

**BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

October 8, 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, October 8, 2025 – 6:00 p.m.

-
- 1. Call to Order and Roll Call**
 - 2. Approval of Agenda**
 - 3. Audience Comments - Limited to 3 Minutes**
 - 4. Special Business Item**
 - A. Appeal Request Regarding Amenity Facility Incident.....P. 3
 - 5. Staff Reports**
 - A. Blade Runners Report.....P. 4
 - i. Review of Irrigation ReportP. 7
 - B. District Engineer
 - C. Field Inspection ReportP. 14
 - D. Magnosec Report
 - E. Envera Report
 - F. Solitude Lake Management ReportP. 21
 - G. CDD Liaison Report
 - H. District Counsel
 - I. District Manager
 - i. Review of Project BoardP. 27
 - 6. Business Items**
 - A. Ratification of Envera Kariba Gate Repair ProposalP. 28
 - B. Discussion on Public Facilities Report
 - 7. Business Administration Items**
 - A. Consideration of Minutes from the Meeting held September 10, 2025P. 29
 - B. Financial StatementsP. 34
 - C. Check RegisterP. 50
 - 8. Supervisors' Requests**
 - 9. Adjournment**

The next meeting is scheduled for Wednesday, November 12, 2025, at 6:00 p.m.

District Office:

313 Campus Street
 Celebration, FL 34747
 407-566-1935
www.BrightonLakesCDD.org

Meeting Location:

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

Letter of Appeal

To the Brighton Lakes Board & Inframark,

My name is Nathan Wallace, and I am writing to sincerely apologize for missing the recent meeting regarding the incident at the Amenity Facility. I take full responsibility and respectfully ask if the Board would consider granting me another opportunity to be heard.

I have lived in Brighton Lakes for over 20 years, and I care deeply about this community. I do not want this matter to negatively affect my family or how I am viewed as a neighbor. Though I have a past, I have taken responsibility, worked toward rehabilitation, and am committed to being a better person and positive member of our community.

I would also like to request reconsideration of the suspension terms, reimbursement fee, and repayment timeframe. My family is facing financial hardship, and I am struggling to find employment, but I am doing my best to move forward responsibly.

Once again, I am truly sorry for the impact this has caused, and I ask for your understanding and fairness in reviewing this appeal.

Thank you for your time and consideration.

Sincerely,

Nathan Wallace

Landscape Check List for (Month) <u>September</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 (For full weeks starting with Monday) (except November through February when it is mowed every other week)			4.1.1		
	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 ✓					
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 ✓ Bahia Week 1 ✓ Week 2 ✓ Week 3 ✓ Week 4 ✓ Week 5 ✓	
V	Weed Control (If Acceptable To Contractor - v) [Contractor to list Areas(s) of Application] <i>All beds in blvd.</i>	4.1.4(a)
VI	Disease/Fungus Control (If Acceptable to Contractor - v) [Contractor to list Areas(s) of Application] <i>spray 1/6 plants around club house.</i>	4.1.4(b)
VII	Pruning of Shrubs & Ground Cover A Detailing of Planted Areas (Monthly) ✓ B Summer Flowering Shrubs (April) C Spring Flowering Shrubs (After Blooming) D Broad Leaf Evergreen Shrubs (Yearly) E. Counters (Yearly) F Selective Pruning to Expose Landscape Lights (As Needed) G Remove All Dead Wood (As Needed)	4.2.1(a) 4.2.1(d) 4.2.1(e) 4.2.1(f) 4.2.1(g) 4.2.1(h) 4.2.1(i)
VIII	Fertilization (Turf)(Four Times Per Year) First Application Second Application Third Application Fourth Application <i>First week of October weed control.</i>	4.1.5(a)
IX	Pest Control (If Acceptable To Contractor - v) [Contractor to list below the Areas(s) of Application(s)] <i>Ants blvd and plug Ground areas</i>	4.1.6
X	A Soil Tests for Turf Care and Tree Care (Listed as "As Needed") 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 and 4.3.5 4.1.7
XI	Weeding (Weekly) Week 1 ✓ Week 2 ✓ Week 3 ✓ Week 4 ✓	4.2.2(a)

	Week 5	
XII	Fertilization (Shrubs/Ground Cover)(Three Times Per Year)(Reapplication at contractor's expense) First Application Second Application Third Application <i>Done on september</i>	4.2.1
XIII	Mulching (Invoiced Separately, Work Authorization Required) Planting Beds <i>N/A</i> Tree Rings	4.2.5 4.3.4
XIV	Tree Care	
	A Pruning - Removal of Dead Branches in 15 Feet (one time per year) First Pruning <i>N/A Done</i>	4.3.1(a)
	B Pruning - Trees in Buffer areas (one times per year) First Pruning	4.3.1(c)
	C Pruning - Ornamental Trees (Yearly) Date(s) of Pruning	4.3.1(d)
	D Fertilization (Trees)(Three Times Per Year) First Application Second Application Third Application <i>- october</i>	4.3.2
	E Pest Control (Invoiced Separately, Work Authorization Required) [Contractor to list below the Area(s) of Application(s)]	4.3.3
XV	Quarterly Bush Hogging (Invoiced Separately, Work Authorization Required) First Service Second Service Third Service <i>- to wet</i> Fourth Service	4.1.1h
XVI	Mowing between Devon Court and Wingfield Place (Every Other Week) Week 1 ✓ Week 2 ✓	4.1.1h
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] <i>Done</i>	4.5.2



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

CURRENT

PROPERTY: Brighton Lakes.

NAME S.R.

DATE: Sep 2025 TIME: 2

PAGE 1 OF 3

timer A.

ADJUSTED

START	10:00 pm
END	7:00 pm

M	T	W	T	F	S	S	APRIL DAYS
M	T	W	T	F	S	S	MAY DAYS

[illegible]

COMMENTS: (Attach extra sheet if necessary)

COMMENTS: (Attach extra sheet if necessary) Program B adjust just 3 times at week for New Submin by bridge.

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 Brighton Lakes
 NAME J.R.
 DATE Sep 2025 TIME 3
 PAGE 2 OF 3

CURRENT

ADJUSTED

NAME	
DATE	
TIME	

M	T	W	T	F	S	S	ADJUSTED
M	T	W	T	F	S	S	ADJUSTED

M	T	W	T	F	S	S	ADJUSTED
M	T	W	T	F	S	S	ADJUSTED

ZONE NUMBER	13	14	15	16	17	18	19	20	21	22	23	24
SPRAY OR ROTOR SORR	S	S	S	R/S	S	S	S	S	R	R	R	R
CURRENT	20	20	20	20	20	20	20	20	20	20	20	20
ADJUSTED RUN TIME												
MAINTENANCE REPAIR					1							
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												
HEAD MISSING BROKEN							2					
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										2		
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: Brighton Lakes
 NAME: S.R
 DATE: Sep 2025 TIME: _____
 PAGE: 3 OF: 3

CURRENT

ADJUSTED

START	
TIME	
START	
TIME	

M	T	W	T	F	S	S	ABSENCE DAYS
M	T	W	T	F	S	S	ABSENCE DAYS

M	T	W	T	F	S	S	ABSENCE DAYS
M	T	W	T	F	S	S	ABSENCE DAYS

ZONE NUMBER	25	26	27	28	29	30	31	32											
SPRAY OR ROTOR S OR R	S/R	S/R	R	R	R	S/R	S/R	S/R											
CURRENT																			
ADJUSTED RENT TIME																			
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 SHRUB																			
SEVERE CLOG																			
INCORRECT NOZZLE																			
RELOCATION																			
LEAK IN HEAD																			
LEAK IN PIPE																			
HEAD NOT ROTATING																			
VALVE NOT OPERATING																			
OTHER - SEE COMMENTS																			

↓
3 day a week
new plants.

1 2

COMMENTS: (Attach extra sheet if necessary)

fix a few broken head down the blue. Also some bad and old rotors replaced.

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

CURRENT

PROPRIETY

2. VIII

1784

timer B

ADJUSTED

Brighton Lakes

3.2

Sep 2025

TIME

↑

424

1

10:00
pm

7:00
pm

S	W	F	S	MONDAYS	M	T	W	T	F	S	S	SUNDAYS
S	W	F	S	THURSDAYS	M	T	W	T	F	S	S	SUNDAYS

10:00 pm	
7:00 pm	

ZONE NUMBER	1	2	3	4	5	6	7
SPRAY OR ROTOR SORR	S/R	S/R	S/R	S	R	R/S	R
CURRENT	20	20	20	20	20	20	20
ADJUSTED RUN TIME							
MAINTENANCE REPAIR	1						1
PARTIAL CLOG							
ARC OR RADIALS ADJ.							
HEAD STRAIGHTENED							
HEAD MISSING BROKEN							
CHANGE 4" TO 6" POP UP							
CHANGE 6" TO 12" POP UP							
HEAD RAISED SHROB							
SEAT RE CLOG							
INCORRECT NOZZLE							
RELOCATION							
LEAK IN HEAD							
LEAK IN PIPE							
HEAD NOT ROTATING							
VALVE NOT OPERATING							
OTHER - SEE COMMENTS							

↓
New future
plants B program.

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

CURRENT

PROPERTY Brighton Lakes.
NAME J.R.

DATE SEP 2025 TIME

PAGE OF

Timer C (pool)

ADJUSTED

START	10:00
END	PM

M	W	T	S	S	WEDNESDAY
M	W	T	S	S	WEDNESDAY

M	T	W	T	T	S	S	SUNDAY
M	T	W	T	T	S	S	SUNDAY

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
SPRAY OR ROTOR S OR R	S S	-	R	R	R	R	R	R	R/S	S	S	R/S	S
CURRENT	20	20	-	20	20	20	20	20	20	20	20	20	20
ADJUSTED RUN TIME													
MAINTENANCE REPAIR				1								1	
PARTIAL CLOG													
ARC OR RADII S ADE													
HEAD STRAIGHTENED													
HEAD MISSING BROKEN													
CHANGE 4" TO 6" POP UP													
CHANGE 6" TO 12" POP UP													
HEAD RAISED SHIRB													
SEAT RE CLOG													
INCORRECT NOZZLE													
RELOCATION													
LEAK IN HEAD													
LEAK IN PIPE													
HEAD NOT ROTATING					1		2		1				
VALVE NOT OPERATING													
OTHER - SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary) Severe but old Rotors replaced not rotating.

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

CURRENT

PROPRIETARY

1888

DALL

2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 26

Times D.

ADJUSTED

Brighton Lakes

1. 2

Sep 2025

INI

4

(11)

人

10:00
pm

M	T	W	T	F	S	S	MONDAY	M	T	W	T	F	S	S	MONDAY
M	T	W	T	F	S	S	TUESDAY	M	T	W	T	F	S	S	TUESDAY

[illegible]

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

CURRENT

PROPERTY

NAME

DATE

PAGE

Timer

ADJUSTED

Brighton Lakes.

J.R.

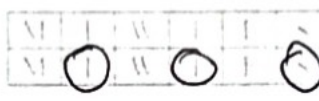
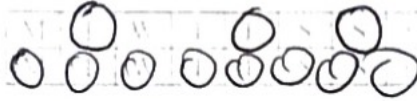
Sep 2025

1

TIME

1

10:00
PM
5:00
AM



ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11
SPRAY OR ROTOR NOZZLE	S	S	S/R	S	S	S	S	S	S	S	R/B
CURRENT											
ADJUSTED RUN TIME											
MAINTENANCE REPAIR		1					1				
PARTIAL CLOG											
ARC OR RADIALS ADE.											
HEAD STRAIGHTENED											
HEAD MISSING/BROKEN											
CHANGE 4" TO 6" POP/UP											
CHANGE 6" TO 12" POP/UP											
HEAD RAISED SHURE											
SEVERE CLOG											
INCORRECT NOZZLE											
RELOCATION											
LEAK IN HEAD											
LEAK IN PIPE											
HEAD NOT ROTATING											1
VALVE NOT OPERATING											
OTHER - SEE COMMENTS											

10 min
for palm tree

COMMENTS: (Attach extra sheet if necessary)

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



Brighton Lakes CDD September Field Inspection

Tuesday, September 23, 2025

16 Items Identified

16 Items Incomplete

Kyle Goldberg

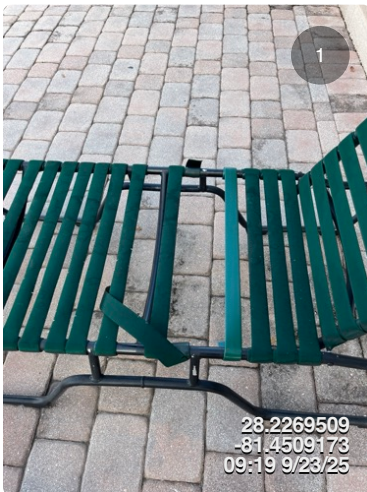
Inframark



Item 1 - Trash

Assigned To: Inframark

Trash should be picked up during routine maintenance.



Item 2 - Straps

Assigned To: Inframark

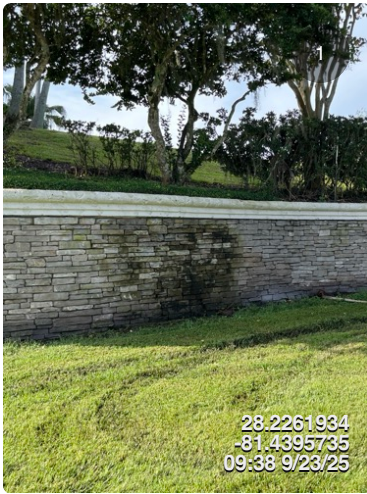
New straps have been ordered and will be delivered on 10/1/25.



Item 3 - Replace Plants

Assigned To: Bladerunners

Oleanders should be replaced. Location: Along Brighton Lakes Blvd by the front entrance



Item 4 - Pressure Washing

[Assigned To: Inframark](#)

There a couple areas along the front entrance walls that could be pressure washed.



Item 5 - Baykal Fountain

[Assigned To: Solitude](#)

The Baykal St pond was off the day of inspection.



Item 6 - Pond Growth

[Assigned To: Solitude](#)

There appears to be a growth at the Baykal St pond that should be treated. The fountain being off could be contributing to this.



Item 7 - Damaged Marker

Assigned To: [District Manager](#)

This marker has been damaged. Location: 2500 Baykal Dr



Item 8 - Sidewalks

Assigned To: [Board Update](#)

The approved sidewalk project has been completed.



Item 9 - Remove Vegetation

Assigned To: [Bladerunners](#)

Bladerunners to remove vegetation to ensure proper water flow of storm water systems. Location: 2840 Sweetspire Cir



Item 10 - Trash

Assigned To: Solitude

Trash should be picked up during routine maintenance.

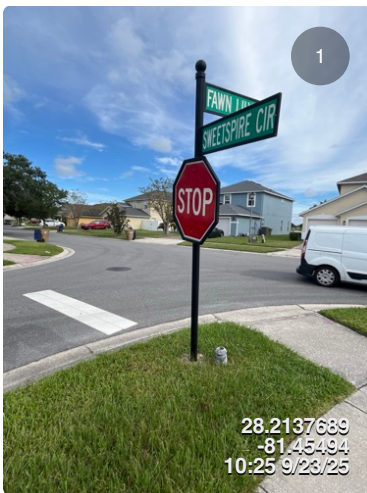
Location: Pond 9



Item 11 - Algae

Assigned To: Solitude

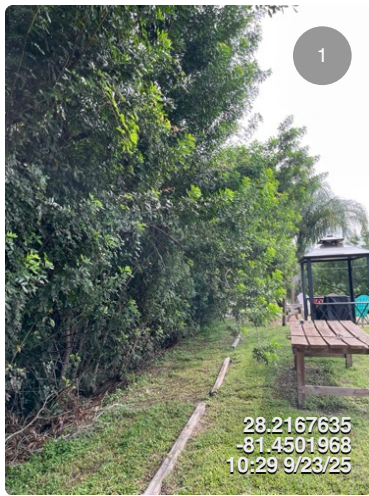
There appears to be algae that should be treated at Pond 9.



Item 12 - Stop Sign Repair

Assigned To: Inframark

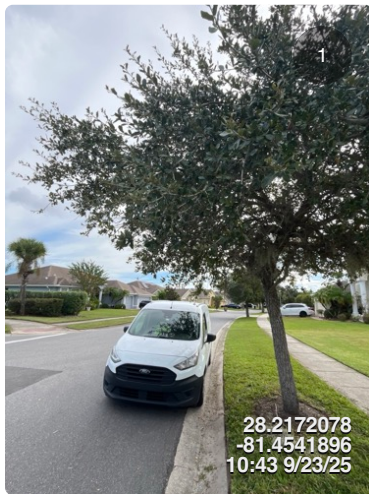
A proposal will be provided to fix the stop sign at Fawn Lily Way.



Item 13 - Cutback

[Assigned To: Bladerunners](#)

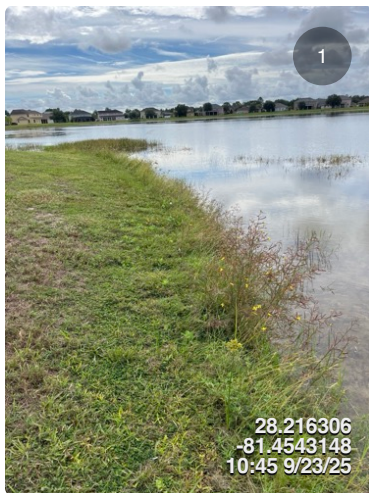
A cutback should be conducted on these trees. Location: 4303 Juneberry Way



Item 14 - Raise Canopy

[Assigned To: Bladerunners](#)

This tree should have its canopy raised. Location: Sweetspire Circle Park



Item 15 - String Trimming

[Assigned To: Bladerunners](#)

The pond bank inside Sweetspire circle should be string trimmed.



Item 16 - Aquatic Grasses

Assigned To: Solitude

Aquatic grasses should be treated during routine maintenance.

Location: Sweetspire Cir Pond



Work Order 00872067

Work Order 00872067
Number

Created Date 9/10/2025

Account Brighton Lakes CDD

Contact Michael Perez

Address 4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Work Details

Specialist Comments to Customer

Treated slender spike rush in both fountain lakes, treated algae in all lakes, treated gulf spike rush and grasses in lakes with shoreline grasses left, treated circle lake for hydrilla and algae on Monday and added dye around the outside Tuesday will need to treat with boat again this month

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	



Work Order 00872067

Work Order 00872067
Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Created Date 9/10/2025

pond 9 TRASH / DEBRIS COLLECTION (IN HOUSE)

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



Work Order 00872067

Work Order 00872067

Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd

Kissimmee, FL 34746

United States

Created Date 9/10/2025

pond 2 LAKE WEED CONTROL

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



Work Order 00876924

Work Order 00876924
Number

Created Date 9/22/2025

Account Brighton Lakes CDD

Contact Michael Perez

Address 4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Work Details

Specialist Treated hydrilla on some lakes, treated the
Comments to grasses on all lakes, and treated algae on all
Customer lakes, removed trash

Prepared By DREW GAMAGE

Work Order Assets

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



Work Order	00876924	Account	Brighton Lakes CDD
Work Order	00876924	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Created Date 9/22/2025

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	
pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	



Work Order	00876924	Account	Brighton Lakes CDD
Work Order	00876924	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	9/22/2025		
pond 1	DYE APPLICATION		
pond 1	SHORELINE WEED CONTROL		
pond 1	MONITORING		
pond 1	LAKE WEED CONTROL		
pond 1	ALGAE CONTROL		
pond 1			
pond 8			
pond 3			
pond 9			
pond 7			
pond 6			
pond 5			
pond 4			
pond 2			



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	Completed	No
140	Internet - Century link and Spectrum	Completed	
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	08.25.2025 DM was contacted by Geico of where to send the funds to for the claim. 08.13.2025 Resident now has all information and has submitted it to her insurance. 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	Yes
144	Dead Oak	8.27.2025 DM reached out to Juan about adjusting the proposal to reflect just the removal and not the replacement.	Yes
145	Dead Pine	8.27.2025 DM asked Juan how many trees are being removed.	Yes
146	CenturyLink Box 2	Counsel to send letter after last meeting demanding resolving item as last letter stated for safety.	
147	Fence on Buffer 3621 Kariba Ct	DM to inspect fencing before September meeting and send letter to resident if fence is encroaching.	
148	Ditch Cleanout	09.30.2025 DM reached out to Solitude to check on progress of the area. 09.10.2025 Board discussed the ditch cleanout by either Bladerunner or Solitude but Solitude is going to inspect it the next time they are out there as they should be able to treat it like a waterway.	Yes
149	Ham Brown - Osceola Response	9.26.2025 DM Reached out to Osceola Representative Mahmoud Najda about phasing and grading concerns.	Yes



PROPOSAL FOR REPAIR

Client/Community:		Proposal Date:	
-------------------	--	----------------	--

Qty.	Equipment to be Repaired/Replaced	Unit Cost	Extended Cost

Total Charges \$
(Plus any applicable taxes)

Scope of Work:

HIDDEN EYES, LLC d/b/a Envera Systems:	
Signature	
Print Name	
Title / Position	
Date	

CLIENT:	
Signature	
Print Name	
Title / Position	
Date	

**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, September 10, 2025, at 6:00 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746.

Present and constituting a quorum were:

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

Also present, either in person or via communication media technology, were:

Michael Perez	District Manager, Inframark
Ryan Dugan	District Counsel, Kutak Rock, LLP
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
Chris Morris	Representative, Envera Systems
Cody Childress	Account Manager, Envera Systems
Trip Elliot	Representative, Envera Systems
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 6:00 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

Approval of the Agenda

Mr. Crary raised the suggestion of moving the Pledge of Allegiance to occur prior to the official start of the meeting rather than including it on the agenda. Discussion ensued.

On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, the agenda for September 10, 2025, was approved. (5-0)
--

48

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

50 Mr. Jerry expressed concerns regarding excess water within the community not being
51 properly removed. Mr. Jerry also shared his opinions regarding Inframark, with particular
52 reference to the District Manager.

53 A second resident raised concerns about cracks in the roads, and Mr. Goldberg was
54 directed to review those areas.

55 A third resident addressed issues related to the sidewalks as well as their driveway
56 apron.

57

58 **FIFTH ORDER OF BUSINESS** **Staff Reports**

59 **A. Blade Runners Report**

60 **i. Review of Irrigation Report**

61 Mr. Ramirez provided updates on landscaping items, including information regarding
62 the last time bush hogging was done. Mr. Ramirez also discussed items that had been
63 replaced and the need to clear out the bubble-up areas. It was noted that Solitude will review
64 the overgrown ditch and provide treatment if possible. Mr. Ramirez further addressed the
65 matter of a resident's window replacement, stating that it has been scheduled once again, as it
66 had previously been arranged on multiple occasions.

67

68 **B. District Engineer**

69 Mr. Glasscock discussed the water flow through the stormwater system and
70 confirmed that it is functioning properly. Mr. Glasscock also addressed Mr. Crary's plan,
71 which was presented under separate cover. In addition, Mr. Glasscock stated that he will
72 coordinate with the County to have the ditches inspected.

73

74 **E. Solitude Lake Management Report**

75 Mr. Gamage spoke to his report and confirmed that the items listed reflect work that
76 has been completed, not just documented. Mr. Gamage also discussed the fountain on Pond
77 3, noting that it is "choking."

78

79 **D. Envera Report**

80 Mr. Rivera with MagnoSec addressed the procedure to be followed when the internet
81 goes out and the card system stops functioning.

Mr. Morris with Envera then spoke on the items that had been resolved, including this concern. Mr. Morris further discussed the issue of services not being fully received by the District and stated that the matter would be revisited at the next meeting.

G. District Counsel

Mr. Perez advised Mr. Dugan of a suspended resident who has been loitering at other amenities, as reported by District staff. Mr. Perez will work with Mr. Dugan outside of a meeting on this matter. It was clarified that the resident is suspended from all amenities of the District, not just the pool, and staff will be informed to remove the resident from the amenity areas. Mr. Perez also discussed the possible suspension of a family that has not been obeying the rules of the amenities and failed to comply with instructions from the security officer.

SIXTH ORDER OF BUSINESS

Business Item

A. Discussion of Osceola Response to Ham Brown

Mr. Perez discussed the letter that was received. Mr. Crary requested more frequent communication from the County as well as a timeline for the Ham Brown Phases.

FIFTH ORDER OF BUSINESS

Staff Reports

Ms. Incandela left the meeting.

C. Field Inspection Report

Mr. Goldberg spoke on his report and the items being completed throughout the District. Inframark proposals for new ceiling fans were presented.

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Inframark Proposal #008-12-2025 for Ceiling Fan Replacements in the amount of \$1881.40 was approved. (4-0)

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Inframark Proposal #008-11-2025 for Dog Station Replacement in the amount of \$638.45 was approved. (4-0)

Mr. Crary discussed items from his list, including directing Mr. Ramirez to bring a

proposal to install a new tree where a recently removed oak had been located. Mr. Crary also raised concerns about fencing, possibly encroaching onto District property. Ms. Singh mentioned Item #6 and confirmed that the speakers are working. Mr. Rodriguez noted that bulbs were blown out on the bridge.

F. CDD Liaison Report

Mr. Hisler reviewed his report and noted that certain drains have growth coming out of them, which will need to be cleared away.

G. District Counsel

Mr. Dugan reviewed items that had been previously discussed.

H. District Manager

i. Review of Project Board

Mr. Perez reviewed items that had been previously discussed. Mr. Perez noted that the pond map on the CDD website will be updated. A discussion regarding the upcoming budget meeting then ensued.

SEVENTH ORDER OF BUSINESS

Business Administration Items

A. Consideration of Minutes from the Meeting held August 13, 2025

<p>On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, Minutes from the Meeting held August 13, 2025 were approved. (4-0)</p>
--

B. Consideration of Minutes from the Budget Meeting held August 20, 2025

Mr. Crary made a motion with the adjustment to remove “Zoom” from the meeting minutes.

<p>On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, Minutes from the Meeting held August 20, 2025 were approved as amended. (4-0)</p>

C. Financial Statements

The Board confirmed that they are still agreeable to receiving the financials by email but requested that the financials also continue to be included in the agenda. Mr. Peters made the motion, Ms. Singh seconded, and the motion carried.

On MOTION by Mr. Peters, seconded by Ms. Singh, with all in favor, the monthly financials are to be emailed and included on the monthly meeting agenda. (4-0)

D. Check Register

The check register was reviewed.

EIGHTH ORDER OF BUSINESS Supervisor Requests

Mr. Crary requested that Mr. Perez review the budget and inform the Board of any changes as well as provide his thoughts on the outcome.

NINTH ORDER OF BUSINESS Adjournment

There being no further business, the Board adjourned the meeting at 9:40 p.m.

Assistant Secretary

Chair/ Vice Chair

BRIGHTON LAKES
Community Development District

Financial Report

August 31, 2025

Prepared by:



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Page</u>
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
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments Schedule	9
Cash and Investment Report	10
Bank Reconciliation	11

BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

August 31, 2025

BRIGHTON LAKES

Community Development District

Governmental Funds**Balance Sheet**
August 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>					
Cash - Checking Account	\$ 226,034	\$ -	\$ -	\$ -	\$ 226,034
Due From Other Funds	-	11,974	-	-	11,974
Investments:					
Money Market Account	2,269,824	-	-	-	2,269,824
SBA Account	14,964	-	-	-	14,964
Reserve Fund	-	23,287	-	-	23,287
Revenue Fund	-	31,837	139,877	35,380	207,094
TOTAL ASSETS	\$ 2,510,822	\$ 67,098	\$ 139,877	\$ 35,380	\$ 2,753,177
<u>LIABILITIES</u>					
Accounts Payable	\$ 26,227	\$ -	\$ -	\$ -	\$ 26,227
Accrued Expenses	4,512	-	-	-	4,512
Due To Other Funds	8,855	-	3,119	-	11,974
TOTAL LIABILITIES	39,594	-	3,119	-	42,713
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	67,098	136,758	35,380	239,236
Assigned to:					
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
Unassigned:	603,377	-	-	-	603,377
TOTAL FUND BALANCES	\$ 2,471,228	\$ 67,098	\$ 136,758	\$ 35,380	\$ 2,710,464
TOTAL LIABILITIES & FUND BALANCES	\$ 2,510,822	\$ 67,098	\$ 139,877	\$ 35,380	\$ 2,753,177

BRIGHTON LAKES

Community Development District

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

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 75,000	\$ 68,750	\$ 84,149	\$ 15,399	112.20%
Room Rentals	50	46	47	1	94.00%
Interest - Tax Collector	2,800	2,800	1,690	(1,110)	60.36%
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	1,375	1,892	517	126.13%
Access Cards	100	100	332	232	332.00%
Insurance Reimbursements	-	-	9,991	9,991	0.00%
TOTAL REVENUES	1,238,700	1,232,321	1,263,964	31,643	102.04%

EXPENDITURES**Administration**

P/R-Board of Supervisors	14,400	13,200	14,400	(1,200)	100.00%
FICA Taxes	1,102	1,010	1,102	(92)	100.00%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	35,000	32,083	9,595	22,488	27.41%
ProfServ-Legal Services	35,000	32,083	13,098	18,985	37.42%
ProfServ-Mgmt Consulting	58,973	54,059	54,059	-	91.67%
ProfServ-Property Appraiser	387	387	276	111	71.32%
ProfServ-Special Assessment	5,305	4,863	5,305	(442)	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	1,833	1,413	420	70.65%
Communication - Telephone	14,000	12,833	13,884	(1,051)	99.17%
Postage and Freight	1,200	1,100	574	526	47.83%
Insurance - General Liability	22,507	16,880	19,758	(2,878)	87.79%
Printing and Binding	1,500	1,375	255	1,120	17.00%
Legal Advertising	2,500	2,292	1,594	698	63.76%
Miscellaneous Services	2,000	1,833	665	1,168	33.25%
Misc-Assessment Collection Cost	24,151	24,151	23,265	886	96.33%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	235,645	215,602	174,562	41,040	74.08%

Field

ProfServ-Field Management	42,632	39,079	39,079	-	91.67%
ProfServ - Field Management Onsite Staff	61,991	56,825	56,825	-	91.67%
Contracts-Landscape	222,682	204,125	223,863	(19,738)	100.53%
Electricity - General	82,000	75,167	50,979	24,188	62.17%

BRIGHTON LAKES

Community Development District

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

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility - Water & Sewer	7,000	6,417	9,365	(2,948)	133.79%
R&M-Common Area	60,000	55,000	72,115	(17,115)	120.19%
R&M-Irrigation	20,000	18,333	44,688	(26,355)	223.44%
R&M-Lake	45,000	41,250	52,658	(11,408)	117.02%
R&M-Trees and Trimming	6,000	6,000	15,342	(9,342)	255.70%
R&M-Bush Hogging	12,000	11,000	3,000	8,000	25.00%
Misc-Contingency	750	688	1,526	(838)	203.47%
Total Field	560,055	513,884	569,440	(55,556)	101.68%
<u>Gatehouse</u>					
Contracts-Security Services	74,574	68,360	55,048	13,312	73.82%
R&M-Gate	10,000	9,167	7,253	1,914	72.53%
Total Gatehouse	84,574	77,527	62,301	15,226	73.66%
<u>Capital Expenditures & Projects</u>					
Capital Reserve	263,100	-	-	-	0.00%
Total Capital Expenditures & Projects	263,100	-	-	-	0.00%
<u>Road and Street Facilities</u>					
R&M-Roads & Alleyways	15,000	15,000	1,164	13,836	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%
Total Road and Street Facilities	22,000	20,250	1,285	18,965	5.84%
<u>Community Center</u>					
Contracts-Security Services	63,000	57,750	57,320	430	90.98%
R&M-Clubhouse	10,000	9,167	12,650	(3,483)	126.50%
R&M-Pools	30,000	27,500	32,365	(4,865)	107.88%
Miscellaneous Services	3,500	3,208	364	2,844	10.40%
Capital Projects	10,545	-	-	-	0.00%
Total Community Center	117,045	97,625	102,699	(5,074)	87.74%
TOTAL EXPENDITURES	1,282,419	924,888	910,287	14,601	70.98%
Excess (deficiency) of revenues Over (under) expenditures	(43,719)	307,433	353,677	46,244	-808.98%
Net change in fund balance	\$ (43,719)	\$ 307,433	\$ 353,677	\$ 46,244	-808.98%
FUND BALANCE, BEGINNING (OCT 1, 2024)	2,117,551	2,117,551	2,117,551		
FUND BALANCE, ENDING	\$ 2,073,832	\$ 2,424,984	\$ 2,471,228		

BRIGHTON LAKES
Community Development District

Debt Service Schedules

August 31, 2025

BRIGHTON LAKES

Community Development District

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

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 2,400	\$ 2,200	\$ 4,304	\$ 2,104	179.33%
Special Assmnts- Tax Collector	220,651	220,651	220,651	-	100.00%
Special Assmnts- Discounts	(8,826)	(8,826)	(8,094)	732	91.71%
TOTAL REVENUES	214,225	214,025	216,861	2,836	101.23%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	4,413	4,413	4,251	162	96.33%
Total Administration	4,413	4,413	4,251	162	96.33%
Debt Service					
Principal Debt Retirement	167,000	167,000	167,000	-	100.00%
Interest Expense	42,120	42,120	42,120	-	100.00%
Total Debt Service	209,120	209,120	209,120	-	100.00%
TOTAL EXPENDITURES	213,533	213,533	213,371	162	99.92%
Excess (deficiency) of revenues Over (under) expenditures	692	492	3,490	2,998	504.34%
Net change in fund balance	\$ 692	\$ 492	\$ 3,490	\$ 2,998	504.34%
FUND BALANCE, BEGINNING (OCT 1, 2024)	63,608	63,608	63,608		
FUND BALANCE, ENDING	\$ 64,300	\$ 64,100	\$ 67,098		

BRIGHTON LAKES

Community Development District

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

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 1,500	\$ 1,375	\$ 10,984	\$ 9,609	732.27%
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%
TOTAL REVENUES	319,984	319,859	330,568	10,709	103.31%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	6,635	6,635	6,392	243	96.34%
Total Administration	6,635	6,635	6,392	243	96.34%
Debt Service					
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%
Total Debt Service	314,148	314,148	930,201	(616,053)	296.10%
TOTAL EXPENDITURES	320,783	320,783	936,593	(615,810)	291.97%
Excess (deficiency) of revenues Over (under) expenditures	(799)	(924)	(606,025)	(605,101)	75847.93%
Net change in fund balance	\$ (799)	\$ (924)	\$ (606,025)	\$ (605,101)	75847.93%
FUND BALANCE, BEGINNING (OCT 1, 2024)	742,783	742,783	742,783		
FUND BALANCE, ENDING	\$ 741,984	\$ 741,859	\$ 136,758		

BRIGHTON LAKES

Community Development District

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

For the Period Ending August 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 750	\$ 688	\$ 2,537	\$ 1,849	338.27%
Special Assmnts- Tax Collector	179,405	179,405	179,405	-	100.00%
Special Assmnts- Discounts	(7,177)	(7,177)	(6,581)	596	91.70%
TOTAL REVENUES	172,978	172,916	175,361	2,445	101.38%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	3,588	3,588	3,457	131	96.35%
Total Administration	3,588	3,588	3,457	131	96.35%
<u>Debt Service</u>					
Principal Debt Retirement	131,000	131,000	131,000	-	100.00%
Interest Expense	38,305	38,305	38,305	-	100.00%
Total Debt Service	169,305	169,305	169,305	-	100.00%
TOTAL EXPENDITURES	172,893	172,893	172,762	131	99.92%
Excess (deficiency) of revenues Over (under) expenditures	85	23	2,599	2,576	3057.65%
Net change in fund balance	\$ 85	\$ 23	\$ 2,599	\$ 2,576	3057.65%
FUND BALANCE, BEGINNING (OCT 1, 2024)	32,781	32,781	32,781		
FUND BALANCE, ENDING	\$ 32,866	\$ 32,804	\$ 35,380		

Notes to the Financial Statements

August 31, 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 September.

► **Liabilities**

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

■ **Accrued Expenses** - Electric.

► **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	" "
Total Reserves	\$ 1,867,851	

Notes to the Financial Statements

August 31, 2025

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 100% collected and total revenue is 102% 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 71% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<u>Administrative</u>				
P/R-Board of Supervisors	\$ 14,400	\$ 14,400	100%	Board meetings YTD.
FICA-Taxes	\$ 1,102	\$ 1,102	100%	Payroll taxes 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	\$ 13,884	99%	Two vendors Charter Communications & Century Link YTD fees.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<u>Field</u>				
Contracts-Landscape	\$ 222,682	\$ 223,863	101%	Blade Runners monthly maintenance increase to \$20,417 from \$18,154.
Utility - Water & Sewer	\$ 7,000	\$ 9,365	134%	TOHO Water expenses YTD.
R&M-Common Area	\$ 60,000	\$ 72,115	120%	Mulch and Sod installation, security camera repairs & stormwater cleanout fees.
R&M-Irrigation	\$ 20,000	\$ 44,688	223%	Main line repairs & install VO at entrance by Wall.
R&M-Lake	\$ 45,000	\$ 52,658	117%	Monthly fees including debris removal service.
R&M-Trees and Trimming	\$ 6,000	\$ 15,342	256%	Tree removal fees plus two new Myrtles.
Misc.-Contingency	\$ 750	\$ 1,526	203%	Cleaning & maintenance supplies.
<u>Community Center</u>				
R&M-Clubhouse	\$ 10,000	\$ 12,650	127%	Exterior painting, HVAC repairs, pest control & dog station repairs.
R&M-Pools	\$ 30,000	\$ 32,365	108%	Monthly pool maintenance plus miscellaneous repairs.

BRIGHTON LAKES
Community Development District

Supporting Schedules

August 31, 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
Assessments Levied FY 2025				\$ 1,939,361	\$ 1,207,552	\$ 220,651	\$ 331,754	\$ 179,405
Allocation %				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
TOTAL	\$ 1,830,857	\$ 71,141	\$ 37,364	\$ 1,939,361	\$ 1,207,552	\$ 220,651	\$ 331,754	\$ 179,405
% COLLECTED				100%	100%	100%	100%	100%
Total O/S				\$ -	\$ -	\$ -	\$ -	\$ -

Cash and Investment Report

August 31, 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%	\$ 226,034
Money Market Account	BankUnited	MMA	N/A	4.07%	\$ 2,269,824
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	4.44%	\$ 14,964
GF Subtotal					<u>\$ 2,510,822</u>
 <u>DEBT SERVICE FUNDS</u>					
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 23,287
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 31,837
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 139,877
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 35,380
DS Subtotal					<u>\$ 230,381</u>
Total					<u><u>\$ 2,741,203</u></u>

BRIGHTON LAKES
Community Development District

Check Register and Invoices

August 2025

Check Total	<u>\$400.36</u>
--------------------	-----------------

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300056							
001	08/25/25	CENTURYLINK - ACH	080125-8906	8/1 - 8/31/2025 Internet services	Communication - Telephone	541003-51301	\$224.50
Check Total							<u>\$224.50</u>
CHECK # 300058							
001	08/20/25	TOHO WATER AUTHORITY - ACH	080625 ACH	6/24-7/24/25 TOHO Water	Utility - Water & Sewer	543021-53901	\$650.35
Check Total							<u>\$650.35</u>
CHECK # 300059							
001	08/25/25	KUA - ACH	080625 ACH	6/24 - 7/26/2025 Electricity	Electricity - General	543006-53901	\$5,152.56
Check Total							<u>\$5,152.56</u>
CHECK # DD889							
001	08/28/25	CHARTER COMMUNICATIONS - ACH	2009172080825 ACH	BILL PRD 8/8-9/7/25	Communication - Telephone	541003-51301	\$165.00
Check Total							<u>\$165.00</u>
CHECK # DD890							
001	08/28/25	CHARTER COMMUNICATIONS - ACH	1981488081425 ACH	BILL PRD 8/14-9/13/25	Communication - Telephone	541003-51301	\$322.35
Check Total							<u>\$322.35</u>
Fund Total							<u><u>\$75,397.73</u></u>

SERIES 2022-1 DEBT SERVICE FUND - 206

CHECK # 1331							
206	08/07/25	BRIGHTON LAKES CDD C/O U.S BANK N.A.	06302025-2022-1 SRS	TRFR FY2022-1 SERIES FY 24-25	Due From Other Funds	131000	\$3,118.88
Check Total							<u>\$3,118.88</u>
CHECK # 1336							
206	08/18/25	BRIGHTON LAKES CDD C/O U.S BANK N.A.	073025 2022-1	2022-1 Debt Svc Payment	Due From Other Funds	131000	\$3,118.88
Check Total							<u>\$3,118.88</u>
Fund Total							<u><u>\$6,237.76</u></u>

SERIES 2022-2 DEBT SERVICE FUND - 207

CHECK # 1332							
207	08/07/25	BRIGHTON LAKES CDD C/O U.S BANK N.A.	06302025-2022-2 SERI	TRFR ASSMTS 2022-2 SERIES FY24/25	Due From Other Funds	131000	\$1,686.60
Check Total							<u>\$1,686.60</u>
Fund Total							<u><u>\$1,686.60</u></u>

Total Checks Paid	\$83,322.09
--------------------------	--------------------