

**BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

August 20, 2025

6:00 p.m.

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+1 646-838-1601,, 921405447#



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 20, 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. **Business Items**
 - A. Public Hearing on Final Budget for Fiscal Year 2026
 - i. Consideration of Resolution 2025-04, Adopting the Fiscal Year 2026 Final Budget.....P. 3
 - B. Public Hearing on Levying the O&M Assessments
 - i. Consideration of Resolution 2025-05, Levying the O&M AssessmentsP. 19
 6. **Supervisors' Requests**
 7. **Adjournment**

The next meeting is scheduled for Wednesday, September 10, 2025, at 6:00 p.m.

District Office:

313 Campus Street
Celebration, FL 34747
407-566-1935

Meeting Location:

Brighton Lakes Clubhouse
4250 Brighton Lakes Boulevard
Kissimmee, FL 34746
Call In: +1 646-838-1601, 921405447#

RESOLUTION 2025-04
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Brighton Lakes Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Brighton Lakes Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF AUGUST 2025.

ATTEST:

**BRIGHTON LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Annual Operating Budget
Fiscal Year 2026

Final Budget V6

Prepared by:



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BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Budget Overview

Fiscal Year 2026

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Operating Budget

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2026 Budget

Statement of Revenues, Expenditures, and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 75,000	\$ 68,381	\$ 6,619	\$ 75,000	\$ 75,000
Room Rentals	50	23	27	50	50
Interest - Tax Collector	2,800	1,609	1,191	2,800	2,800
Special Assmnts- Tax Collector	1,207,552	1,207,553	-	-	1,246,851
Special Assmnts- Delinquent	-	-	-	-	-
Special Assmnts- Discounts	(48,302)	(44,296)	-	(44,296)	(49,874)
Contributions, Private	-	-	-	-	-
Other Miscellaneous Revenues	-	2,606	-	2,606	-
Gate Bar Code/Remotes	1,500	1,123	377	1,500	1,500
Access Cards	100	322	-	-	100
Insurance Reimbursements	-	9,991	-	9,991	-
TOTAL REVENUES	1,238,700	1,247,312	8,214	47,651	1,276,427

EXPENDITURES

Administrative

P/R-Board of Supervisors	14,400	11,200	3,829	15,029	14,400
FICA Taxes	1,102	857	245	1,102	1,102
ProfServ-Arbitrage Rebate	600	-	600	600	600
ProfServ-Engineering	35,000	7,694	2,631	10,325	35,000
ProfServ-Legal Services	35,000	13,098	4,478	17,576	30,000
ProfServ-Mgmt Consulting Serv	58,973	44,230	15,123	59,353	60,742
ProfServ-Property Appraiser	387	276	111	387	387
ProfServ-Special Assessment	5,305	5,305	-	5,305	5,305
ProfServ-Trustee Fees	11,045	11,244	-	11,244	11,045
Auditing Services	3,800	3,900	-	3,900	3,800
Website Compliance	2,000	1,413	587	2,000	2,000
Communication - Telephone	14,000	11,165	3,817	14,982	15,000
Postage and Freight	1,200	573	196	769	1,200
Insurance - General Liability	22,507	14,819	7,688	22,507	27,008
Printing and Binding	1,500	195	67	262	1,500
Legal Advertising	2,500	276	94	370	2,500
Miscellaneous Services	2,000	567	194	761	2,000
Misc-Assessmnt Collection Cost	24,151	23,265	886	24,151	24,151
Office Supplies	-	-	-	-	-
Annual District Filing Fee	175	175	-	175	175
Total Administrative	235,645	150,252	40,546	190,798	237,915

Field

ProfServ-Field Management	42,632	31,974	10,932	42,906	43,911
ProfServ-Field Management - Onsite Staff	61,991	46,493	15,897	62,390	63,851
Contracts-Landscape	222,682	183,030	62,580	245,610	255,000
Electricity - General	82,000	44,801	15,318	60,119	71,000

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2026 Budget

Statement of Revenues, Expenditures, and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Utility - Water & Sewer	7,000	3,227	1,103	4,330	5,000
R&M-Common Area	60,000	46,933	16,047	62,980	60,000
R&M-Irrigation	20,000	37,985	12,988	50,973	20,000
R&M Lake	45,000	45,008	15,389	60,397	51,000
R&M-Tree Trimming	6,000	11,436	3,910	15,346	10,000
R&M-Bush Hogging	12,000	3,000	1,026	4,026	12,000
Misc-Contingency	750	1,526	-	-	750
	-	-		1,526	-
Total Field	560,055	455,413	155,189	610,602	592,512
Landscape Services					
R&M-Irrigation	-	-	-	-	-
	-	-	-	-	-
Total Landscape Services	-	-	-	-	-
Gatehouse					
Contracts-Security Services	74,574	44,279	15,140	59,419	74,574
R&M-Gate	10,000	5,888	2,013	7,901	10,000
Total Gatehouse	84,574	50,167	17,153	67,320	84,574
Capital Expenditures & Projects					
Capital Reserve	263,100	-	263,100	263,100	263,100
	-	-	-	-	-
Total Capital Expenditures & Projects	263,100	-	263,100	263,100	263,100
Road and Street Facilities					
R&M-Roads & Alleyways	15,000	1,164	398	1,562	15,000
R&M-Sidewalks	5,000	-	5,000	5,000	5,000
R&M-Signage	2,000	121	41	162	2,000
Capital Reserve	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
Total Road and Street Facilities	22,000	1,285	5,439	6,724	22,000
Community Center					
Contracts-Security Services	63,000	41,683	14,252	55,935	66,000
R&M-Clubhouse	10,000	11,462	3,919	15,381	10,000
R&M-Pools	30,000	19,833	6,781	26,614	30,000
Miscellaneous Services	3,500	364	124	488	3,500
Capital Projects	-	-	-	-	-
Capital Reserve	10,545	-	10,545	10,545	10,545
Total Community Center	117,045	73,342	35,622	108,964	120,045

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget
Statement of Revenues, Expenditures, and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
TOTAL EXPENDITURES	1,282,419	730,459	517,050	1,247,509	1,320,146
Reserves					
Reserves	-	-	-	-	-
Total Reserves	-	-	-	-	-
TOTAL EXPENDITURES	1,282,419	730,459	517,050	1,247,509	1,320,146
Excess (deficiency) of revenues					
Over (under) expenditures	(43,719)	516,853	(508,836)	(1,199,858)	(43,719)
Net change in fund balance	(43,719)	516,853	(508,836)	(1,199,858)	(43,719)
FUND BALANCE, BEGINNING	1,947,735	1,384,963	-	1,947,735	747,876
FUND BALANCE, ENDING	\$ 1,904,015	\$ 1,901,816	\$ (508,836)	\$ 747,876	\$ 704,157

AVAILABLE FUNDS

	<u>Amount</u>
Beginning Fund Balance - Fiscal Year	\$ 747,876
Net Change in Fund Balance - Fiscal Year	(43,719)
Reserves - Fiscal Year	273,645
Total Funds Available (Estimated) - 09/30/	977,802

ALLOCATION OF AVAILABLE FUNDS***Assigned Fund Balance***

Operating Reserve - First Quarter Operating Capital		220,024
Capital Reserve	887,377 ⁽²⁾	
Less: FY 2025 Expenditures:	-	
Capital Reserve - FY26	273,645	1,161,022
Clubhouse - Prior Year	31,865 ⁽²⁾	
Clubhouse - FY26	-	31,865
Field		91,995
Landscape		190,967
Recreation Facilities		101,817
Roadways		350,094
Total Allocation of Available Funds		2,147,785

Total Unassigned (undesignated) Cash	\$ (1,169,983)
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BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Budgets

Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 2,400	\$ -	\$ -	\$ -	\$ 2,400
Special Assmnts- Tax Collector	220,651	-	220,651	220,651	220,651
Special Assmnts- Discounts	(8,826)	-	-	-	(8,826)
TOTAL REVENUES	214,225	-	220,651	220,651	214,225
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	4,413	-	4,413	4,413	4,413
Total Administrative	4,413	-	4,413	4,413	4,413
<i>Debt Service</i>					
Principal Debt Retirement	173,000	-	173,000	173,000	173,000
Interest Expense	36,693	-	36,693	36,693	36,693
Total Debt Service	209,693	-	209,693	209,693	209,693
TOTAL EXPENDITURES	214,106	-	214,106	214,106	214,106
Excess (deficiency) of revenues					
Over (under) expenditures	119	-	6,545	6,545	119
Net change in fund balance	119	-	6,545	6,545	119
FUND BALANCE, BEGINNING	58,639	57,642	-	57,642	64,187
FUND BALANCE, ENDING	\$ 58,759	\$ 57,642	\$ 6,545	\$ 64,187	\$ 64,306

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 1,500	\$ -	\$ -	\$ -	\$ 1,500
Special Assmnts- Tax Collector	331,754	-	331,754	331,754	331,754
Special Assmnts- Discounts	(13,270)	-	-	-	(13,270)
TOTAL REVENUES	319,984	-	331,754	331,754	319,984
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	6,635	-	6,635	6,635	6,635
Total Administrative	6,635	-	6,635	6,635	6,635
<i>Debt Service</i>					
Principal Debt Retirement	237,000	-	-	-	237,000
Interest Expense	77,627	-	77,627	77,627	77,627
Total Debt Service	314,627	-	77,627	77,627	314,627
TOTAL EXPENDITURES	321,262	-	84,262	84,262	321,262
Excess (deficiency) of revenues	-				
Over (under) expenditures	(1,278)	-	247,492	247,492	(1,278)
OTHER FINANCING SOURCES (USES)					
Interfund Transfer-In	-	-	-	-	-
Proceeds of Refunding Bonds	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-
Net change in fund balance	(1,278)	-	247,492	247,492	(1,278)
FUND BALANCE, BEGINNING	64,003	64,003	-	64,003	311,495
FUND BALANCE, ENDING	\$ 62,725	\$ 64,003	\$ 247,492	\$ 311,495	\$ 310,217
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2024	11/1/2025			11/1/2026
Series 2022-1 Bonds:	\$ 3,479,000	\$ 3,248,000			\$ 3,011,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 6/30/2025	PROJECTED July- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 750	\$ -	\$ -	\$ -	\$ 750
Special Assmnts- Tax Collector	179,405	-	179,405	179,405	179,405
Special Assmnts- Discounts	(7,176)	-	-	-	(7,176)
TOTAL REVENUES	172,979	-	179,405	179,405	172,978
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	3,588	-	3,588	3,588	3,588
Total Administrative	3,588	-	3,588	3,588	3,588
<i>Debt Service</i>					
Principal Debt Retirement	135,000	-	135,000	135,000	135,000
Interest Expense	35,227	-	35,227	35,227	35,227
Cost of Issuance	-	-	-	-	-
Total Debt Service	170,227	-	170,227	170,227	170,227
TOTAL EXPENDITURES	173,815	-	173,815	173,815	173,815
Excess (deficiency) of revenues	-	-	-	-	-
Over (under) expenditures	(836)	-	5,590	5,590	(836)
OTHER FINANCING SOURCES (USES)					
Interfund Transfer - In	-	-	-	-	-
Proceeds of Refunding Bonds	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	-	-	-
Net change in fund balance	(836)	-	5,590	5,590	(836)
FUND BALANCE, BEGINNING	183,108	183,108	-	183,108	188,698
FUND BALANCE, ENDING	\$ 182,272	\$ 183,108	\$ 5,590	\$ 188,698	\$ 187,862
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2023	11/1/2024		11/1/2025	
Series 2022-2 Bonds:	\$ 1,758,000	\$ 1,630,000		\$ 1,499,000	

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Supporting Budget Schedules

Fiscal Year 2026

BRIGHTON LAKES

Community Development District

All Funds

Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025

Product	General Fund 001			2017A DS Per Unit			2022-1 DS Per Unit			2022-2 DS Per Unit			Total Assessments per Unit				Units
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	Percent Change	
1/3 Acre Lot	\$1,660.25	\$1,607.92	3%	\$976.76	\$976.76	0%	\$441.75	\$441.75	0%	\$0.00	\$0.00	n/a	\$3,078.77	\$3,026.44	\$52.33	2%	7
1/2 Acre Lot	\$1,660.25	\$1,607.92	3%	\$976.76	\$976.76	0%	\$441.75	\$441.75	0%	\$0.00	\$0.00	n/a	\$3,078.77	\$3,026.44	\$52.33	2%	4
65' lot	\$1,660.25	\$1,607.92	3%	\$488.38	\$488.38	0%	\$441.75	\$441.75	0%	\$0.00	\$0.00	n/a	\$2,590.38	\$2,538.06	\$52.33	2%	244
85' lot	\$1,660.25	\$1,607.92	3%	\$586.06	\$586.06	0%	\$441.75	\$441.75	0%	\$0.00	\$0.00	n/a	\$2,688.06	\$2,635.73	\$52.33	2%	162
H - 65' lot	\$1,660.25	\$1,607.92	3%	\$0.00	\$0.00	n/a	\$441.75	\$441.75	0%	\$538.75	\$538.75	0%	\$2,640.75	\$2,588.42	\$52.33	2%	100
I - 65' lot	\$1,660.25	\$1,607.92	3%	\$0.00	\$0.00	n/a	\$441.75	\$441.75	0%	\$538.75	\$538.75	0%	\$2,640.75	\$2,588.42	\$52.33	2%	84
J - 65' lot	\$1,660.25	\$1,607.92	3%	\$0.00	\$0.00	n/a	\$441.75	\$441.75	0%	\$538.75	\$538.75	0%	\$2,640.75	\$2,588.42	\$52.33	2%	150
																	751

RESOLUTION 2025-05
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; 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 established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Osceola County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

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

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **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.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 13th day of August 2025.

ATTEST:

**BRIGHTON LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll