiser fees YTD.
ProfServ-Special Assessment	\$ 5,305	\$ 5,305	100%	Assessments paid in full.
ProfServ-Trustee Fees	\$ 11,045	\$ 11,244	102%	Trustee fees paid for 2017 & 2022 series.
Auditing Services	\$ 3,800	\$ 3,900	103%	FY24 Audit fees paid in full.
Communication - Telephone	\$ 14,000	\$ 11,165	80%	Two vendors Charter Communications & Century Link YTD fees.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<b><u>Field</u></b>				
Contracts-Landscape	\$ 222,682	\$ 183,030	82%	Blade Runners monthly maintenance increase to \$20,417 from \$18,154.
R&M-Common Area	\$ 60,000	\$ 46,933	78%	Mulch installation in March & December plus leaf blowing.
R&M-Irrigation	\$ 20,000	\$ 37,985	190%	Main line repairs & install VO at entrance by Wall.
R&M-Lake	\$ 45,000	\$ 45,008	100%	Monthly fees including debris removal service.
R&M-Trees and Trimming	\$ 6,000	\$ 11,436	191%	Tree removal fees plus two new Myrtles.
Misc.-Contingency	\$ 750	\$ 1,526	203%	Cleaning & maintenance supplies.
<b><u>Community Center</u></b>				
R&M-Clubhouse	\$ 10,000	\$ 11,462	115%	Exterior painting, HVAC repairs, pest control & dog station repairs.

**BRIGHTON LAKES**  
**Community Development District**

**Supporting Schedules**

**June 30, 2025**

**BRIGHTON LAKES**

Community Development District

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2025**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2017 Debt Service Fund	Series 2022-1 Debt Service Fund	Series 2022-2 Debt Service Fund
<b>Assessments Levied FY 2025</b>				\$ 1,939,361	\$ 1,207,552	\$ 220,651	\$ 331,754	\$ 179,405
<b>Allocation %</b>				100%	62.27%	11.38%	17.11%	9.25%
11/18/24	\$ 36,309	\$ 1,867	\$ 741	\$ 38,918	\$ 24,232	\$ 4,428	\$ 6,657	\$ 3,600
11/22/24	113,361	4,820	2,313	120,495	75,026	13,709	20,612	11,147
12/10/24	5,644	58	115	5,817	3,622	662	995	538
12/11/24	1,441,255	61,278	29,413	1,531,947	953,873	174,297	262,060	141,716
12/20/24	28,758	1,169	587	30,513	18,999	3,472	5,220	2,823
01/09/25	46,759	1,502	954	49,215	30,644	5,599	8,419	4,553
01/09/25	15,043	475	307	15,824	9,853	1,800	2,707	1,464
02/10/25	1,282	-	26	1,308	814	149	224	121
02/10/25	37,203	801	759	38,764	24,136	4,410	6,631	3,586
03/11/25	17,453	206	356	18,015	11,217	2,050	3,082	1,667
03/11/25	3,156	-	64	3,221	2,005	366	551	298
04/09/25	33,060	-	675	33,735	21,005	3,838	5,771	3,121
04/09/25	14,235	-	291	14,525	9,044	1,653	2,485	1,344
05/09/25	7,858	(158)	160	7,860	4,894	894	1,345	727
05/09/25	1,968	(58)	40	1,950	1,214	222	334	180
06/09/25	1,346	(40)	27	1,333	830	152	228	123
06/09/25	7,934	(236)	162	7,860	4,894	894	1,345	727
06/16/25	18,232	(542)	372	18,063	11,247	2,055	3,090	1,671
<b>TOTAL</b>	<b>\$ 1,830,857</b>	<b>\$ 71,141</b>	<b>\$ 37,364</b>	<b>\$ 1,939,361</b>	<b>\$ 1,207,552</b>	<b>\$ 220,651</b>	<b>\$ 331,754</b>	<b>\$ 179,405</b>
<b>% COLLECTED</b>				<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>
<b>Total O/S</b>				<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>

**Cash and Investment Report**

***June 30, 2025***

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
Checking Account - Operating	BankUnited	Public Funds Checking	N/A	0.00%	\$ 248,204 <sup>(1)</sup>
Money Market Account	BankUnited	MMA	N/A	3.99%	\$ 2,393,165
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	4.47%	\$ 14,852
<b>GF Subtotal</b>					<u>\$ 2,656,221</u>
 <b><u>DEBT SERVICE FUNDS</u></b>					
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 23,123
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 31,613
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 132,817
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 33,500
<b>DS Subtotal</b>					<u>\$ 221,053</u>
<b>Total</b>					<u><b>\$ 2,877,274</b></u>

Note (1) - Transferring \$17K to US Bank for Debt Service in July.





**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

### Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**GENERAL FUND - 001**

**CHECK # 100117**

001	06/04/25	INFRAMARK LLC	150063	Printing, postage & sound cancelling panels	Postage	541006-51301	\$2.07
001	06/04/25	INFRAMARK LLC	150063	Printing, postage & sound cancelling panels	Sending agendas	547001-51301	\$30.00
001	06/04/25	INFRAMARK LLC	150063	Printing, postage & sound cancelling panels	Sound cancelling panels	546015-57204	\$50.44

<b>Check Total</b>	<u>\$82.51</u>
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**CHECK # 100118**

001	06/04/25	BLADE RUNNERS COMMERCIAL	150961	Irrigation repair	IRR REPAIRS, stock valve Kariba and BL blvd	546041-53901	\$768.00
001	06/04/25	BLADE RUNNERS COMMERCIAL	152323	bush hogging behind houses	bush hogging	546212-53901	\$3,000.00
001	06/04/25	BLADE RUNNERS COMMERCIAL	152370	June 2025 Landscaping service	June 2025 LANDSCAPE MAINT	534050-53901	\$20,416.67

<b>Check Total</b>	<u>\$24,184.67</u>
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**CHECK # 100119**

001	06/04/25	MAGNOSEC CORP	2059	May 12 to 25, 2025 Security	May 12 to 25th, 2025 Security services	534037-57204	\$2,415.00
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<b>Check Total</b>	<b>\$2,415.00</b>
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**CHECK # 100120**

001	06/04/25	PAINTING TAMPA BAY LLC	289-2	Commercial restriping project 50% deposit	Commercial restriping lines and arrows	546081-54101	\$581.75
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<b>Check Total</b>	<b>\$581.75</b>
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## CHECK # 100121

001	06/04/25	ENVERA SYSTEMS LLC	754862	Camera Monitoring Jun 2025	QRTRLY SEC SVCS Jun 2025	534037-53904	\$5,142.90
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<b>Check Total</b>	<b>\$5,142.90</b>
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**CHECK # 100122**

001	06/17/25	BLADE RUNNERS COMMERCIAL	153113	Plant replacement 120 Izoras	Plant install 12 Izoras	546016-53901	\$2,970.00
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<b>Check Total</b>	<u>\$2,970.00</u>
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**CHECK # 100123**

001	06/20/25	FEDEX	8-888-30057	6/10/2025 Postage	Postage and Freight	541006-51301	\$26.99
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<b>Check Total</b>	<b>\$26.99</b>
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**CHECK # 100124**

001	06/20/25	MAGNOSEC CORP	2075	May 26, 27th, and June 8th Security services	Contracts-Security Services	534037-57204	\$2,740.50
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<b>Check Total</b>	<u>\$2,740.50</u>
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**CHECK # 100125**

001	06/20/25	SOLITUDE LAKE MGMT	PSI175360	June 2025 Pond maintenance services	R&M-Lake	546042-53901	\$3,825.00
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<b>Check Total</b>	<u>\$3,825.00</u>
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## CHECK # 100126

001	06/20/25	HANSON, WALTER & ASSOCIATES	5294145	Ham Brown Subdivision visit	May 2025 District Engineer services	531013-51501	\$525.00
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<b>Check Total</b>	<u>\$525.00</u>
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**CHECK # 100127**

001	06/25/25	INFRAMARK LLC	151821	May 2025 Agenda packages	Printing and Binding	547001-51301	\$30.00
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<b>Check Total</b>	<u>\$30.00</u>
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**CHECK # 100128**

## BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	06/25/25	BLADE RUNNERS COMMERCIAL	155407	May 2025 Irrigation repairs	R&M-Irrigation	546041-53901	\$906.56
<b>Check Total</b>							<b>\$906.56</b>
<b>CHECK # 100129</b>							
001	06/27/25	TERMINIX PROCESSING CENTER	460271307	June 2025 Pest control	R&M-Clubhouse	546015-57204	\$81.32
001	06/27/25	TERMINIX PROCESSING CENTER	460271495	June 2025 Pest control	R&M-Clubhouse	546015-57204	\$93.81
<b>Check Total</b>							<b>\$175.13</b>
<b>CHECK # 100130</b>							
001	06/27/25	INFRAMARK LLC	150826	June 2025 District management services	June 2025 Administrative services	531027-51201	\$4,914.42
001	06/27/25	INFRAMARK LLC	150826	June 2025 District management services	FIELD OPS	531016-53901	\$3,552.67
001	06/27/25	INFRAMARK LLC	150826	June 2025 District management services	ONSITE MGMT	531106-53901	\$5,165.92
<b>Check Total</b>							<b>\$13,633.01</b>
<b>CHECK # 300038</b>							
001	06/16/25	TOHO WATER AUTHORITY - ACH	052425 ACH	04/24 - 05/24/2025 Water	Utility - Water & Sewer	543021-53901	\$525.57
<b>Check Total</b>							<b>\$525.57</b>
<b>CHECK # 300039</b>							
001	06/16/25	CHARTER COMMUNICATIONS - ACH	2002334052125	5/21 - 6/60/2025 Internet	5/21 - 6/20/2025 Internet	541003-51301	\$40.00
<b>Check Total</b>							<b>\$40.00</b>
<b>CHECK # 300040</b>							
001	06/11/25	CENTURYLINK - ACH	052225-2871	5/22 - 6/21/2025 Internet	Communication - Telephone	541003-51301	\$400.61
<b>Check Total</b>							<b>\$400.61</b>
<b>CHECK # 300041</b>							
001	06/16/25	CENTURYLINK - ACH	060125-8906	BILL PRD 6/1-6/30/25	Communication - Telephone	541003-51301	\$224.74
<b>Check Total</b>							<b>\$224.74</b>
<b>CHECK # 300042</b>							
001	06/24/25	KUA - ACH	060525	4/26 - 5/27/2025 Electricity	Electricity - General	543006-53901	\$5,163.50
<b>Check Total</b>							<b>\$5,163.50</b>
<b>CHECK # 300043</b>							
001	06/26/25	CHARTER COMMUNICATIONS - ACH	1981488061425	BILL PRD 6/14-7/13/25	Communication - Telephone	541003-51301	\$317.35
<b>Check Total</b>							<b>\$317.35</b>
<b>CHECK # 300044</b>							
001	06/26/25	CHARTER COMMUNICATIONS - ACH	2009172060825	BILL PRD 6/8-7/7/25	Communication - Telephone	541003-51301	\$160.00
<b>Check Total</b>							<b>\$160.00</b>
<b>CHECK # 300045</b>							
001	06/26/25	CHARTER COMMUNICATIONS - ACH	2009180060925	BILL PRD 6/9-7/8/25	Communication - Telephone	541003-51301	\$170.00
<b>Check Total</b>							<b>\$170.00</b>
<b>Fund Total</b>							<b>\$64,240.79</b>

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**CHECK # 1329**

206	06/23/25	BRIGHTON LAKES CDD C/O U.S BANK N.A.	06112025-2022-1 SER	TRFR ASSMNTS 2022-1 SER FY24-25	TRFR ASSMNTS 2022-1 SERIES FY24-25	131000	\$14,884.79
<b>Check Total</b>							<b>\$14,884.79</b>
<b>Fund Total</b>							<b>\$14,884.79</b>

**SERIES 2022-2 DEBT SERVICE FUND - 207**

**CHECK # 1330**

207	06/23/25	BRIGHTON LAKES CDD C/O U.S BANK N.A.	06112025-2022-2 SER	06112025-2022-2 SER	TRFR ASSMNTS 2022-2 SERIES FY24-25	131000	\$8,049.02
<b>Check Total</b>							<b>\$8,049.02</b>
<b>Fund Total</b>							<b>\$8,049.02</b>

<b>Total Checks Paid</b>	<b>\$87,174.60</b>
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