

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
 John Khatiblou, District Accountant

Meeting Agenda Wednesday, November 12, 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. Notice of Suspension of Amenity Facility Access..... P. 2
 - 5. Staff Reports**
 - A. Blade Runners Report..... P. 4
 - i. Review of Irrigation Report..... P. 7
 - B. District Engineer
 - C. Field Inspection Report P. 15
 - D. Magnosec Report
 - E. Envera Report
 - F. Solitude Lake Management Report P. 23
 - G. CDD Liaison Report..... P. 30
 - H. District Counsel
 - I. District Manager
 - i. Review of Project Board P. 37
 - 6. Business Items**
 - A. Consideration of Motion Assigning Fund Balance P. 39
 - B. Reporting of Goals and Objectives FY 2025 P. 40
 - 7. Business Administration Items**
 - A. Consideration of Minutes from the Meeting held October 8, 2025 P. 44
 - B. Financial Statements P. 48
 - C. Check Register P. 64
 - 8. Supervisors' Requests**
 - 9. Adjournment**

The next meeting is scheduled for Wednesday, December 10, 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#

KUTAKROCK

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

Ryan J. Dugan
Ryan.Dugan@kutakrock.com

October 9, 2025

Via Certified U.S. Mail

WILKER D. PIETRO
2909 SWEETSPIRE CIRCLE
KISSIMMEE FL 34746

NADIA N. NIEBLES
2909 SWEETSPIRE CIRCLE
KISSIMMEE FL 34746

Re: Notice of Suspension of Amenity Facility Access

Dear Ms. Niebles:

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 Facilities¹ are hereby suspended temporarily for you and members of your household residing at 2909 Sweetspire Circle, Kissimmee, Florida 34746.

It has come to the Board’s attention that on multiple occasions, including June 16, 2025, and July 27, 2025, you and members of your household were observed and cited for disregarding the District’s *Rules Relating to District Facilities* effective January 5, 2023 (the “**Amenity Rules**”) and not following the instructions of the District’s staff, while utilizing the District’s Amenity Facilities. These actions include, but are not limited to, disruptive and reckless behavior, endangering the safety and welfare of other patrons. **Pursuant to the Amenity Rules, privileges to utilize the Amenity Facilities are hereby suspended for you and your household, effective immediately, until the November 12, 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

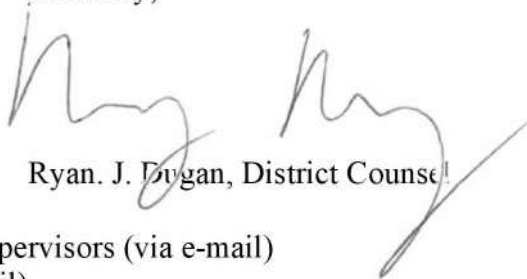
[Continued next page]

¹ 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 dark ink, appearing to read "Ryan J. Dugan". The signature is fluid and cursive, with a long, sweeping underline that extends 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)

Landscape Check List for (Month) <u>October</u> (Year) <u>2025</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 = X) [Contractor to list Areas(s) of Application]	4.1.4(a)
	Bed in pool and play ground area.	
VI	Disease/Fungus Control (If Acceptable to Contractor = X) [Contractor to list Areas(s) of Application]	4.1.4(b)
	Oleanders spray for insects.	
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 (1 lb/ft Four Times Per Year)	4.1.5(a)
	First Application Done by Trugreen on 10-13-25	
	Second Application	
	Third Application	
	Fourth Application	
IX	Pest Control (If Acceptable To Contractor = X) [Contractor to list below the Areas(s) of Application(s)]	4.1.6
	Ants Blvd + play grounds.	
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 (thirteen Separately. Work Authorization Required) [Contractor list below each adjustment]	4.1.7
XI	Weeding (Weekly)	4.2.2(a)
	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 - <i>October</i>	4 2 1
XIII	Mulching (Invoiced Separately, Work Authorization Required) Planting Beds <i>N/A</i> Tree Rings	4 2 3 4 3 4
XIV	Tree Care	
	A Pruning - Removal of Dead Branches to 15 Feet (one time per year) First Pruning <i>Done ✓</i>	4 3 1(a)
	B Pruning - Trees in Buffer areas (one time per year) First Pruning <i>to West</i>	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>Nov</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 West</i> Fourth Service	4 1 1 h
XVI	Mowing between Devon Court and Wingfield Place (Every Other Week Week) Week 1 <i>✓</i> Week 2 <i>✓</i>	4 1 1 h
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

A START TIME	R. C. Aug
B START TIME	

M	T	W	T	F	S	S	A RUNDAYS	M	T	W	T	T	S	S	A RUNDAYS
M	T	W	T	F	S	S	B RUNDAYS	M	T	W	T	T	S	S	B RUNDAYS

ZONE NUMBER	1	2	3	4	5	6
SPRAY OR ROTOR S O R R	S/R	S/R	R	S	J.	R.
CURRENT						
ADJUSTED RUN TIME						
MAINTENANCE REPAIR						
PARTIAL CLOG						
ARC OR RADH'S ADL						
HEAD STRAIGHTENED						
HEAD MISSING/BROKEN		1x				
CHANGE 4" TO 6" POP UP						
CHANGE 6" TO 12" POP UP						
HEAD RAISED SHUT B						
SEVERE CLOG			2x			
INCORRECT NOZZLE				1x	2x	
RELOCATION						
LEAK IN HEAD						
LEAK IN PIPE		1x		2x	1x	
HEAD NOT ROTATING						
VALVE NOT OPERATING						
OTHER - SEE COMMENTS						

COMMENTS: (Attach extra sheet if necessary)

COMMENTS: (Attach extra sheet if necessary) Broken pipe in zone #2 showing up under asphalt. we do attempt to fix but can't reach it. need to cut and break asphalt so we can locate and fix leak.

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

CURRENT

 PROPERTY: Brighton Lakes

 NAME: AM

 DATE: 10-20-23 TIME:

 PAGE: 1 OF: 1

 timer C pool
ADJUSTED

A START	10:00
END	pm
B START	
END	

M	<u>W</u>	T	<u>F</u>	S	<u>S</u>	A R E N D A Y S
M	T	W	T	F	S	B R E N D A Y S

M	T	W	T	F	S	S	A R E N D A Y S
M	T	W	T	F	S	S	B R E N D A Y S

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	S
CURRENT	20	20	20	20	20	20	20	20	20	20	20	20	20
ADJUSTED RUN TIME													
MAINTENANCE REPAIR													
PARTIAL CLOG													
ARC OR RADII S ADJ.													
HEAD STRAIGHTENED							2x						
HEAD MISSING/BROKEN													
CHANGE 4" TO 6" POP UP													
CHANGE 6" TO 12" POP UP													
HEAD RAISED SHRI B													
SEVERE CLOG													
INCORRECT NOZZLE													
RELOCATION											2x		
LEAK IN HEAD													
LEAK IN PIPE													
HEAD NOT ROTATING				2x									
VALVE NOT OPERATING													
OTHER - SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary)

to prime the system irrigation pump taking to long

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

CURRENT

ADJUSTED

 PROPERTY: Brylton Lakes
 NAME: A R

 DATE: 10-20-15 TIME: _____

PAGE: _____ OF: _____

 timer D

A START TIME	10:00 PM
B START TIME	

M	T	W	T	F	S	S	A R N DAYS	M	T	W	T	F	S	S	A R N DAYS
M	T	W	T	F	S	S	B R N DAYS	M	T	W	T	F	S	S	B R N DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
SPRAY OR ROTOR SORR	S	S	S	S	HS	S	S	S	S	R	S	S	P/S
CURRENT	15	15	15	15	15	15	15	15	15	15	15	15	15
ADJUSTED RUN TIME													
MAINTENANCE REPAIR		2X											
PARTIAL CLOG													
ARC OR RADII S ADJ.													
HEAD STRAIGHTENED													
HEAD MISSING/BROKEN				2X									
CHANGE 4" TO 6" POP UP													
CHANGE 6" TO 12" POP UP													
HEAD RAISED SHRI B													
SEVERE CLOG		4X				1X				3X			
INCORRECT NOZZLE													
RELOCATION													
LEAK IN HEAD													
LEAK IN PIPE										2X			
HEAD NOT ROTATING													
VALVE NOT OPERATING													
OTHER - SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary)

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

CURRENT

PROPERTY: Brighton Lakes

NAME: A.M.

DATE: 10-20-2025 TIME:

PAGE: 1 OF: 1

Timer E
ADJUSTED

A START TIME	10:00 pm
B START TIME	

M	T	W	T	F	S	S	A RENDAYS	M	T	W	T	F	S	S	B RENDAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	
SPRAY OR ROTOR NO. R	S	S	S/R	S	S	S	S	S	S	S	R	
CURRENT												
ADJUSTED RUN TIME												
MAINTENANCE REPAIR												
PARTIAL CLOG		1X			2X							
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED SHIRT B												
SEVERE CLOG						2X			1X			
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

X has try for palm tree

1X work but will need return

COMMENTS: (Attach extra sheet if necessary)

zone # 10 showing difficulty to close, will need to be replaced in future

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

CURRENT

PROPERTY: Brighton Lakes

NAME: AM

DATE: 10-20-2025 TIME: _____

PAGE: 1 OF: 1

Timer E
ADJUSTED

A START TIME	10:00 pm
B START TIME	

M	T	W	T	F	S	S	A RENDAYS	M	T	W	T	F	S	S	B RENDAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	
SPRAY OR ROTOR NO. R	S	S	S/R	S	S	S	S	S	S	S	R	
CURRENT												
ADJUSTED RUN TIME												
MAINTENANCE REPAIR												
PARTIAL CLOG		1X			2X							
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED SHIRTS												
SEVERE CLOG						2X			1X			
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

↓
Xtra try for palm trees

1X work but will need return

COMMENTS: (Attach extra sheet if necessary)

zone # 10 showing difficulty to close, will need to be replaced in future

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: Alexander Mercado

 DATE: 10/7/25 TIME: _____

 PAGE: 1 OF: 3

 clock A

CURRENT

ADJUSTED

M	<u>0</u>	W	T	<u>0</u>	S	<u>0</u>	A RUN DAYS
M	1	W	T	F	S	S	B RUN DAYS

M	<u>0</u>	W	<u>0</u>	T	<u>0</u>	<u>0</u>	A RUN DAYS
M	<u>0</u>	<u>0</u>	W	T	<u>0</u>	S	B RUN DAYS

A START TIME	<u>10:00</u> <u>pm</u>
B START TIME	<u>7:00</u> <u>pm</u>

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
SPRAY OR ROTOR S OR R	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R/S</u>	<u>R</u>	<u>R</u>	<u>R/S</u>
CURRENT	<u>20</u>	<u>10</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>
ADJUSTED RUN TIME												
MAINTENANCE REPAIR												
PARTIAL CLOG				<u>1</u>								
ARC OR RADIUS ADJ.												
HEADS 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								<u>1</u>				
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH

J.R


COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

PROPERTY:

NAME:

DATE:

PAGE:

Brighton Lakes

10-23

TIME:

2

OF:

3

CURRENT

ADJUSTED

M	T	W	T	F	S	S	W	R	N	D	A	S
M	T	W	T	F	S	S	W	R	N	D	A	S

M	T	W	T	F	S	S	W	R	N	D	A	S
M	T	W	T	F	S	S	W	R	N	D	A	S

A START TIME	
B START TIME	

ZONE NUMBER	13	14	15	16	17	18	19	20	21	22	23	24
SPRAY OR ROTOR S OR R	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												
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									1			
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary)

 Valve fix - (stock open).
 also by - broken side link by under deck

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH

19 N TEXAS AVE, ORLANDO, FL 32805
TEL 407.306.0600
WWW.BLADERUNNERSORLANDO.COM

PROPERTY: Brighton Lakes
NAME: A M
DATE: 10-25 TIME:
PAGE: 3 OF: 3

ADJUSTED

M	T	W	T	F	S	S	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS

M	T	W	T	F	S	S	WORK DAYS
M	T	W	T	F	S	S	WORK DAYS

A S I A P I H N I	
B S I A P I H N I	

ZONE NUMBER	25	26	27	28	29	30	31	32.				
SPRAY OR ROTOR S OR R	SR	SR	SR	SR	SR	R	SR	SR				
CURRENT												
ADJUSTED RUN TIME												
MAINTENANCE REPAIR												
PARTIAL CLOG												
ARC OR RADII S ADD.												
HEAD STRAIGHTENED			1					1				
HEAD MISSING BROKEN												
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED SHRUB												
SEVERE CLOG	1				2							
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

New jasmine by
bristyle.

COMMENTS: (Attach extra sheet if necessary)

DATE _____

J.R

INSPECTED BY BLADE RUNNERS TECH



Brighton Lakes CDD October Field Inspection

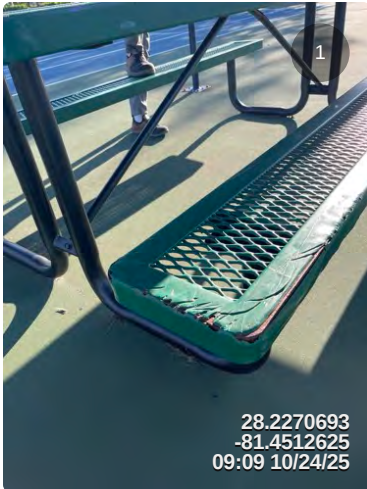
Friday, October 24, 2025

20 Items Identified

20 Items Incomplete

Kyle Goldberg

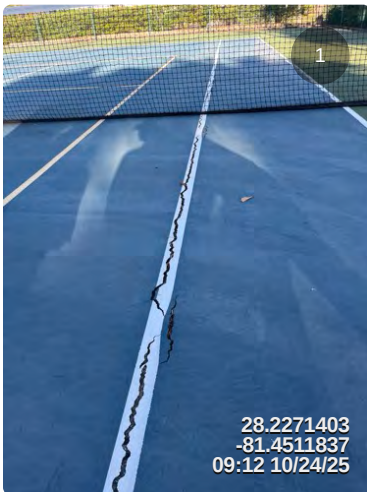
Inframark



Item 1 - Repair Bench

Assigned To: Inframark

Bench rubber should be stripped and spray on rubber applied.



Item 2 - Tennis Court Cracks

Assigned To: Court Surface Vendor

Tennis court cracks should be repaired.



Item 3 - Remove Metal

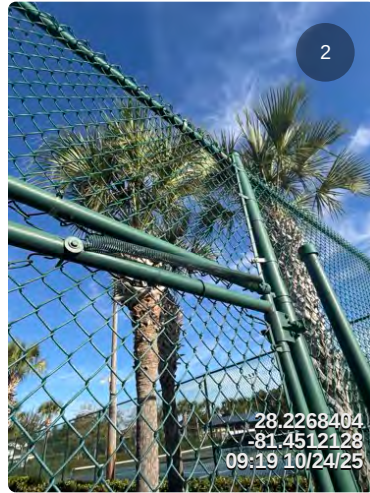
Assigned To: Inframark

This metal post should be removed.

Item 4 - Basketball Court Gate

Assigned To: Inframark/Fence Vendor

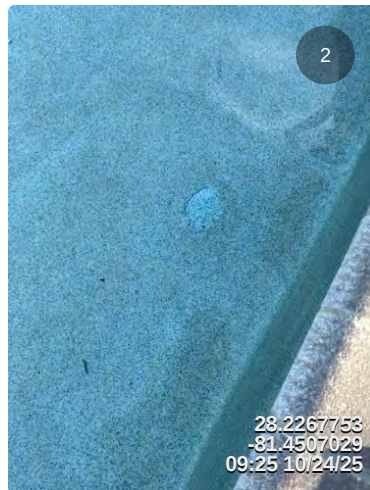
Basketball court fence gate should be repaired.



Item 5 - Kiddie Pool Surface

Assigned To: District Council

Pool surface has been damaged. Letter has been sent to Pool Specialist to redeem warranty.





Item 6 - Replace Caps

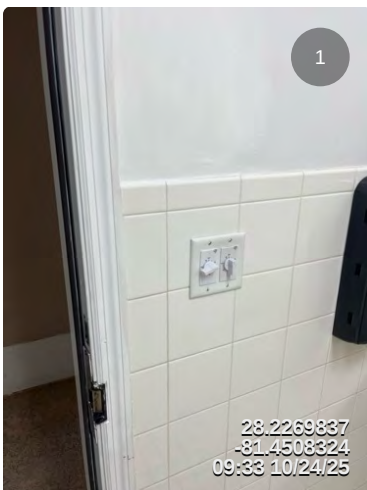
Assigned To: [Techni-Pools](#)

This pool cap is chipped and should be replaced.

Item 7 - Tighten Screws

Assigned To: [Inframark](#)

Multiple screws are loose and should be tightened.



Item 8 - Motion Sensor

Assigned To: [Inframark](#)

Should the timers in the bathrooms be replaced with motion sensors?



Item 9 - Cracked Light Cover

Assigned To: [Inframark](#)

A light cover in the women's restroom has been cracked.



Item 10 - Straighten Sign

Assigned To: [Inframark](#)

This sign on Sweetspire Circle should be straightened.



Item 11 - Anthill

Assigned To: [Bladerunners](#)

The anthills by Sweetspire Circle should be baited and knocked down.



Item 12 - Removes Vegetation

Assigned To: [Bladerunners](#)

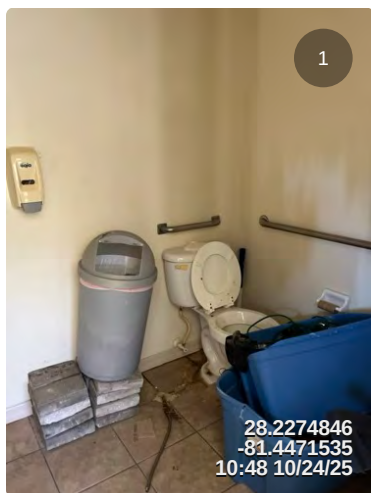
Vegetation should be removed from storm drains.



Item 13 - Knock Down Pins

Assigned To: [Inframark](#)

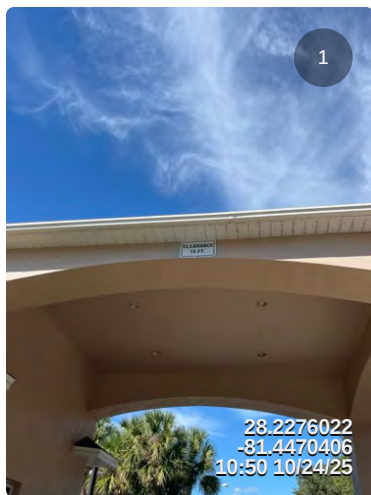
Pins in playground barriers should be knocked down.



Item 14 - Toilet Odor

Assigned To: [Inframark](#)

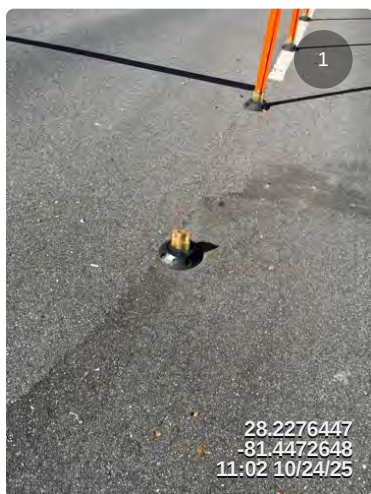
The guard shack toilet has an odor from infrequent use.



Item 15 - Center Sign

Assigned To: Inframark

Clearance sign should be centered.



Item 16 - Replace Bollard

Assigned To: Inframark

Bollard at guard shack should be replaced.



Item 17 - Wet Ground

Assigned To: Bladerunners

Ground at front entrance is too wet to mow. Bladerunners will mow as soon as it dries.



Item 18 - Pressure Washing

Assigned To: [Inframark](#)

Front wall should be pressure washed.



Item 19 - Remove Vines

Assigned To: [Bladerunners](#)

Vines should be removed from the front entrance wall.



Item 20 - Pond 9 Trash

Assigned To: [Solitude](#)

Trash at pond 9 should be collected during routine maintenance.



Work Order	00886891	Account	Brighton Lakes CDD
Work Order	00886891	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	10/7/2025		

Work Details

Specialist	Treated lake 9 for hydrilla, treated lake 1,3,4,5	Prepared By	DREW GAMAGE
Comments to	and ,7 for filamentous algae, trash pick up for the		
Customer	rest, as well as sprayed grasses while able		

Work Order Assets

Asset	Status	Product Work Type
pond 1	Inspected	
pond 7	Inspected	
pond 9	Inspected	
pond 3	Inspected	
pond 8	Inspected	
pond 2	Inspected	
pond 4	Inspected	
pond 5	Inspected	
pond 6	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 00886891

Work Order 00886891
Number

Account Brighton Lakes CDD

Contact Michael Perez

Address 4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Created Date 10/7/2025

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 00886891

Work Order 00886891

Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Created Date 10/7/2025

pond 1	DYE APPLICATION	
pond 1	SHORELINE WEED CONTROL	
pond 1	MONITORING	
pond 1	LAKE WEED CONTROL	
pond 1	ALGAE CONTROL	
pond 6		
pond 5		
pond 4		
pond 2		
pond 8		
pond 3		
pond 9		
pond 7		
pond 1		



Work Order 00890708

Work Order 00890708
Number

Created Date 10/17/2025

Account Brighton Lakes CDD

Contact Michael Perez

Address 4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Work Details

Specialist Hello.

Prepared By Duane Fleck

Comments to

Customer We completed inspection of the fountains today.

All electrical in spec., screens cleaned.

Have a great day.

Work Order Assets

Asset	Status	Product Work Type
Brighton Lak LakeFtn Fountain 2 Site #2	Inspected	
Brighton Lak LakeFtn Fountain 1 Site #1	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Brighton Lak LakeFtn Fountain 2 Site #2	PANEL COMPONENT CHECK	
Brighton Lak LakeFtn Fountain 2 Site #2	LIGHTING INSPECTION (IF APPLICABLE)	
Brighton Lak LakeFtn Fountain 2 Site #2	FOUNTAIN FUNCTIONALITY	
Brighton Lak LakeFtn Fountain 2 Site #2	CHECK POWER CABLE	
Brighton Lak LakeFtn Fountain 1 Site #1	PANEL COMPONENT CHECK	
Brighton Lak LakeFtn Fountain 1 Site #1	LIGHTING INSPECTION (IF APPLICABLE)	
Brighton Lak LakeFtn Fountain 1 Site #1	FOUNTAIN FUNCTIONALITY	
Brighton Lak LakeFtn Fountain 1 Site #1	CHECK POWER CABLE	
Brighton Lak LakeFtn Fountain 1 Site #1		
Brighton Lak LakeFtn Fountain 2 Site #2		



Work Order 00890764

Work Order 00890764
Number

Created Date 10/20/2025

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

Work Details

Specialist Treated the hydrilla, lakeweeds, grasses and
 Comments to picked up 4 lakes for trash, treated algae clumps
 Customer and pockets that were on the large and major
 lakes

Prepared By DREW GAMAGE

Work Order Assets

Asset	Status	Product Work Type
pond 1	Inspected	
pond 7	Inspected	
pond 9	Inspected	
pond 3	Inspected	
pond 8	Inspected	
pond 2	Inspected	
pond 4	Inspected	
pond 5	Inspected	
pond 6	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 00890764

Work Order 00890764
Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Created Date 10/20/2025

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 00890764

Work Order 00890764

Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Created Date 10/20/2025

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 6

pond 5

pond 4

pond 2

pond 8

pond 3

pond 9

pond 7

pond 1

CDD Monthly Board Report

November 12, 2025

The following is a result of October 24, 2025

Completed Projects

- Kariba gate lightning strike repair complete.
- Sweetspire and Fawn Lily sign was reset
- All the storm drains on Sweetspire were cleaned out
- Dog station at pond 6 basket reattached
- Pond 3 fountain unclogged ok
- Sweetspire pond 8 has been treated.
- Fence at Community Center has been secured
- Investigated complaint about tree on 2633 Majore Circle, was taken care of a long time ago. Found to not be credible
- Kariba exit tag that was struck by landscaper completed.
- Emergency gate found to have an unknown lock replaced. I cut off and replaced with new lock.
- All timers for daylight savings time have been reset (pool, basketball, gym, tennis courts, bridge lights, fountain and fountain lights, entrance lights etc.)

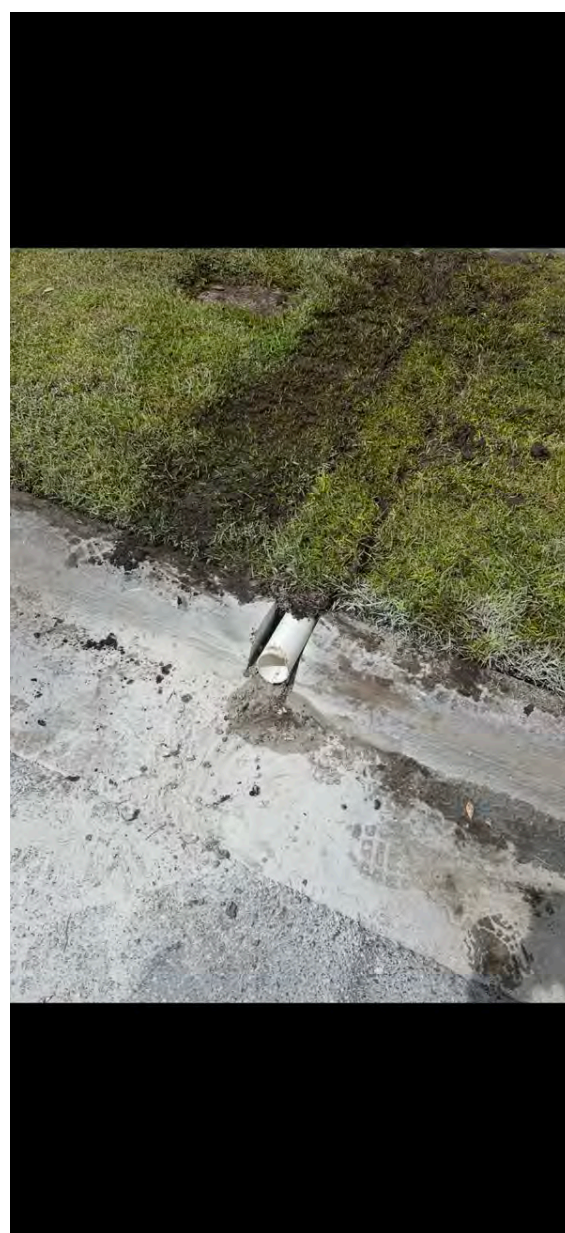
Pending Projects

- Wall at entrance need pressure wash.
- Sidewalks pressure washed
- Top of entrance wall beneath flag trees need to be lifted
- New flag installed
- French drains for sidewalks need to be done
- Bike rack still broken
- Spike in ground next to basketball court still needs to be removed.
- Sink hole on Sweetspire next to manhole, Toho still has not responded.

Denny Hisler

Brighton Lakes CDD Landscape and Maintenance Liaison

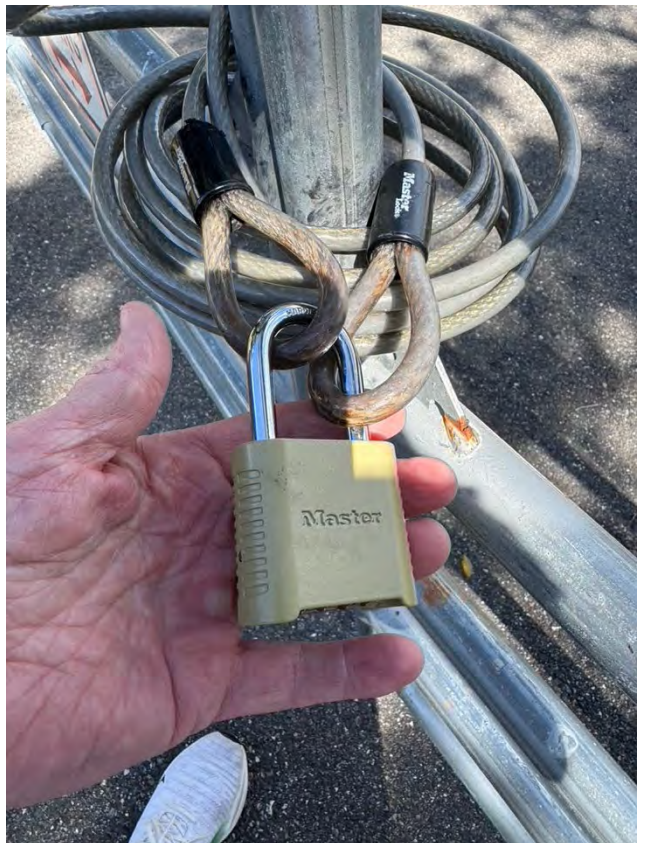
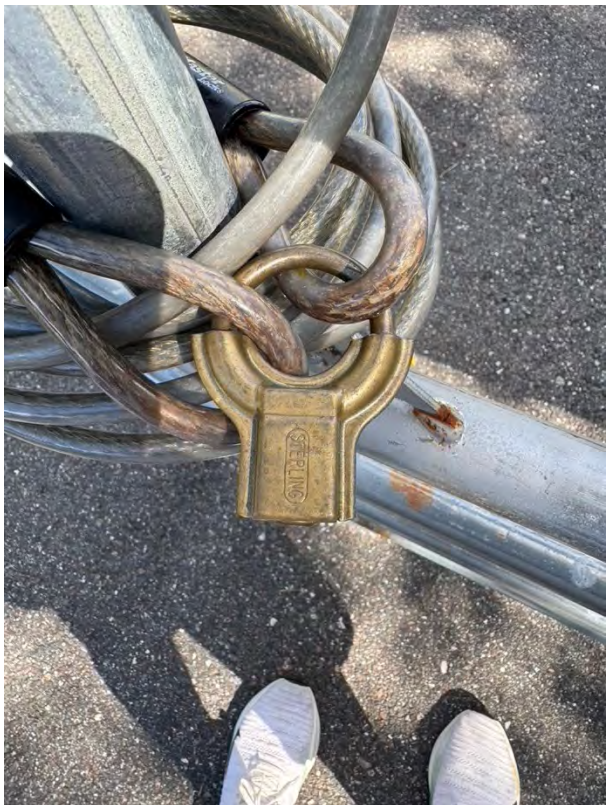
CDD Board, DO NOT REPLY ALL















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
141	Accident #2	10.9.2025 DM reached out to Chelia about payment. She stated a check was sent from Insurance Company in September but hasn't been cashed yet. Working on getting this resolved. 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	10.23.2025 DM received previous letters sent by DC to residents as a reminder to keep fencing off the buffer area. Sent to all residents. DM to inspect fencing before September meeting and send letter to resident if fence is encroaching.	
148	Ditch Cleanout	Completed	Yes
149	Ham Brown - Osceola Response	Ongoing discussion as project progresses for Ham Brown Development. 9.26.2025 DM Reached out to Osceola Representative Mahmoud Najda about phasing and grading concerns.	Yes



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
150	KUA Lights	10.22.2025 DM reached out to KUA and sent letterhead again approving to speak with Michael. 10.13.2025 Marcial has reached out to KUA about lights and they sent the same email asking about the letter of authority. DM has provided this letter to discuss the item of replacing lights with KUA.	
152	Kiddie Pool Vendor	10.30.2025 DC is composing letter to send for warranty item as Kyle has been unable to get correspondence. 10.20.2025 DM has followed up with Kyle and DC to see if anything has been discussed and if not counsel will be sending out a warranty item letter. 10.13.2025 Kyle has reached out to the vendor and by Wednesday will either have information or counsel will be involved.	
153	Envera Camera - Bladerunner Damage	Completed 10.16.2025 Envera supplied information that the landscapers hit the pole while servicing the community. Envera has this scheduled to be repaired already	Yes
154	Envera Credit	10.14.2025 Envera supplied proposal for 7 months credited but contract extended 7 months for previous services. DC reviewing	Yes

**BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 09/30/25

The Board hereby assigns the FY 2025 Reserves as follows:

	<u>FY2025</u>
Operating Reserves	\$ 213,736
Reserves - Capital Projects	1,150,477
Reserves - Clubhouse	47,478
Reserves - Field	91,995
Reserves - Landscape	190,967
Reserves - Recreation Facilities	101,817
Reserves - Roadways	350,094
Total Assigned Reserves	<u>\$ 2,146,564</u>

Memorandum

To: Board of Supervisors

From: District Management

Date: November 12, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, 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, 2025), 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 2025 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, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least six 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 six 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, October 8, 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
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 **Approval of Agenda**

On MOTION by Mr. Peters, seconded by Ms. Incandela, with all in favor, the agenda for October 8, 2025, was approved. (5-0)

THIRD ORDER OF BUSINESS **Audience Comments**

A resident stated that the fountain was not working properly.

FOURTH ORDER OF BUSINESS **Special Business Items**

A. Appeal Request Regarding Amenity Facility Incident

Mr. Wallace addressed the Board to appeal the length of his suspension, the members noted in the suspension, and the cost associated with the suspension. Mr. Wallace apologized for the situation. Mr. Dugan and Mr. Perez summarized the scenario and the details of the appeal for all parties. Discussion ensued.

On MOTION by Mr. Peters, seconded by Ms. Incandela, with all in favor, the Board approved upholding the original details of the suspension for Mr. Wallace as previously issued. (5-0)

Mr. Dugan will mail a summary of the decision to Mr. Wallace, including the details and locations involved in the suspension.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Blade Runners Report

i. Review of Irrigation Report

Mr. Ramirez gave his report and reviewed the action items. Mr. Ramirez stated that next week he will be treating the area with herbicides. Mr. Ramirez also confirmed that all irrigation is currently functioning properly. In addition, Mr. Ramirez will be providing a proposal to cut and level the ditch that feeds into the preserve.

E. Envera Report

Mr. Morris updated the Board on the items that have been resolved within the District. Mr. Morris also informed the Board that a pole and camera had been damaged and that the issue was scheduled to be resolved on Friday. Discussion ensued regarding who should be notified in the future in similar situations.

Mr. Elliot spoke regarding the number of transactions that took place over the past year. Mr. Elliot also offered seven months of services credited to the District and an extension of the contract for seven months to compensate for the previous situation. The amount will be confirmed and reviewed by the next meeting.

SIXTH ORDER OF BUSINESS

Business Item

A. Ratification of Envera Kariba Gate Repair Proposal

The Board discussed the ratification of the Envera Kariba Gate Repair Proposal; however, it was determined that the proposal will need to be corrected and resent before ratification can take place.

FIFTH ORDER OF BUSINESS

Staff Reports

D. MagnoSec

Mr. Rivera attended the meeting to answer any questions the Board may have had regarding the possible suspension of Ms. Niebles from the amenities. Discussion ensued. The Board approved allowing a call-in for Ms. Niebles at next month's meeting.

F. Solitude Lake Management Report

Mr. Perez confirmed with Mr. Gamage that treating the ditch discussed at the last meeting would be less effective than mowing and that mowing is the better option. Mr. Gamage then reviewed his service reports with the Board.

C. Field Management Report

Mr. Goldberg provided updates on items within the District and reviewed his report. A resident raised questions regarding the landscaping company and sidewalks, which were addressed by Mr. Perez.

Discussion ensued regarding the kiddie pool and the necessary repairs by the company. Mr. Goldberg will attempt to connect with the vendor by Friday, and if unsuccessful, staff will involve District Counsel. The Board directed staff to shut down the kiddie pool.

G. CDD Liaison Report

Mr. Hisler stated he had nothing further to add as everything had already been discussed.

Mr. Crary inquired about fences encroaching on Kariba Court in the buffer area. Discussion ensued regarding the fence approval process. Staff will mail the HOA team the yearly notice that District Counsel previously created and sent.

H. District Counsel

Mr. Dugan spoke on the agenda item regarding the Discussion on the Public Facilities Report. Mr. Dugan informed the Board that it is time to obtain an updated report from the District Engineer.

I. District Manager

i. Review of Project Board

Mr. Perez provided updates on the current open projects within the District. Mr. Perez will be following up with the resident involved in the car accident that resulted in damage to District property.

Mr. Crary provided a couple of items to be added to the project board.

Mr. Crary also inquired about the arrows not being painted on Pleasant Hill Road. Discussion ensued.

SEVENTH ORDER OF BUSINESS

Business Administration Items

A. Consideration of Minutes from the Meeting held September 10, 2025

The Board reviewed the minutes from the meeting held on September 10, 2025. Mr. Crary noted that line #43 should be adjusted to reflect Ms. Incandela instead of himself.

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, Minutes from the Meeting held September 10, 2025, were approved as amended (5-0)

B. Financial Statements

On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, the financial statements were approved. (5-0)

C. Check Register

The check register was accepted.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no supervisor requests at this time.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business, the Board adjourned the meeting at 8:41 p.m.

Assistant Secretary

Chair/Vice Chair

BRIGHTON LAKES
Community Development District

Financial Report

September 30, 2025

Prepared by:



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BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

September 30, 2025

BRIGHTON LAKES

Community Development District

Governmental Funds**Balance Sheet**
September 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 310,897	\$ -	\$ -	\$ -	\$ 310,897
Investments:					
Money Market Account	2,100,783	-	-	-	2,100,783
SBA Account	15,018	-	-	-	15,018
Reserve Fund	-	23,371	-	-	23,371
Revenue Fund	-	43,926	137,206	35,494	216,626
Prepaid Insurance	6,174	-	-	-	6,174
TOTAL ASSETS	\$ 2,432,872	\$ 67,297	\$ 137,206	\$ 35,494	\$ 2,672,869
LIABILITIES					
Accounts Payable	\$ 4,776	\$ -	\$ -	\$ -	\$ 4,776
Accrued Expenses	5,912	-	-	-	5,912
TOTAL LIABILITIES	10,688	-	-	-	10,688
FUND BALANCES					
Nonspendable:					
Prepaid Insurance	6,174	-	-	-	6,174
Restricted for:					
Debt Service	-	67,297	137,206	35,494	239,997
Assigned to:					
Operating Reserves	213,736	-	-	-	213,736
Reserves - Capital Projects	1,150,477	-	-	-	1,150,477
Reserves - Clubhouse	47,478	-	-	-	47,478
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:	269,446	-	-	-	269,446
TOTAL FUND BALANCES	\$ 2,422,184	\$ 67,297	\$ 137,206	\$ 35,494	\$ 2,662,181
TOTAL LIABILITIES & FUND BALANCES	\$ 2,432,872	\$ 67,297	\$ 137,206	\$ 35,494	\$ 2,672,869

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
REVENUES					
Interest - Investments	\$ 75,000	\$ 75,000	\$ 91,161	\$ 16,161	121.55%
Room Rentals	50	50	47	(3)	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	1,500	1,932	432	128.80%
Access Cards	100	100	354	254	354.00%
Insurance Reimbursements	-	-	18,666	18,666	0.00%
TOTAL REVENUES	1,238,700	1,238,700	1,279,713	41,013	103.31%

EXPENDITURES**Administration**

P/R-Board of Supervisors	14,400	14,400	15,600	(1,200)	108.33%
FICA Taxes	1,102	1,102	1,193	(91)	108.26%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	35,000	35,000	10,045	24,955	28.70%
ProfServ-Legal Services	35,000	35,000	13,098	21,902	37.42%
ProfServ-Mgmt Consulting	58,973	58,973	58,973	-	100.00%
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	2,000	1,413	587	70.65%
Communication - Telephone	14,000	14,000	15,206	(1,206)	108.61%
Postage and Freight	1,200	1,200	605	595	50.42%
Insurance - General Liability	22,507	22,507	19,758	2,749	87.79%
Printing and Binding	1,500	1,500	315	1,185	21.00%
Legal Advertising	2,500	2,500	1,594	906	63.76%
Miscellaneous Services	2,000	2,000	701	1,299	35.05%
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	235,645	182,666	52,979	77.52%

Field

ProfServ-Field Management	42,632	42,632	42,632	-	100.00%
ProfServ - Field Management Onsite Staff	61,991	61,991	61,991	-	100.00%
Contracts-Landscape	222,682	222,682	244,280	(21,598)	109.70%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
Electricity - General	82,000	82,000	61,302	20,698	74.76%
Utility - Water & Sewer	7,000	7,000	5,739	1,261	81.99%
R&M-Common Area	60,000	60,000	72,115	(12,115)	120.19%
R&M-Irrigation	20,000	20,000	48,252	(28,252)	241.26%
R&M-Lake	45,000	45,000	56,483	(11,483)	125.52%
R&M-Trees and Trimming	6,000	6,000	15,811	(9,811)	263.52%
R&M-Bush Hogging	12,000	12,000	3,000	9,000	25.00%
Misc-Contingency	750	750	3,887	(3,137)	518.27%
Total Field	560,055	560,055	615,492	(55,437)	109.90%
<u>Gatehouse</u>					
Contracts-Security Services	74,574	74,574	60,191	14,383	80.71%
R&M-Gate	10,000	10,000	7,253	2,747	72.53%
Total Gatehouse	84,574	84,574	67,444	17,130	79.75%
<u>Capital Expenditures & Projects</u>					
Capital Reserve	263,100	263,100	-	263,100	0.00%
Total Capital Expenditures & Projects	263,100	263,100	-	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	5,000	-	5,000	0.00%
R&M-Signage	2,000	2,000	121	1,879	6.05%
Total Road and Street Facilities	22,000	22,000	1,285	20,715	5.84%
<u>Community Center</u>					
Contracts-Security Services	63,000	63,000	62,139	861	98.63%
R&M-Clubhouse	10,000	10,000	13,325	(3,325)	133.25%
R&M-Pools	30,000	30,000	32,365	(2,365)	107.88%
Miscellaneous Services	3,500	3,500	364	3,136	10.40%
Capital Projects	10,545	10,545	-	10,545	0.00%
Total Community Center	117,045	117,045	108,193	8,852	92.44%
TOTAL EXPENDITURES	1,282,419	1,282,419	975,080	307,339	76.03%
Excess (deficiency) of revenues Over (under) expenditures	(43,719)	(43,719)	304,633	348,352	-696.80%
Net change in fund balance	\$ (43,719)	\$ (43,719)	\$ 304,633	\$ 348,352	-696.80%
FUND BALANCE, BEGINNING (OCT 1, 2024)	2,117,551	2,117,551	2,117,551		
FUND BALANCE, ENDING	\$ 2,073,832	\$ 2,073,832	\$ 2,422,184		

BRIGHTON LAKES
Community Development District

Debt Service Schedules

September 30, 2025

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
REVENUES					
Interest - Investments	\$ 2,400	\$ 2,400	\$ 4,503	\$ 2,103	187.63%
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	214,225	217,060	2,835	101.32%
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	692	3,689	2,997	533.09%
Net change in fund balance	\$ 692	\$ 692	\$ 3,689	\$ 2,997	533.09%
FUND BALANCE, BEGINNING (OCT 1, 2024)	63,608	63,608	63,608		
FUND BALANCE, ENDING	\$ 64,300	\$ 64,300	\$ 67,297		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
REVENUES					
Interest - Investments	\$ 1,500	\$ 1,500	\$ 11,432	\$ 9,932	762.13%
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	319,984	331,016	11,032	103.45%
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%
Total Construction In Progress	-	-	-	-	0.00%
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)	(799)	(605,577)	(604,778)	75791.86%
Net change in fund balance	\$ (799)	\$ (799)	\$ (605,577)	\$ (604,778)	75791.86%
FUND BALANCE, BEGINNING (OCT 1, 2024)	742,783	742,783	742,783		
FUND BALANCE, ENDING	\$ 741,984	\$ 741,984	\$ 137,206		

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 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
REVENUES					
Interest - Investments	\$ 750	\$ 750	\$ 2,651	\$ 1,901	353.47%
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	172,978	175,475	2,497	101.44%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	3,588	3,588	3,457	131	96.35%
Total Administration	3,588	3,588	3,457	131	96.35%
Debt Service					
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	85	2,713	2,628	3191.76%
Net change in fund balance	\$ 85	\$ 85	\$ 2,713	\$ 2,628	3191.76%
FUND BALANCE, BEGINNING (OCT 1, 2024)	32,781	32,781	32,781		
FUND BALANCE, ENDING	\$ 32,866	\$ 32,866	\$ 35,494		

Notes to the Financial Statements
September 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.

► **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	1,150,477	Reserves to be approved by board.
Reserves - Clubhouse	47,478	" "
Reserves - Field	91,995	" "
Reserves - Landscape	190,967	" "
Reserves - Recreation Facilities	101,817	" "
Reserves - Roadways	350,094	" "
Total Reserves	\$ 2,146,564	

Notes to the Financial Statements

September 30, 2025

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 100% collected and total revenue is 103% 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 76% 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	\$ 15,600	108%	Board meetings YTD.
FICA-Taxes	\$ 1,102	\$ 1,193	108%	Payroll taxes YTD.
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	\$ 15,206	109%	Two vendors Charter Communications & Century Link YTD fees.
<u>Field</u>				
Contracts-Landscape	\$ 222,682	\$ 244,280	110%	Blade Runners monthly maintenance increase to \$20,417 from \$18,154.
R&M-Common Area	\$ 60,000	\$ 72,115	120%	Mulch and Sod installation, security camera repairs & stormwater cleanout fees.
R&M-Irrigation	\$ 20,000	\$ 48,252	241%	Main line repairs & install VO at entrance by Wall.
R&M-Lake	\$ 45,000	\$ 56,483	126%	Monthly fees including debris removal service.
R&M-Trees and Trimming	\$ 6,000	\$ 15,811	264%	Tree removal fees plus two new Myrtles.
Misc.-Contingency	\$ 750	\$ 3,887	518%	Maintenance supplies & delineator at guard shack entrance.
<u>Community Center</u>				
R&M-Clubhouse	\$ 10,000	\$ 13,325	133%	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

September 30, 2025

**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%
Total O/S					\$ -	\$ -	\$ -	\$ -

Cash and Investment Report

September 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%	\$ 310,897
Money Market Account	BankUnited	MMA	N/A	4.07%	\$ 2,100,783
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	4.44%	\$ 15,018
GF Subtotal					<u>\$ 2,426,698</u>
 <u>DEBT SERVICE FUNDS</u>					
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 23,371
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 43,926
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 137,206
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 35,494
DS Subtotal					<u>\$ 239,997</u>
Total					<u><u>\$ 2,666,695</u></u>

Bank Account Statement

Brighton Lakes CDD

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JKHATIBLOU

Bank Account No. 9878
Statement No. 09-25

Statement Date 09/30/2025

G/L Account No. 101003 Balance	310,896.91	Statement Balance	325,715.12
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	310,896.91	Subtotal	325,715.12
Negative Adjustments	0.00	Outstanding Checks	-14,818.21
Ending G/L Balance	310,896.91	Ending Balance	310,896.91

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/19/2025	Payment	100169	HANSON, WALTER & ASSOCIATES	Inv: 5294743			-450.00
09/23/2025	Payment	1339	BRIGHTON LAKES CDD C/O U.S BANK N.A.	Payment of Invoice 014125			-11,973.96
09/29/2025	Payment	1340	CHARTER COMMUNICATION S - ACH	Payment of Invoice 014126			-180.00
09/29/2025	Payment	100171	INFRAMARK LLC	Inv: 159232			-2,214.25
Total Outstanding Checks							-14,818.21
Outstanding Deposits							
Total Outstanding Deposits							

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100157							
001	09/04/25	TERMINIX PROCESSING CENTER	462739204	August 2025 Pest control services	R&M-Clubhouse	546015-57204	\$93.81
001	09/04/25	TERMINIX PROCESSING CENTER	462739227	August 2025 Pest control services	R&M-Clubhouse	546015-57204	\$81.32
Check Total							\$175.13
CHECK # 100158							
001	09/04/25	MAGNOSEC CORP	2089	6/9 and 6/22/2025 Security services	Contracts-Security Services	534037-57204	\$2,631.93
001	09/04/25	MAGNOSEC CORP	2150	8/4 and 8/17/2025 Security services	Contracts-Security Services	534037-57204	\$2,646.00
001	09/04/25	MAGNOSEC CORP	2166	8/18 and 8/31/2025 Security services	Contracts-Security Services	534037-57204	\$2,646.00
Check Total							\$7,923.93
CHECK # 100159							
001	09/04/25	SOLITUDE LAKE MGMT	PSI199977	September 2025 Monthly pond maintenance services	R&M-Lake	546042-53901	\$3,825.00
Check Total							\$3,825.00
CHECK # 100160							
001	09/04/25	JNS ENVIRONMENTAL LLC	3331	7/21/2025 Storm drain cleanout	R&M-Common Area	546016-53901	\$3,500.00
Check Total							\$3,500.00
CHECK # 100161							
001	09/11/25	EXERCISE SYSTEMS INC	26693	Sep25 Bi-monthly service, exercise equipment	R&M-Clubhouse	546015-57204	\$240.00
Check Total							\$240.00
CHECK # 100162							
001	09/11/25	ENVERA SYSTEMS LLC	758268	September 2025 Camera monitoring services	Contracts-Security Services	534037-53904	\$5,142.90
Check Total							\$5,142.90
CHECK # 100163							
001	09/11/25	HANSON, WALTER & ASSOCIATES	5294591	July 2025 District engineering services	ProfServ-Engineering	531013-51501	\$776.25
Check Total							\$776.25
CHECK # 100164							
001	09/11/25	OSCEOLA NEWS GAZETTE	F7BA084D-0123	9/4/2025 Legal advertising	Legal Advertising	548002-51301	\$89.03
Check Total							\$89.03
CHECK # 100165							
001	09/16/25	BLADE RUNNERS COMMERCIAL	168488	September 2025 Landscape maintenance contract	September 2025 Landscape maint	534050-53901	\$20,416.67
001	09/16/25	BLADE RUNNERS COMMERCIAL	167904	Remove dead pine tree, Patrician Cir	R&M-Trees and Trimming	546099-53901	\$3,196.60
001	09/16/25	BLADE RUNNERS COMMERCIAL	167901	Irrigation leak, pump behind pool	R&M-Irrigation	546041-53901	\$535.50
001	09/16/25	BLADE RUNNERS COMMERCIAL	167897	Irrigation repair and dead tree removal	8/31/2025 Irrigation repair	546041-53901	\$1,221.12
001	09/16/25	BLADE RUNNERS COMMERCIAL	167897	Irrigation repair and dead tree removal	8/31/2025 Dead tree removal	546099-53901	\$469.66
001	09/16/25	BLADE RUNNERS COMMERCIAL	167905	Car accident repairs, landscaping	R&M-Common Area	546016-53901	\$7,077.51
001	09/16/25	BLADE RUNNERS COMMERCIAL	165747	Irrigation repair, main line at bridge	R&M-Irrigation	546041-53901	\$728.00
001	09/16/25	BLADE RUNNERS COMMERCIAL	166779	Irrigation repairs, 6 rotors, 8 sprayers, 1 nozzle	R&M-Irrigation	546041-53901	\$1,014.70
Check Total							\$34,659.76
CHECK # 100166							
001	09/19/25	MAGNOSEC CORP	2181	September 1 - 14th, 2025 Security services	Contracts-Security Services	534037-57204	\$2,467.50
Check Total							\$2,467.50
CHECK # 100167							
001	09/19/25	FEDEX	8-985-40686	Postage	Postage and Freight	541006-51301	\$27.46
Check Total							\$27.46
CHECK # 100168							
001	09/19/25	INFRAMARK LLC	157134	July 2025 Agenda, postage, godaddy renewal, supplies	Postage	541006-51301	\$0.74
001	09/19/25	INFRAMARK LLC	157134	July 2025 Agenda, postage, godaddy renewal, supplies	Agenda books printed	547001-51301	\$30.00
001	09/19/25	INFRAMARK LLC	157134	July 2025 Agenda, postage, godaddy renewal, supplies	godaddy domain renewal	549001-51301	\$26.65
001	09/19/25	INFRAMARK LLC	157134	July 2025 Agenda, postage, godaddy renewal, supplies	Misc items for repairs in the district	546016-53901	\$737.63
001	09/19/25	INFRAMARK LLC	158177	September 2025 District Management services	ProfServ-Mgmt Consulting	531027-51201	\$4,914.42
001	09/19/25	INFRAMARK LLC	158177	September 2025 District Management services	September 2025 District Management services, field ops	531016-53901	\$3,552.67
001	09/19/25	INFRAMARK LLC	158177	September 2025 District Management services	ONSITE MGMT	531106-53901	\$5,165.92
Check Total							\$14,428.03
CHECK # 100169							
001	09/19/25	HANSON, WALTER & ASSOCIATES	5294743	August 2025 District engineering services	ProfServ-Engineering	531013-51501	\$450.00

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
CHECK # 100170							Check Total <u>\$450.00</u>
001	09/22/25	TERMINIX PROCESSING CENTER	463582270	9/6/2025 Monthly pest control	R&M-Clubhouse	546015-57204	\$93.81
001	09/22/25	TERMINIX PROCESSING CENTER	463582266	9/6/2025 Monthly pest control	R&M-Clubhouse	546015-57204	\$81.32
CHECK # 100171							Check Total <u>\$175.13</u>
001	09/29/25	INFRAMARK LLC	159232	August 2025 Agenda Packages, postage, Delineator at guard shack entrance	August 2025 Agenda Packages	547001-51301	\$60.00
001	09/29/25	INFRAMARK LLC	159232	August 2025 Agenda Packages, postage, Delineator at guard shack entrance	Postage	541006-51301	\$3.99
001	09/29/25	INFRAMARK LLC	159232	August 2025 Agenda Packages, postage, Delineator at guard shack entrance	August 2025 Delineator at guard shack entrance	549900-53901	\$2,150.26
CHECK # 1338							Check Total <u>\$2,214.25</u>
001	09/11/25	FLORIDA MUNICIPAL INSURANCE TR	2526-0934-Q1-1	1st installment FY26 Insurance	First installment FY26 Insurance	155100-51301	\$6,174.25
CHECK # 1340							Check Total <u>\$6,174.25</u>
001	09/29/25	CHARTER COMMUNICATIONS - ACH	2009180090925-CHK	9/9-10/8/25 Internet Services	Communication - Telephone	541003-51301	\$180.00
CHECK # 300060							Check Total <u>\$180.00</u>
001	09/09/25	TOHO WATER AUTHORITY - ACH	082325-ACH	7/24 - 8/23/2025 Water utility	Utility - Water & Sewer	543021-53901	\$905.74
CHECK # 300061							Check Total <u>\$905.74</u>
001	09/08/25	CHARTER COMMUNICATIONS - ACH	2002334082125 ACH	BILL PRD 8/21-9/20/25	Communication - Telephone	541003-51301	\$45.00
CHECK # 300062							Check Total <u>\$45.00</u>
001	09/15/25	CENTURYLINK - ACH	082225-2871	8/22 - 9/21/2025 Internet services	Communication - Telephone	541003-51301	\$400.36
CHECK # 300063							Check Total <u>\$400.36</u>
001	09/22/25	CENTURYLINK - ACH	090125-8906	9/1 - 9/30/2025 Internet services	Communication - Telephone	541003-51301	\$224.50
CHECK # 300064							Check Total <u>\$224.50</u>
001	09/23/25	KUA - ACH	090525-ACH	7/26 - 8/25/2025 Electric utility	Electricity - General	543006-53901	\$5,297.43
CHECK # 300065							Check Total <u>\$5,297.43</u>
001	09/25/25	CHARTER COMMUNICATIONS - ACH	2009172090825-ACH	9/8-10/7/25 Internet Services	Communication - Telephone	541003-51301	\$160.00
CHECK # DD891							Check Total <u>\$160.00</u>
001	09/16/25	HOME DEPOT-ACH	6014435-ACH	8/13/2025 Electrical supplies	Misc-Contingency	549900-53901	\$209.82
Fund Total							Check Total <u>\$209.82</u>
Fund Total							\$89,691.47

SERIES 2017 DEBT SERVICE FUND - 205

CHECK # 1339							
205	09/23/25	BRIGHTON LAKES CDD C/O U.S BANK N.A.	09192025-2017 SERIES	TRFR ASSESS SERIES 2017 FY24-25	Due From Other Funds	131000	\$11,973.96
Check Total							<u>\$11,973.96</u>
Fund Total							\$11,973.96

Total Checks Paid	\$101,665.43
--------------------------	---------------------

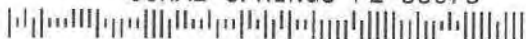


7534 Q100 N0 RP 1A 08182025 YNNNNNNN 0018742 S1 T57

18742 1 SP 0.780



C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073



ACCOUNT INVOICE

Page 66

My Customer Number: 3950470

Please Pay By: 09/01/2025

Total Due: \$93.81



PAY ONLINE

TerminixCommercial.com



PAY BY PHONE

1.855.456.3631



QUESTIONS

• 1.800.TERMINIX

• TerminixCommercial.com

EASY WAYS TO PAY YOUR TERMINIX® INVOICE

Paying your bill is easy, especially online. Just visit the "Manage My Account" portal at TerminixCommercial.com and sign up with your **Customer Number: 3950470** and phone number to start paying bills online.



SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
08/12/2025	Pest Control Work Order 21130812184 Environmental and Safety Surcharge	462739204	\$88.81 \$5.00		
	Location: 4250 BRIGHTON LAKES, KISSIMMEE FL 34746				\$93.81

DUE DATE: 09/01/2025

TOTAL DUE: \$93.81

This invoice reflects payments received by 08/18/2025. If you have not paid your previous balance, please make your payment today.

Any Year in Advance payment received will be applied to any previous balance on this agreement.

The environmental and safety surcharge covers ongoing costs required for maintaining environmental and safety initiatives for our employees and customers. This includes but is not limited to transportation improvements, safety training and service safety protocols as they may pertain to each industry we service. Limitations apply.

Please tear along line to remit.



Payment Options:

- EasyPay automated payments (sign up at TerminixCommercial.com)
- Pay online at My Account at TerminixCommercial.com
- Pay by phone at 1.855.456.3631
- Pay by enclosed check
- Credit card payment. Please fill out the following:

Circle One: DISCOVER VISA MasterCard American Express

() Exp date: ____/____/____

Name (as it appears on credit card): _____

Authorized Signature: _____

Amount Due: \$93.81 1 year in advance: \$1,093.80

Amount Paid: _____

Invoice Number: 462739204

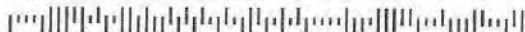
Customer Number: 3950470

C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073

SAVE 3%
when you pay
1-Year in advance

REMIT TO:

TERMINIX PROCESSING CENTER
PO BOX 802155
CHICAGO IL 60680-0



3 000000000 10 000039504704 00000000004627392048 0000938100109380 9

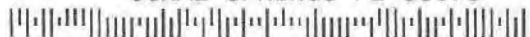


7534 0100 N0 RP 18 00182025 YNNNNNNN 0037470 51 T58

19470 1 SP 0.780



C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073



ACCOUNT INVOICE

Page 67

My Customer Number: 3950470

Please Pay By: 09/01/2025

Total Due: \$81.32



PAY ONLINE

TerminixCommercial.com



PAY BY PHONE

1.855.456.3631



QUESTIONS

• 1.800.TERMINIX

• TerminixCommercial.com

EASY WAYS TO PAY YOUR TERMINIX® INVOICE

Paying your bill is easy, especially online. Just visit the "Manage My Account" portal at TerminixCommercial.com and sign up with your **Customer Number: 3950470** and phone number to start paying bills online.



SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
08/12/2025	Pest Control Work Order 21144713445 Environmental and Safety Surcharge	462739227	\$76.32 \$5.00		
	Location: 4250 BRIGHTON LAKES, KISSIMMEE FL 34746				\$81.32
DUE DATE: 09/01/2025			TOTAL DUE: \$81.32		
This invoice reflects payments received by 08/18/2025. If you have not paid your previous balance, please make your payment today. Any Year in Advance payment received will be applied to any previous balance on this agreement. The environmental and safety surcharge covers ongoing costs required for maintaining environmental and safety initiatives for our employees and customers. This includes but is not limited to transportation improvements, safety training and service safety protocols as they may pertain to each industry we service. Limitations apply.					

Please tear along line to remit.



Payment Options:

- EasyPay automated payments (sign up at TerminixCommercial.com)
- Pay online at My Account at TerminixCommercial.com
- Pay by phone at 1.855.456.3631
- Pay by enclosed check
- Credit card payment. Please fill out the following:

Circle One: DISCOVER VISA MasterCard American Express

() Exp date: ____/____

Name (as it appears on credit card): _____

Authorized Signature: _____

Amount Due: **\$81.32** 1 year in advance: **\$948.36**

Amount Paid: _____

Invoice Number: 462739227

Customer Number: 3950470

C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073

SAVE 3%
when you pay
1-Year in advance

REMIT TO:

TERMINIX PROCESSING CENTER

PO BOX 802155

CHICAGO IL 60680-0



3 00000000 10 000039504704 00000000004627392271 0000813200094836 5

MagnoSec, Corp.
 600 N Thacker Ave|Ste D35
 Kissimmee, FL 34741-4808 USA
 info@magnosec.com
 www.magnosec.com

Invoice


BILL TO

Brighton Lakes CCD
 313 Campus Street
 Celebration, FL 34747

SHIP TO

Brighton Lakes CCD
 Brighton Lakes CCD
 313 Campus Street
 Celebration FL 34747

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2089	06/23/2025	\$2,631.93	07/08/2025	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Security Services	Security services provided from June 9th to 22nd, 2025.	125.33	21.00	2,631.93T

SUBTOTAL	2,631.93
TAX	0.00
TOTAL	2,631.93
BALANCE DUE	\$2,631.93

MagnoSec, Corp.
 600 N Thacker Ave|Ste D35
 Kissimmee, FL 34741-4808 USA
 info@magnosec.com
 www.magnosec.com

Invoice


BILL TO

Brighton Lakes CCD
 313 Campus Street
 Celebration, FL 34747

SHIP TO

Brighton Lakes CCD
 Brighton Lakes CCD
 313 Campus Street
 Celebration FL 34747

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2150	08/18/2025	\$2,646.00	09/02/2025	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Security Services	Security services provided from August 4th to 17th, 2025.	126	21.00	2,646.00T

SUBTOTAL	2,646.00
TAX	0.00
TOTAL	2,646.00
BALANCE DUE	\$2,646.00

MagnoSec, Corp.
 600 N Thacker Ave|Ste D35
 Kissimmee, FL 34741-4808 USA
 info@magnosec.com
 www.magnosec.com

Invoice


BILL TO

Brighton Lakes CCD
 313 Campus Street
 Celebration, FL 34747

SHIP TO

Brighton Lakes CCD
 Brighton Lakes CCD
 313 Campus Street
 Celebration FL 34747

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2166	09/01/2025	\$2,646.00	09/16/2025	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Security Services	Security services provided from August 18th to 31st, 2025	126	21.00	2,646.00T

SUBTOTAL	2,646.00
TAX	0.00
TOTAL	2,646.00
BALANCE DUE	\$2,646.00



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI199977
Invoice Date: 9/1/2025

Bill
To: Brighton Lakes CDD
Inframark
313 Campus Street
Kissimmee, FL 34747

Ship
To: Brighton Lakes CDD
Inframark
313 Campus Street
Kissimmee, FL 34747
United States

Ship Via		Customer ID	035480
Ship Date	9/1/2025	P.O. Number	
Due Date	10/31/2025	P.O. Date	9/1/2025
Terms	Net 60	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,825.00	3,825.00
September Billing					
9/1/2025 - 9/30/2025					
pond 1					
pond 2					
pond 4					
pond 5					
pond 6					
pond 7					
pond 9					
pond 3					
pond 8					
Brighton Lak LakeFtn Fountain 1 Site #1					
Brighton Lak LakeFtn Fountain 2 Site #2					

Amount Subject to Sales Tax	0.00	Subtotal:	3,825.00
Amount Exempt from Sales Tax	3,825.00	Invoice Discount:	0.00
		Total Sales Tax:	0.00
		Payment Amount:	0.00
		Total:	3,825.00



4201 Story Road
St Cloud, FL 34772
Phone: 407-922-2823

Invoice

Invoice Number
3331
Invoice Date
7/21/2025

Bill To: Inframark

Re: Brighton Lakes

Job No	Customer Job No	Customer PO	Payment Terms	Due Date
25057	Brighton		Net 30 Days	8/20/2025
Description	Quantity	U/M	Rate/Unit	Price

Dredged and set plugs in one 18" mitered end and one 24" mitered. Pumped both systems down and cleaned from top of system to mitered end.

1.00

LS

3,500.00

3,500.00

Subtotal	\$	3,500.00
Sales Tax (if applicable)	\$	0.00
Total Due	\$	3,500.00

Thank you for your business!

Date	Invoice #
9/4/2025	26693

*Your Complete Source
for all of your Commercial
Fitness Equipment Needs*

Total	\$240.00
--------------	-----------------

*Thank you for your business!
Billing questions? Please call Pam
Young at 407-325-2523 or email
pam@exercisesystems.com*

3



Exercise Systems, Inc
 6881 Kingspointe Parkway, Suite 10
 Orlando, FL 32819
 407.996.8890 phone 407.996.8895 fax

DATE	WO #
9-3-25	PM-2

WORK ORDER	
☒	BI-MONTHLY PM
☐	

CUSTOMER:

BRIGHTON LAKES

Kyle Goldberg
 4250 Brighton Lakes Blvd.
 KISSIMMEE, FL 34746
 Phone: 407-566-2018
 (O) 407-566-4122

REQUEST FROM CUSTOMER:

BRING KEY CARD

SERIAL #	EQUIPMENT	COMMENTS
E-0105617	LANDICE E-9 CARDIO TRAINER	✓
E-0102767	LANDICE E-9 PT ELLIPTICAL	✓
L7-98143	LANDICE L7 PT TREADMILL	★ NEEDS NEW POD/BROKEN CLIPS...
A18L1000018	LANDICE L 10 CARDIO TRAINER TREADMILL	★ ✓ NEEDS FAN VENT ASSY...
D23L101018	LANDICE L 10 PRO SPORTS TREADMILL	✓
111010122124	LEMOND GF-RT RECUMBENT BIKE	✓
111010122125	LEMOND GF-RT RECUMBENT BIKE	✓
R-0100088	LANDICE R7 RECUMBENT BIKE	✓
2.2E+08	LIFEFITNESS LAT/ROW LF-8210	✓
FS541102035	PARAMOUNT SF-54 MULTIPRESS	✓
231371013	LIFEFITNESS BICEP/TRICEP LF-8225	✓
	LIFEFITNESS LEG PRESS/CALF 8245	✓ HAS BENT GUIDE RODS - PART NO LONGER AVAILABLE
230356027	LIFEFITNESS LEG EXT/ LEG CURL LF-8235	✓
	NAUTILUS BENCH	✓

TECHNICIAN'S SIGNATURE

LEE

CUSTOMER NAME/TITLE PRINT:

SIGNATURE:

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Page 75

Invoice	
Invoice Number	Date
758268	08/01/2025
Customer Number	Due Date
300169	09/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Brighton Lakes CDD	300169		08/01/2025	09/01/2025

Quantity	Description	Months	Rate	Amount
1164 - Gate Access - Brighton Lakes CDD - Main Entrance on Brighton Lake, Entrance 2 - Kariba Ct., Kissimmee, FL				
1.00	Envera Kiosk System 09/01/2025 - 09/30/2025	1.00	\$1,575.00	\$1,575.00
1.00	Virtual Gate Guard Monitoring 09/01/2025 - 09/30/2025	1.00	\$2,365.65	\$2,365.65
1.00	Data Management 09/01/2025 - 09/30/2025	1.00	\$178.50	\$178.50
1.00	Service & Maintenance 09/01/2025 - 09/30/2025	1.00	\$1,023.75	\$1,023.75
Subtotal:				\$5142.90
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$5142.90

Date	Invoice #	Description	Amount	Balance Due
8/1/2025	758268	Monitoring Services	\$5142.90	\$5142.90

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-7066

Invoice	
Invoice Number	Date
758268	08/01/2025
Customer Number	Due Date
300169	09/01/2025

Net Due: \$5,142.90
Amount Enclosed: _____

Brighton Lakes CDD
C/O Inframark
210 N. Univerisity Dr, Ste 702
Coral Springs, FL 33071

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802



Hanson Walter & Associates, Inc
8 Broadway
Suite 104
Kissimmee, FL 34741
407-847-9433

Page: 1 of 1
3758-43
5294591

INVOICE

BRIGHTON LAKES CDD
Brighton Lakes CDD
C/O INFRAMARK INFRASTRUCTRE
MANAGEMENT SERVICES
ATTN: BOB KONCAR
313 CAMPUS STREET
CELEBRATION, FL 34747

CLIENT ID: 7082
INVOICE #: 5294591
INVOICE DATE: 8/18/2025
DUE DATE: 8/28/2025
BILLED THROUGH: 7/31/2025

BRIGHTON LAKES CDD CONSULTATION

PO:

JOB ID: 3758-43

PERIOD: July 2025

For Services Rendered Through July 31, 2025

Prepare for and attend CDD meeting, research 2017 bond series cert of completion and 2022 bonds

	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
FIXED FEE ITEMS						
EMERGENCY ACCESS JUNE BERRY WAY- BOUNDARY AND TOPOGRAPHIC SURVEY	1,500.00	100.00	0.00	1,500.00	1,500.00	0.00
	1,500.00	100.00	0.00	1,500.00	1,500.00	0.00
TIME & MATERIALS NOT TO EXCEED						
EMERGENCY ACCESS JUNE BERRY WAY- DUE DILIGENCE REVIEW AND RESEARCH	3,000.00	44.17	1,675.00	1,325.00	1,325.00	0.00
	3,000.00	44.17	1,675.00	1,325.00	1,325.00	0.00
TIME & MATERIALS				Total Billed To Date	Amount Previously Billed	Amount This Billing
CONSULTING SERVICES				119,033.55	118,257.30	776.25
SURVEYING SERVICES				3,603.00	3,603.00	0.00
REIMBURSABLES				916.03	916.03	0.00
				123,552.58	122,776.33	776.25

PLEASE REMIT TO:
Hanson, Walter & Associates, Inc.
8 Broadway Suite 104
Kissimmee, FL 34741

Total Invoice \$776.25

Osceola News- Gazette
222 Church Street

Kissimmee, FL 34741
help.column.us

Bill to
Brighton Lakes CDD

Invoice number F7BA084D-0123
Notice ID esafuEPKSkCtQPQ5Dm71
Publisher Osceola News-Gazette
Date of issue Aug 27, 2025
Date due Sep 27, 2025
Amount due \$89.03

Description	Qty	Unit price	Amount
09/04/2025: Legal and Public Notice Notice	1	80.94	80.94

=== Notes ===

Notice Name: BRIGHTON LAKES CDD*FY 2026

=== How to pay this invoice ===

Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:

<https://www.column.us/invoices/UCTyt4gjbyqcvQggyDH9/pay>

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number F7BA084D-0123 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

Subtotal	\$80.94
Tax	0.00
Processing Fee	8.09
Amount due	\$89.03

Pay here: <https://www.column.us/invoices/UCTyt4gjbyqcvQggyDH9/pay>

Questions? Visit help.column.us

F7BA084D-0123 - Page 1 of 1



19 N Texas Ave
Orlando, FL 32805

BILL TO
Brighton Lakes CDD
Inframark 313 Campus Street Kissimmee, FL 34747

Invoice 168488

Date	PO#
09/01/25	
Due Date	Terms
9/16/25	Net 15

Property Address
Brighton Lakes CDD 4250 Brighton Lakes Orlando, FL 34746

Item	Amount
Job #175641 - Maintenance 2025 RENEWAL September 2025	\$20,416.67

Thank you for your business.

REMIT PAYMENT TO:
Bladerunners
19 N Texas Ave
Orlando, FL 32805

Subtotal	\$20,416.67
Sales Tax	\$0.00
Total	\$20,416.67
Credits/Payments	(\$0.00)
Balance Due	\$20,416.67



19 N Texas Ave
Orlando, FL 32805

BILL TO
Brighton Lakes CDD
Inframark 313 Campus Street Kissimmee, FL 34747

Invoice 167904

Date	PO#
08/31/25	
Due Date	Terms
9/15/25	Net 15

Property Address
Brighton Lakes CDD 4250 Brighton Lakes Orlando, FL 34746

Item	Amount
------	--------

Job #179939 - REMOVE DEAD PINE TREES BEHIND PATRICIAN CIR

Property Improvements \$3,196.60

Thank you for your business.

REMIT PAYMENT TO:

Bladerunners
19 N Texas Ave
Orlando, FL 32805

Subtotal	\$3,196.60
Sales Tax	\$0.00
Total	\$3,196.60
Credits/Payments	(\$0.00)
Balance Due	\$3,196.60



19 N Texas Ave
Orlando, FL 32805

BILL TO
Brighton Lakes CDD
Inframark 313 Campus Street Kissimmee, FL 34747

Invoice 167901

Date	PO#
08/31/25	
Due Date	Terms
9/15/25	Net 15

Property Address
Brighton Lakes CDD 4250 Brighton Lakes Orlando, FL 34746

Item	Amount
------	--------

Job #180607 - estimate to fix leaking pipes on irrigation pump behind pool

Irrigation Repair	\$535.50
-------------------	----------

Thank you for your business.

REMIT PAYMENT TO:

Bladerunners
19 N Texas Ave
Orlando, FL 32805

Subtotal	\$535.50
Sales Tax	\$0.00
Total	\$535.50
Credits/Payments	(\$0.00)
Balance Due	\$535.50



19 N Texas Ave
Orlando, FL 32805

BILL TO
Brighton Lakes CDD
Inframark 313 Campus Street Kissimmee, FL 34747

Invoice 167897

Date	PO#
08/31/25	
Due Date	Terms
9/15/25	Net 15

Property Address
Brighton Lakes CDD 4250 Brighton Lakes Orlando, FL 34746

Item	Amount
------	--------

Job #178536 - TIMER E SOLENOIDS VALVE REPLACEMENT AND TIME TO LOCATE VALVES

Irrigation Repair \$1,221.12

Job #186339 - REMOVE DEAD TREE BY CLUB HOUSE

Property Improvements \$469.66

Thank you for your business.

REMIT PAYMENT TO:

Bladerunners
19 N Texas Ave
Orlando, FL 32805

Subtotal	\$1,690.78
Sales Tax	\$0.00
Total	\$1,690.78
Credits/Payments	(\$0.00)
Balance Due	\$1,690.78



19 N Texas Ave
Orlando, FL 32805

BILL TO
Brighton Lakes CDD
Inframark 313 Campus Street Kissimmee, FL 34747

Invoice 167905

Date	PO#
08/31/25	
Due Date	Terms
9/15/25	Net 15

Property Address
Brighton Lakes CDD 4250 Brighton Lakes Orlando, FL 34746

Item	Amount
------	--------

Job #186460 - CAR ACCIDENT BY GUARD HOUSE

Property Improvements	\$7,077.51
-----------------------	------------

Thank you for your business.

REMIT PAYMENT TO:

Bladerunners
19 N Texas Ave
Orlando, FL 32805

Subtotal	\$7,077.51
Sales Tax	\$0.00
Total	\$7,077.51
Credits/Payments	(\$0.00)
Balance Due	\$7,077.51



19 N Texas Ave
Orlando, FL 32805

BILL TO
Brighton Lakes CDD
Inframark 313 Campus Street Kissimmee, FL 34747

Invoice 165747

Date	PO#
08/18/25	
Due Date	Terms
9/2/25	Net 15

Property Address
Brighton Lakes CDD 4250 Brighton Lakes Orlando, FL 34746

Item	Amount
------	--------

Job #182774 - MAIN LINE AT BRIDGE LEFT SIDE

Irrigation Repair	\$728.00
-------------------	----------

Thank you for your business.

REMIT PAYMENT TO:

Bladerunners
19 N Texas Ave
Orlando, FL 32805

Subtotal	\$728.00
Sales Tax	\$0.00
Total	\$728.00
Credits/Payments	(\$0.00)
Balance Due	\$728.00



19 N Texas Ave
Orlando, FL 32805

BILL TO
Brighton Lakes CDD
Inframark 313 Campus Street Kissimmee, FL 34747

Invoice 166779

Date	PO#
08/25/25	
Due Date	Terms
9/9/25	Net 15

Property Address
Brighton Lakes CDD 4250 Brighton Lakes Orlando, FL 34746

Item	Amount
------	--------

Job #182760 - JULY INSPECTION

Replaced 6" Rotors #6, 6" Sprays #8, Nozzles-MPR #1, Lateral line break #1 along property	\$1,014.70
---	------------

Thank you for your business.

REMIT PAYMENT TO:

Bladerunners
19 N Texas Ave
Orlando, FL 32805

Subtotal	\$1,014.70
Sales Tax	\$0.00
Total	\$1,014.70
Credits/Payments	(\$0.00)
Balance Due	\$1,014.70

MagnoSec, Corp.
 600 N Thacker Ave|Ste D35
 Kissimmee, FL 34741-4808 USA
 info@magnosec.com
 www.magnosec.com

Invoice


BILL TO

Brighton Lakes CCD
 313 Campus Street
 Celebration, FL 34747

SHIP TO

Brighton Lakes CCD
 Brighton Lakes CCD
 313 Campus Street
 Celebration FL 34747

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2181	09/15/2025	\$2,467.50	09/30/2025	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Security Services	Security services provided from September 1st to 14th, 2025.	104	21.00	2,184.00
	Sales	Security services provided from September 1st Labor day.	9	31.50	283.50

SUBTOTAL	2,467.50
TAX	0.00
TOTAL	2,467.50
BALANCE DUE	\$2,467.50



Invoice Number	Invoice Date	Account Number	Page
8-985-40686	Sep 09, 2025		1 of 2

Billing Address:

BRIGHTON LAKES CDD
11555 HERON BAY BLVD STE. 201
CORAL SPRINGS FL 33076

Shipping Address:

BRIGHTON LAKES CDD
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$27.46
TOTAL THIS INVOICE	USD	\$27.46

You saved \$24.76 in discounts this period!

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Account Summary as of Sep 09, 2025

Previous Balance	0.00
Payments	0.00
Adjustments	0.00
New Charges	27.46
New Account Balance	\$27.46



Detailed descriptions of surcharges can be located at fedex.com

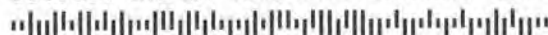
To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number	Account Balance
8-985-40686	USD \$27.46		USD \$27.46

Remittance Advice

Your payment is due by Sep 24, 2025

0035834 01 AB 0.64 **AUTO T8 0 1250 33076-336151 -C01-P35869-IT



BRIGHTON LAKES CDD
11555 HERON BAY BLVD STE. 201

CORAL SPRINGS FL 33076



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



63309510003197

Invoice Number	Invoice Date	Account Number	Page
8-985-40686	Sep 09, 2025		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Sep 04, 2025 Cust. Ref.: BRIGHTON LAKES AGENDA PK Ref.#2: 8208
 Payor: Third Party Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 18.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	884118115369	Jasmin Nunez	John Crary
Service Type	FedEx Priority Overnight	Brighton Lakes CDD	2548 Baykal Drive
Package Type	FedEx Pak	313 CAMPUS ST	KISSIMMEE FL 34746 US
Zone	02	KISSIMMEE FL 34747 US	
Packages	1		
Rated Weight	1.0 lbs; 0.5 kgs	Transportation Charge	42.91
Delivered	Sep 05, 2025 09:55	Discount	-24.76
Svc Area	A1	Fuel Surcharge	4.34
Signed by	see above	Residential Delivery	5.57
FedEx Use	000000000/1486/02	Total Charge	USD \$27.46
		Third Party Subtotal	USD \$27.46
		Total FedEx Express	USD \$27.46

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

157134

DATE

8/28/2025

BILL TO

Brighton Lakes CDD
210 N University Dr, Suite 702
Coral Springs FL 33071
United States

CUSTOMER ID

C1046

NET TERMS

Due On Receipt

PO#
DUE DATE

8/28/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Agenda Packages	2	Ea	15.00		30.00
Postage	1	Ea	0.74		0.74
Sandra Demarco-6-11-25 DNH*GODADDY# : Brighton Lakes CDD Domain Renewal: \$26.65, Howard Neal THE HOME DEPOT Charges: \$334.92, Kyle Goldberg- THE HOME DEPOT Charges: \$134.54, 6-25-25 BRIMAR INDUSTRIES : \$268.17	1	Ea	764.28		764.28
Subtotal					795.02

Subtotal

\$795.02

Tax

\$0.00

Total Due

\$795.02

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

158177

CUSTOMER ID

C1046

PO#**DATE**

9/5/2025

NET TERMS

Due On Receipt

DUE DATE

9/5/2025

BILL TO

Brighton Lakes CDD
210 N University Dr, Suite 702
Coral Springs FL 33071
United States

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Services 001-531027-51201	1	Ea	4,914.42		4,914.42
Field Ops Services	1	Ea	3,552.67		3,552.67
Onsite Services	1	Ea	5,165.92		5,165.92
Subtotal					13,633.01

Subtotal	\$13,633.01
-----------------	-------------

Tax	\$0.00
------------	--------

Total Due	\$13,633.01
------------------	-------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Hanson Walter & Associates, Inc
8 Broadway
Suite 104
Kissimmee, FL 34741
407-847-9433

Page: 1 of 1
3758-43
5294743

INVOICE

BRIGHTON LAKES CDD
Brighton Lakes CDD
C/O INFRAMARK INFRASTRUCTRE
MANAGEMENT SERVICES
ATTN: BOB KONCAR
313 CAMPUS STREET
CELEBRATION, FL 34747

CLIENT ID: 7082
INVOICE #: 5294743
INVOICE DATE: 9/11/2025
DUE DATE: 9/21/2025
BILLED THROUGH: 8/31/2025

BRIGHTON LAKES CDD CONSULTATION

PO:

JOB ID: 3758-43

PERIOD: August 2025

For Services Rendered Through August 31, 2025

Prepare for and attend CDD meeting

	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
FIXED FEE ITEMS						
EMERGENCY ACCESS JUNE BERRY WAY- BOUNDARY AND TOPOGRAPHIC SURVEY	1,500.00	100.00	0.00	1,500.00	1,500.00	0.00
	1,500.00	100.00	0.00	1,500.00	1,500.00	0.00
TIME & MATERIALS NOT TO EXCEED						
EMERGENCY ACCESS JUNE BERRY WAY- DUE DILIGENCE REVIEW AND RESEARCH	3,000.00	44.17	1,675.00	1,325.00	1,325.00	0.00
	3,000.00	44.17	1,675.00	1,325.00	1,325.00	0.00
TIME & MATERIALS						
CONSULTING SERVICES				119,483.55	119,033.55	450.00
SURVEYING SERVICES				3,603.00	3,603.00	0.00
REIMBURSABLES				916.03	916.03	0.00
				124,002.58	123,552.58	450.00

PLEASE REMIT TO:
Hanson, Walter & Associates, Inc.
8 Broadway Suite 104
Kissimmee, FL 34741

Total Invoice \$450.00



7534 0100 NO RP 06 09082025 YNNNNNN 0016164 S3 T50

16162 1 SP 0.780



C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073



ACCOUNT INVOICE

Page 91

My Customer Number: 3950470
Please Pay By: 09/22/2025
Total Due: \$93.81


PAY ONLINE

TerminixCommercial.com



PAY BY PHONE

1.855.456.3631



QUESTIONS

• 1.800.TERMINIX

• TerminixCommercial.com

EASY WAYS TO PAY YOUR TERMINIX® INVOICE

Paying your bill is easy, especially online. Just visit the "Manage My Account" portal at TerminixCommercial.com and sign up with your **Customer Number: 3950470** and phone number to start paying bills online.



SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
09/06/2025	Pest Control Work Order 21231510129 Environmental and Safety Surcharge	463582270	\$88.81 \$5.00		
	Location: 4250 BRIGHTON LAKES, KISSIMMEE FL 34746				\$93.81

DUE DATE: 09/22/2025
TOTAL DUE: \$93.81

This invoice reflects payments received by 09/08/2025. If you have not paid your previous balance, please make your payment today.
Any Year in Advance payment received will be applied to any previous balance on this agreement.

The environmental and safety surcharge covers ongoing costs required for maintaining environmental and safety initiatives for our employees and customers. This includes but is not limited to transportation improvements, safety training and service safety protocols as they may pertain to each industry we service. Limitations apply.

Please tear along line to remit.



Payment Options:

- EasyPay automated payments (sign up at TerminixCommercial.com)
- Pay online at My Account at TerminixCommercial.com
- Pay by phone at 1.855.456.3631
- Pay by enclosed check
- Credit card payment. Please fill out the following:

Circle One: DISCOVER VISA MasterCard American Express

() Exp date: /

Name (as it appears on credit card):

Authorized Signature:

Amount Due: **\$93.81** 1 year in advance: **\$1,093.80**

Amount Paid:

Invoice Number: 463582270
Customer Number: 3950470

C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073

SAVE 3%
when you pay
1-Year in advance

REMIT TO:

TERMINIX PROCESSING CENTER
PO BOX 802155
CHICAGO IL 60680-0



3 00000000 10 000039504704 00000000004635822700 0000938100109380 4



BUSINESS REFER & SAVE

REFER COLLEAGUES AND FRIENDS. **SAVE ON YOUR TERMINIX SERVICE.**

For each person or business you recommend who purchases an annual Terminix commercial or residential service, you'll **Save \$150** or more. To learn more about Business Refer & Save, visit **TerminixCommercial.com** or ask your Terminix Commercial representative.

*Valid only while under contract and compliant with all service protocol; all payments must be current.



TerminixCommercial.com



1.855.456.3631



7534 0300 N0 RP 06 09082025 YNNNNNNN 0015830 S3 T50

15828 1 SP 0.780



C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073

ACCOUNT INVOICE Page 93My Customer Number: **3950470**Please Pay By: **09/22/2025**Total Due: **\$81.32****PAY ONLINE**

TerminixCommercial.com

**PAY BY PHONE**

1.855.456.3631

**QUESTIONS**

• 1.800.TERMINIX

• TerminixCommercial.com

EASY WAYS TO PAY YOUR TERMINIX® INVOICE

Paying your bill is easy, especially online. Just visit the "Manage My Account" portal at TerminixCommercial.com and sign up with your **Customer Number: 3950470** and phone number to start paying bills online.



SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
09/06/2025	Pest Control Work Order 21231520618 Environmental and Safety Surcharge	463582266	\$76.32 \$5.00		
	Location: 4250 BRIGHTON LAKES, KISSIMMEE FL 34746				\$81.32

DUE DATE: 09/22/2025**TOTAL DUE: \$81.32**

This invoice reflects payments received by 09/08/2025. If you have not paid your previous balance, please make your payment today.

Any Year in Advance payment received will be applied to any previous balance on this agreement.

The environmental and safety surcharge covers ongoing costs required for maintaining environmental and safety initiatives for our employees and customers. This includes but is not limited to transportation improvements, safety training and service safety protocols as they may pertain to each industry we service. Limitations apply.

Please tear along line to remit.

**Payment Options:**

- EasyPay automated payments (sign up at TerminixCommercial.com)
- Pay online at My Account at TerminixCommercial.com
- Pay by phone at 1.855.456.3631
- Pay by enclosed check
- Credit card payment. Please fill out the following:

Circle One: DISCOVER VISA MasterCard American Express
(_____) Exp date: ____/____

Name (as it appears on credit card): _____

Authorized Signature: _____

Amount Due: **\$81.32** 1 year in advance: **\$948.36**

Amount Paid: _____

Invoice Number: 463582266

Customer Number: 3950470

C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073

SAVE 3%when you pay
1-Year in advance**REMIT TO:**

TERMINIX PROCESSING CENTER
PO BOX 802155
CHICAGO IL 60680-0



3 00000000 10 000039504704 00000000004635822666 0000813200094836 4



BUSINESS REFER & SAVE

REFER COLLEAGUES AND FRIENDS. **SAVE ON YOUR TERMINIX SERVICE.**

For each person or business you recommend who purchases an annual Terminix commercial or residential service, you'll **Save \$150** or more. To learn more about Business Refer & Save, visit TerminixCommercial.com or ask your Terminix Commercial representative.

*Valid only while under contract and compliant with all service protocol; all payments must be current.



TerminixCommercial.com



1.855.456.3631



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159232

CUSTOMER ID

C1046

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

BILL TO

Brighton Lakes CDD
210 N University Dr, Suite 702
Coral Springs FL 33071
United States

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Agenda Packages	4	Ea	15.00		60.00
Work Order # 008-2-2025	1	Ea	2,150.26		2,150.26
Postage	5	Ea	0.80		3.99
Subtotal					2,214.25

Subtotal	\$2,214.25
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$2,214.25
------------------	------------

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Invoice

Florida Municipal Insurance Trust
Fund Year 2526-0934-Q1-1 - Quarterly Invoice



INVOICE ID NO.	FMIT NO.	INVOICE DATE	INVOICE AMOUNT	DUE DATE
2526-0934-Q1-1	0934	8/15/2025	\$6,174.25	10/1/2025

Bill To

Brighton Lakes Community Development District
C/O Inframark
Coral Springs, Florida 33071

Payment Instructions

To make a payment, use the link in the email you received to pay your invoice or visit <https://insurance.flcities.com> to pay from the member dashboard.

POLICY SUMMARY					
Coverage	Premium	Service Fee	Incentive Credit	Total Net Premium	
General Liability	\$3,713.00	\$0.00	-\$0.00	\$3,713.00	
Errors & Omissions	\$5,384.00	\$0.00	-\$0.00	\$5,384.00	
Cyber Liability	\$888.00	\$0.00	-\$0.00	\$888.00	
Commercial Property	\$14,712.00	\$0.00	-\$0.00	\$14,712.00	
Subtotal for the Above Coverages	\$24,697.00	\$0.00	-\$0.00	\$24,697.00	
Total Net Premium				\$24,697.00	

Invoice

Florida Municipal Insurance Trust
 Fund Year 2526-0934-Q1-1 - Quarterly Invoice



CURRENT INSTALLMENTS				
Coverage	Premium	Service Fee	Incentive Credit	Total Net Premium
General Liability	\$928.25	\$0.00	-\$0.00	\$928.25
Errors & Omissions	\$1,346.00	\$0.00	-\$0.00	\$1,346.00
Cyber Liability	\$222.00	\$0.00	-\$0.00	\$222.00
Commercial Property	\$3,678.00	\$0.00	-\$0.00	\$3,678.00
Subtotal for the Above Coverages	\$6,174.25	\$0.00	-\$0.00	\$6,174.25
TOTAL INSTALLMENT AMOUNT				\$6,174.25
Total Due By 10/1/2025				\$6,174.25

Note: This renewal is based on all coverages. If any of the lines of coverage are not renewed, the other line pricing will change or coverage offerings on the remaining lines could be withdrawn altogether.
 Policies will be made available after October 1, 2025, and can be viewed and printed online once payment is received.
 Please see the last page for further details on our Premium Installment Plan, Penalty Policy and Payment Information.

Invoice

Florida Municipal Insurance Trust
Fund Year 2526-0934-Q1-1 - Quarterly Invoice



PREMIUM INSTALLMENT PLAN, PENALTY POLICY, AND PAYMENT INFORMATION

PLEASE READ THIS PAGE CAREFULLY

No Coverages, Terms or Conditions are to be Assumed.
All Trust Programs are Non-Assessable

Terms of this Agreement:
Premiums shown are subject to year-end audit adjustments.
All coverages provided by the Florida Municipal Insurance Trust are on an occurrence format.
The Florida Municipal Insurance Trust does not automatically include prior acts (tail) coverage.

PREMIUM INSTALLMENT PLAN

First installment	Second installment	Third installment	Fourth installment
25% minimum due October 1, 2025	25% minimum due January 1, 2026	25% minimum due April 1, 2026	25% minimum due July 1, 2026

NOTE: If the total net premium is under \$6,000.00 the installment provisions noted above do not apply.

For any other coverages, the premium is billed by the Florida League of Cities and due in full at inception, regardless of the size of the premium.

Forty-five (45) Days Notice of Cancellation and Non-Renewal
Ten (10) Days Notice of Cancellation for Non-Payment of Premium
Note: Coverage summaries provided herein are intended as an outline of coverage only and are necessarily brief. In the event of loss, all terms, conditions, and exclusions of actual Agreement and/or policies will apply.

Florida Municipal Insurance Trust (FMIT)
Online payments please visit: <https://insurance.flcities.com>

Insurance deductibles cannot be made via ACH. Deductible payments should be made via the payment portal. If you have questions, contact the person whose name is listed on the deductible invoice.

September 9, 2025
 Invoice Number: 2009180090925
 Account Number: **8337 10 022 2009180**
 Security Code: **6957**
 Service At: 4250 BRIGHTON LAKES BLVD
 GTHS
 KISSIMMEE FL 34746

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

Summary *Service from 09/09/25 through 10/08/25
 details on following pages*

Previous Balance	378.95
Payments Received -Thank You!	-378.95
Adjustments	5.00
Remaining Balance	\$5.00
Spectrum Business™ Internet	130.00
Spectrum Business™ Voice	40.00
Other Charges	5.00
Current Charges	\$175.00
Total Due by 09/26/25	\$180.00

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Stay connected to your business and save big with multi-line mobile savings. Call **1-855-767-1766**.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-844-927-0890** today.

Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 09 09102025 NNNNNYNN 01 994766

Accounts Payable Brighton Lakes
 11555 HERON BAY BLVD STE 201
 CORAL SPRINGS FL 33076-3361

September 9, 2025

Accounts Payable Brighton Lakes

Invoice Number: 2009180090925
 Account Number: 8337 10 022 2009180
 Service At: 4250 BRIGHTON LAKES BLVD
 GTHS
 KISSIMMEE FL 34746

Total Due by 09/26/25	\$180.00
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833710022200918000180000

Accounts Payable Brighton Lakes
 Invoice Number: 2009180090925
 Account Number: 8337 10 022 2009180
 Security Code: 6957

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

8633 2390 DY RP 09 09102025 NNNNNYNN 01 994766

Charge Details

Previous Balance		378.95
Check Payment-thank You	09/02	-378.95

Payments received after 09/09/25 will appear on your next bill.

Adjustments

Reconnection Fee	09/05	5.00
Adjustments Total		\$5.00

Remaining Balance		\$5.00
--------------------------	--	---------------

Service from 09/09/25 through 10/08/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 5	30.00
	\$130.00

Spectrum Business™ Internet Total	\$130.00
--	-----------------

Spectrum Business™ Voice

Phone number (407) 750-8680

Spectrum Business Voice	40.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	\$40.00
---------------------------------------	----------------

Other Charges

Payment Processing	5.00
Other Charges Total	\$5.00

Current Charges	\$175.00
Total Due by 09/26/25	\$180.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page....

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

Simplify your life with Auto Pay!

Spend less time paying your bill
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment

(My Account login required)

Payment Options

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.



Accounts Payable Brighton Lakes
Invoice Number: 2009180090925
Account Number: 8337 10 022 2009180
Security Code: **6957**

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 09 09102025 NNNNNYNN 01 994766

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
E911 Fee \$0.40, Federal USF \$2.29, Florida CST \$4.63, Sales Tax \$0.04, TRS Surcharge \$0.08.

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 2009180090925
Account Number:: 8337 10 022 2009180
Security Code: **6957**

[Accounts Payable Brighton Lakes](#)



Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 09 09102025 NNNNNYNN 01 994766





Connect with Confidence with Spectrum Mobile

EXCLUSIVE LOYALTY OFFER

2 BUSINESS UNLIMITED MOBILE LINES

\$30 per month total.
Spectrum Business Internet
and Auto Pay required.

- Unlimited talk, text and data (reduced speeds after 30 GB)
- Reliable nationwide 5G
- No contracts or added taxes
- Exclusive multi-line discounts available with 4+ lines

Switch now, risk-free. Call 1-866-557-2232

Visit spectrum.com/business



"Spectrum makes it so I don't have to think about my connectivity. It's always there."

- Claire, Owner

Malibu Apothecary, Dallas, TX

Real Spectrum Business customer

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services within the last 30 days and have no outstanding obligation to Charter Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee applies to paid Mobile lines. Spectrum Business Internet and Auto Pay required. Devices excluded from offer. **MOBILE OFFER:** First line is reflected with up to 12 months credit on bill statement; limited to one promotional line per account. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

SA6PF00P

BAP-2507-NMOB



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 09102025 NNNNNYNN 01 994766

Accounts Payable Brighton Lakes
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

833710022200918000180000

Account Number:
Security Code:Accounts Payable Brighton Lakes
8337 10 022 2009180
6957**Contact Us**Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 09 09102025 NNNNNYNN 01 994766



Get TV Designed for Your Business.

Choose the entertainment solution that fits your needs.

Business TV Stream**\$40** per month
for one year

OR

Business TV**\$40** per month
for one year

- **90+** HD channels of news and top entertainment
- Ideal for businesses that don't need local channels
- No cable box required

- **45+** HD channels, including CBS, ABC, NBC, ESPNNews and more
- Customize your lineup with add-on packages
- Use a cable box or stream on the Spectrum TV App

Switch now, risk-free | Call 1-833-551-2367Visit spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **BUSINESS TV STREAM:** Offer requires bundled purchase of Business TV Stream with Business Internet. Additional taxes/fees may apply. Spectrum TV App required. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Channel availability based on level of service and not all channels available in all markets or locations. **BUSINESS TV:** Offer requires bundled purchase of Business TV service with Business Internet. Taxes, fees and surcharges (bdcst surcharge up to \$28.00/mo.) extra and subject to change during and after the term; installation, equipment and additional services are extra. TV equipment may be required, charges apply. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

BAP-2506-BTV

SA6PFQOR

Vendor	TOHO WATER AUTHORITY	
	Brighton Lakes CDD	
Invoice Date	08/23/25	
Invoice #	082325-ACH	
	FY 2023	ACH 9/19/25
<u>ACCT NUMBER</u>	<u>Service Address</u>	<u>7/24-8/23/25</u>
1248670-654500	2552 Pleasant Hill Road	\$ 36.76
1248670-708280	4101 Brighton Lakes Blvd GrdHse	\$ 7.21
1248670-749950	4250 Brighton Lakes Blvd	\$ 861.77
	543021.53901	\$ 905.74



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

BRIGHTON LKS COMM DEV
DISTRICT
Service Address:
4250 BRIGHTON LAKES BOULEVARD

Page 106
Account Number: 001248670-000749950
Past Due Amount: \$0.00
Current Charges: \$861.77
Total Amount Due: \$861.77

Customer Service: (8am - 5pm) 407-944-5000

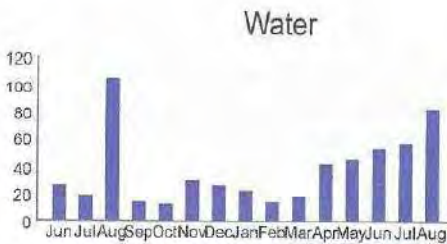
Public Hearing Announcement: Toho's Board of Supervisors will discuss a proposed rate adjustment on September 17 at 5 p.m. Learn more at tohowater.com.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14019746	30	07/24/2025	4960	08/23/2025	5043	83

Payment - Thank You \$-609.77
Balance Forward \$0.00

Current Transaction(s)
Water Base Charge \$7.21
Water Usage \$192.56
Wastewater Base Charge \$17.92
Wastewater Usage \$644.08
Current Transaction Total \$861.77

Total Amount Due \$861.77



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Please return this portion with your payment - Do not send cash through the mail.

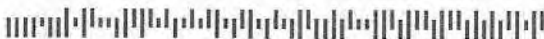
Account Number 001248670-000749950

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$861.77	09/19/25	\$861.77

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

*****AUTO**MIXED AADC 302 T:5 / P:1 / S: 1435 1 MB 0.667



BRIGHTON LKS COMM DEV DISTRICT
CO INFRAMARK
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

0012486700007499500000861771



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

BRIGHTON LKS COMM DEV
DISTRICT
Service Address:
2552 PLEASANT HILL ROAD OFFIC

Account Number: 001248670-000654500
Past Due Amount: \$0.00
Current Charges: \$36.76
Total Amount Due: \$36.76

Customer Service: (8am - 5pm) 407-944-5000

Public Hearing Announcement: Toho's Board of Supervisors will discuss a proposed rate adjustment on September 17 at 5 p.m. Learn more at tohowater.com.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14039970	30	07/24/2025	77	08/23/2025	77	0

Payment - Thank You \$-36.76

Balance Forward \$0.00

Current Transaction(s)

Irrigation Base Charge \$36.76

Irrigation Usage \$0.00

Current Transaction Total \$36.76

Total Amount Due \$36.76

Irrigation



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

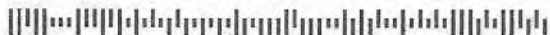
Account Number 001248670-000654500

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$36.76	09/19/25	\$36.76

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

*****AUTO**MIXED AADC 302 T:5 / P:1 / S: 1436 1 MB 0.667



BRIGHTON LKS COMM DEV DISTRICT
CO INFRAMARK
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

0012486700006545000000036768



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

BRIGHTON LKS COMM DEV
DISTRICT

Service Address:
4101 BRIGHTON LAKES BOULEVARD
GDHSE

Account Number: 001248670-000708280
Past Due Amount: \$0.00
Current Charges: \$7.21
Total Amount Due: \$7.21

Customer Service: (8am - 5pm) 407-944-5000

Public Hearing Announcement: Toho's Board of Supervisors will discuss a proposed rate adjustment on September 17 at 5 p.m. Learn more at tohowater.com.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
72767201	30	07/24/2025	201	08/23/2025	201	0

Payment - Thank You \$-3.82

Balance Forward \$0.00

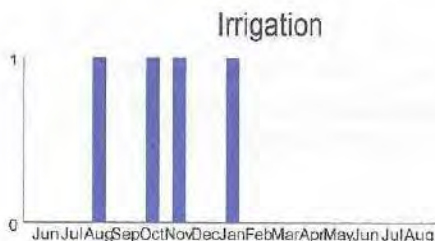
Current Transaction(s)

Irrigation Base Charge \$7.21

Irrigation Usage \$0.00

Current Transaction Total \$7.21

Total Amount Due \$7.21



Please return this portion with your payment - Do not send cash through the mail.



Toho Water Authority
P.O. Box 30527
Tampa, Florida, 33630-3527
www.tohowater.com

Account Number 001248670-000708280

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$7.21	09/19/25	\$7.21

*****AUTO**MIXED AADC 302 T:5 / P:1 / S: 1434 1 MB 0.667



BRIGHTON LKS COMM DEV DISTRICT
CO INFRAMARK
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT

0012486700007082800000007214

August 21, 2025
 Invoice Number: 2002334082125
 Account Number: **8337 10 022 2002334**
 Security Code: **5293**
 Service At: 4250 BRIGHTON LAKES BLVD
 OFFC
 KISSIMMEE FL 34746

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

Summary

Service from 08/21/25 through 09/20/25
 details on following pages

Previous Balance	93.95
Payments Received -Thank You!	-80.00
Adjustments	-13.95
Remaining Balance	\$0.00
Spectrum Business™ Voice	40.00
Other Charges	5.00
Current Charges	\$45.00

Total Due by 09/07/25 \$45.00

on Auto pay.

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 21 08222025 NNNNNYNN 01 001854 0007

Brighton lakes Volta
 11555 HERON BAY BLVD STE 201
 CORAL SPRINGS FL 33076-3361


NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

IMPORTANT PHONE UPDATE

Good news: Effective on or after 10/1/2025, the Call Guard tool which protects Spectrum Business Voice customers from spam calls will be upgraded to version 3.0. You can adjust Call Guard settings by logging into your account at Spectrumbusiness.net.

- Change the Call Guard level of protection setting to High to block more calls or Low to block less.
- Go to, "Allow List" to add an unlimited number of trusted phone numbers

Flexible Internet packages are available to suit your business's specific needs. Call 1-888-892-1884 to upgrade.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-844-927-0890 today.

August 21, 2025

Brighton lakes Volta

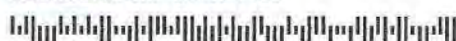
Invoice Number: 2002334082125
 Account Number: 8337 10 022 2002334
 Service At: 4250 BRIGHTON LAKES BLVD
 OFFC
 KISSIMMEE FL 34746

Total Due by 09/07/25 \$45.00

Amount you are enclosing \$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833710022200233400045005

Invoice Number: Brighton lakes Volta
 Account Number: 2002334082125
 Security Code: 8337 10 022 2002334
 5293

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

8633 2390 DY RP 21 08222025 NNNNNYNN 01 001854 0007

Charge Details

Previous Balance		93.95
One-time EFT Payment	07/22	-80.00

Payments received after 08/21/25 will appear on your next bill.

Adjustments

Cour Trans Fee - Adjustment	07/20	-5.00
Verf Trans Fee - Adjustment	07/21	-8.95
Adjustments Total		-\$13.95

Remaining Balance	\$0.00
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Service from 08/21/25 through 09/20/25

Spectrum Business™ Voice

Phone number (407) 785-2298
 Spectrum Business Voice 40.00
\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	\$40.00
--------------------------------	---------

Other Charges

Payment Processing	5.00
Other Charges Total	\$5.00

Current Charges	\$45.00
Total Due by 09/07/25	\$45.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

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Continued on the next page...

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

Simplify your life with Auto Pay!

Spend less time paying your bill
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office
 It's Secure - Powerful technology keeps your information safe
 It's Flexible - Use your checking, savings, debit or credit card
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay!**

Visit: spectrumbusiness.net/payment
 (My Account login required)

**Payment Options**

Pay Online - Visit us at SpectrumBusiness.net/payment to get started today! Your account number and security code are needed to register.

Pay by Phone - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call 1-866-519-1263.



Invoice Number: Brighton lakes Volta
2002334082125
Account Number: 8337 10 022 2002334
Security Code: 5293

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 21 08222025 NNNNNYNN 01 001854 0007

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 2002334082125
 Account Number: 8337 10 022 2002334
 Security Code: 5293

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 21 08222025 NNNNNNNN 01 001854 0007



Get TV Designed for Your Business.

Choose the entertainment solution that fits your needs.

Business TV Stream

\$40 per month
for one year

- 90+ HD channels of news and top entertainment
- Ideal for businesses that don't need local channels
- No cable box required

OR

Business TV

\$40 per month
for one year

- 45+ HD channels, including CBS, ABC, NBC, ESPNNews and more
- Customize your lineup with add-on packages
- Use a cable box or stream on the Spectrum TV App

Switch now, risk-free | Call 1-833-551-2367

Visit spectrum.com/business

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BAP-2506-BTV

SA6PE00R

Page: 1 of 8
Bill Date: Aug. 22, 2025

IMPORTANT NEWS

ACH TRANSFER INFORMATION:

If you would like to pay us by electronic ACH below is Lumens bank information.

JPMorgan Chase Bank
ACH Routing # 065400137
Account # 8800443735
Send in CTX, EDI820,
or CCD+ format with remit

0000311362871900000000000000000000000000000082225000004003673000000

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 2 of 8
Bill Date: Aug. 22, 2025

Important Notices and Information :

Allocation of charges:

Service Categories	Past Due	Current Month	Total Due
Basic Services	0.00	225.70	225.70
Other Services	0.00	174.66	174.66
All Services	0.00	400.36	400.36

Failure to pay Basic charges may result in the disconnection of those Services. Please contact CenturyLink regarding any questions or problems with your bill before the due date.

For High Speed Internet 24/7 Technical Support call 1-800-786-6272.

Save time and learn more about the taxes and fees listed on your bill by visiting our website at www.centurylink.com/taxesandfees today.

Effective on or after July 1, 2025, the Facility Relocation Cost Recovery Fee will be \$0.32 per line/mo. If you are not already billed for this charge, this notification is to inform you that, beginning with your first bill on or after July 1, 2025, a Facility Relocation Cost Recovery Fee of \$0.32 per line/mo., plus applicable taxes, will be added to internet subscriptions (this fee was previously noticed to you as the Internet Facility Relocation Charge). Our network facilities that deliver your internet service are often impacted during road, bridge, and land development or when highways are widened. When this happens, government entities require us to relocate our network operations and lines. This charge allows us to recover costs associated with relocating our facilities. CenturyLink voice subscribers already pay the Facility Relocation Cost Recovery Fee and will not incur this charge on their internet service. Your payment method on file will be charged the total amount due, including the new fee, unless you cancel your internet service before July 1, 2025. Otherwise, your continued use of your internet service tells us you accept the changes stated in this notification. Note: If you subscribe to a Price for Life Internet only plan, the Facility Relocation Cost Recovery Fee will not be added to your account, and your internet service monthly recurring charge, which is price protected, will not change.

NOTICE OF RATE INCREASE: The monthly recurring charge (MRC) for most long distance calling plans not associated with a Price for Life or an active Price Lock offer will increase by up to \$2.00. If your plan is impacted, you will see the increase on your first bill on or after September 1, 2025. The new MRC, along with any applied discounts, will be reflected on your bill. Your payment method on file will be charged

311362871
BRIGHTON COMM DEVL
11555 HERON BAY BLVD APT 201
POMPAÑO BEACH, FL 33076-3360

MONTHLY AUTOPAY AUTHORIZATION FORM

I authorize CenturyLink to draft my savings or checking account for any accrued balance on my account.

(We reserve the right to revoke this if bank approval is denied)

☐ Checking Account ☐ Savings Account

(Select the type of account to be drafted and attach a voided check/savings slip.)

Signature required

Date

Please continue to pay your bill until notified on your statement that autopay is active.

Address Information Changes Effective Date _____

New Address _____

City _____ State _____ Zip _____

Work Phone () _____ Home Phone () _____

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 3 of 8
Bill Date: Aug. 22, 2025

Important Notices and Information :

the new MRC unless you cancel your long distance calling plan before the date above. Otherwise, your continued use of this service tells us you accept the changes stated in this notification.

CenturyLink works every day to bring you solutions that best meet your total communication needs. Learn more about our value pricing that will help reduce your household expenses when you bundle all of your services with CenturyLink. You can pay your bill and check out our newest products and services by visiting www.centurylink.com.

LATE FEE REMINDER: Late fees may be charged each month for any eligible unpaid balances not paid in full by the due date listed on your bill. The methods for calculating late fee amounts vary by state and product. For more information you may access Terms and Conditions and Tariff materials at <http://www.centurylink.com/tariffs>.

Thank you for choosing CenturyLink for your communication needs--we value you as our customer.

Third-Party Billing Block

Cramming occurs when unauthorized charges appear on your telephone bill. To help prevent unwanted third party charges on your bill, contact CenturyLink at 800-201-4099 and request, at no charge, a bill block that will prevent some third party charges such as charitable contributions, dial-up Internet by non-CenturyLink companies or other non-telecommunications charges from appearing on your bill.

CenturyLink of Florida, Inc.

FREE Enrollment With Control Center, you can update your billing information, view and pay your bill and much more. Visit us online at www.centurylink.com/business/login.

CenturyLink should be notified within 90 days after the CenturyLink Bill Date of any billing discrepancies on your statement.

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 4 of 8
Bill Date: Aug. 22, 2025

Current Charges Summary

Service From Aug. 22, 2025

Monthly Charges	Qty	Rate	Amount
Access Recovery Charge	3 @	3.00	9.00
Broadband Cost Recovery Fee	1 @	3.99	3.99
Facility Relocation Cost Recovery Fee	3 @	0.32	0.96
Fed Universal Service Chg	3 @	4.30	12.90
HSI Equipment	1 @	17.00	17.00
Inside Wire Protection	2 @	25.00	50.00
Long Distance Line Charge	1 @	3.99	3.99
Multi Line 1 Party Business	2 @	58.50	117.00
Non-Telecom Services Surcharge	1 @	2.99	2.99
Paper Bill Fee	1 @	2.00	2.00
Static IP	1 @	15.00	15.00
Subscriber Line Charge	3 @	9.20	27.60
Toll Rest w/800 Access Allowed	2 @	5.00	10.00
CenturyLink Business Bundle B1 Primary Line	1 @	119.99	119.99
Total Monthly Charges			392.42
Taxes, Fees and Surcharges			
Administrative Expense Fee			0.07
Federal Universal Service Fund Surcharge			6.87
Federal and Other Cost Recovery Fee			0.50
Property Surcharge			0.50
Total Taxes, Fees and Surcharges			7.94

Total Current Charges

400.36

Contact Numbers

www.centurylink.com/myaccount Pay Online
1-866-712-1996 Pay by Phone
1-800-786-6272 Customer Service
1-800-786-6272 Repair Service

Visit us online at www.centurylink.com.

Package Summary

CenturyLink Business Bundle B1 Primary Line

Monthly Recurring	119.99	
407-847-7412		
Multi Line Business		
Unlimited Long Distance (Voice Only)		
eq000887538		
Business Plus-High Speed Internet 40M-2 year		
Package Charges	119.99	
Subtotal Package		119.99
Package Taxes, Fees and Surcharges		2.62
Total Package		122.61

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 5 of 8
Bill Date: Aug. 22, 2025

Charge Detail

Local Service from AUG 22 to SEP 21

Product-ID: 311362871

Monthly Charges

** Paper Bill Fee	2.00		
Total Optional Features/Services		2.00	
Total Monthly Charges			2.00

Charge Detail For 311362871	2.00
-----------------------------	------

Product-ID: 407-847-0161

Monthly Charges

Access Recovery Charge	3.00		
Facility Relocation Cost Recovery Fee	0.32		
Fed Universal Service Chg	4.30		
Multi Line 1 Party Business	58.50		
Subscriber Line Charge	9.20		
Total Local Exchange Services		75.32	
** Inside Wire Protection	25.00		
Toll Rest w/800 Access Allowed	5.00		
Total Optional Features/Services		30.00	
Total Monthly Charges			105.32

Charge Detail For 407-847-0161	105.32
--------------------------------	--------

Product-ID: 407-847-7412

Monthly Charges

Access Recovery Charge	3.00		
Facility Relocation Cost Recovery Fee	0.32		
Fed Universal Service Chg	4.30		
Subscriber Line Charge	9.20		
Total Local Exchange Services		16.82	
** Inside Wire Protection	25.00		
Long Distance Line Charge	3.99		
** Non-Telecom Services Surcharge	2.99		
Toll Rest w/800 Access Allowed	5.00		
Total Optional Features/Services		36.98	
Total Monthly Charges			53.80

Charge Detail For 407-847-7412	53.80
--------------------------------	-------

Product-ID: 407-847-7415

Monthly Charges

Access Recovery Charge	3.00
Facility Relocation Cost Recovery Fee	0.32
Fed Universal Service Chg	4.30
Multi Line 1 Party Business	58.50
Subscriber Line Charge	9.20

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 6 of 8
Bill Date: Aug. 22, 2025

Charge Detail

Local Service from AUG 22 to SEP 21

Product-ID: 407-847-7415

Monthly Charges

Total Local Exchange Services	75.32	
Total Monthly Charges		75.32

Charge Detail For 407-847-7415	75.32
--------------------------------	-------

Product-ID: eq000887538 4078477412

Monthly Charges

** Broadband Cost Recovery Fee	3.99	
** HSI Equipment	17.00	
** Static IP	15.00	
Total Optional Features/Services	35.99	
Total Monthly Charges		35.99

Charge Detail For eq000887538	35.99
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Total Charge Detail	272.43
---------------------	--------

Total Package Summary	119.99
-----------------------	--------

Tax, Fees and Surcharges	7.94
--------------------------	------

Total Current Charges	400.36
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** Nonregulated Charge(s) - nonpayment for NONREGULATED SERVICES OR PRODUCTS may result in the disconnection or restriction of such services, and such delinquencies may be subject to collection. Local services will not be disconnected for nonpayment of nonregulated charges. Nonpayment of toll charges may result in the disconnection of toll service, and such delinquencies may be subject to collection.

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 7 of 8
Bill Date: Aug. 22, 2025

CenturyLink Long Distance

Detailed activity on this page is informational only. This activity is billed and totaled from the charge detail page.

Recurring Charges			
Long Distance Line Charge	3.99		
Total For 407-847-7412		3.99	
Total Recurring Charges			3.99
Taxes, Fees and Surcharges			
Administrative Expense Fee	0.03		
Federal Universal Service Fund Surcharge	1.61		
Federal and Other Cost Recovery Fee	0.22		
Property Surcharge	0.22		
Total Taxes, Fees and Surcharges			2.08
Total CenturyLink Long Distance			6.07

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 8 of 8
Bill Date: Aug. 22, 2025

CenturyLink Internet Services

We appreciate your business.

For Technical Support call 1-800-786-6272.

Pay by Phone 24 Hours/7 Days a Week 1-866-712-1996.

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Page: 1 of 9
Bill Date: Sep. 01, 2025

IMPORTANT NEWS

ACH TRANSFER INFORMATION:

If you would like to pay us by electronic ACH below is Lumens bank information.

JPMorgan Chase Bank
ACH Routing # 065400137
Account # 8800443735
Send in CTX, EDI820,
or CCD+ format with remit

PLEASE FOLD, TEAR HERE AND RETURN THIS PORTION WITH YOUR PAYMENT

FOR CHANGE OF ADDRESS OR PAYMENT AUTHORIZATION:

Please check here and complete reverse. Thank You.

CenturyLink
P.O. Box 1319
Charlotte, NC 28201-1319

000031123890650000000000000000000000000000090125000002245014000000

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 2 of 9
Bill Date: Sep. 01, 2025

Important Notices and Information :

Allocation of charges:

Service Categories	Past Due	Current Month	Total Due
Basic Services	0.00	110.79	110.79
Other Services	0.00	113.71	113.71
All Services	0.00	224.50	224.50

Failure to pay Basic charges may result in the disconnection of those Services. Please contact CenturyLink regarding any questions or problems with your bill before the due date.

For High Speed Internet 24/7 Technical Support call 1-800-786-6272.

Effective October 1, 2025, CenturyLink Communications, LLC will adjust the interstate/intrastate splits on its long-distance service plans to more accurately align with current customer traffic. This change does not affect your monthly recurring rate, but it may result in a change to the Federal and State Universal Surcharge amounts based on the new traffic splits.

Save time and learn more about the taxes and fees listed on your bill by visiting our website at www.centurylink.com/taxesandfees today.

THIS IS AN IMPORTANT NOTICE REGARDING UPDATES TO CENTURYLINKS SERVICE AGREEMENTS. PLEASE READ THIS NOTICE CAREFULLY.

CenturyLink has updated its Service Agreements, including by implementing new Dispute Resolution provisions and related terms and conditions (the "Dispute Resolution Updates") for certain service subscribers. Effective November 1, 2025, the updated agreements, including the Dispute Resolution Updates will govern those services.

The Dispute Resolution Updates do not change the type of services you currently receive, how you use your services, or your current charges for the services.

The Dispute Resolution Updates primarily address: (1) the procedure to follow if you have a dispute with CenturyLink; (2) limitations of liability; (3) elimination of the arbitration provisions; (4) governing law; and (5) future amendments. Other changes to the agreements include updates to defined terms and warranty provisions, while also improving overall organization and clarity by removing provisions that are no longer applicable. All changes can be reviewed here:

<https://www.centurylink.com/legalupdates>.

311238906
BRIGHTON LAKES COMM DEV
11555 HERON BAY BLVD APT 201
POMPAÑO BEACH, FL 33076-3360

MONTHLY AUTOPAY AUTHORIZATION FORM

I authorize CenturyLink to draft my savings or checking account for any accrued balance on my account.

(We reserve the right to revoke this if bank approval is denied)

☐ Checking Account ☐ Savings Account

(Select the type of account to be drafted and attach a voided check/savings slip.)

Signature required

Date

Please continue to pay your bill until notified on your statement that autopay is active.

Address Information Changes Effective Date _____

New Address _____

City _____ State _____ Zip _____

Work Phone () _____ Home Phone () _____

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 3 of 9
Bill Date: Sep. 01, 2025

Important Notices and Information :

Please read the Dispute Resolution Updates carefully to decide if these changes are right for you.

If you choose to accept the Dispute Resolution Updates, no action is necessary. Your continued use of the services serves as your acceptance. If you do not agree to the Dispute Resolution Updates, you must provide the required information within 30 days of this notice by going to

<https://www.centurylink.com/internetoptout>.

The link also contains answers to frequently asked questions.

If you opt out, the Dispute Resolution Updates will not be binding on you and the dispute resolution and damages limitations in your existing agreements will continue to govern your services.

Thank you for choosing CenturyLink-we value you as our customer.

ESTE ES UN AVISO IMPORTANTE SOBRE LAS ACTUALIZACIONES DE LOS ACUERDOS DE SERVICIO DE CENTURYLINK.POR FAVOR, LEA ESTE AVISO DETENIDAMENTE.

CenturyLink ha actualizado sus Acuerdos de Servicio, incluyendo la implementacion de nuevas disposiciones de Resolucion de Disputas y terminos y condiciones relacionados (las "Actualizaciones sobre Resolucion de Disputas") para ciertos suscriptores del servicio. A partir del 1 de noviembre de 2025, estos servicios se regiran por los acuerdos actualizados, incluyendo las Actualizaciones sobre Resolucion de Disputas.

Las Actualizaciones sobre Resolucion de Disputas no modifican el tipo de servicios que recibe actualmente, ni el modo en que los utiliza, ni las tarifas actuales de los servicios.

Las Actualizaciones sobre Resolucion de Disputas abordan principalmente: (1) el procedimiento a seguir si tiene una disputa con CenturyLink; (2) limitaciones de responsabilidad; (3) eliminacion de las disposiciones de arbitraje; (4) ley aplicable; y (5) futuras modificaciones. Otros cambios introducidos en los acuerdos son la actualizacion de los terminos definidos y las disposiciones sobre garantias, al tiempo que se mejora la organizacion y claridad generales mediante la eliminacion de las disposiciones que ya no son aplicables. Todos los cambios pueden consultarse aqui:

<https://www.centurylink.com/legalupdates>.

Lea atentamente las Actualizaciones sobre Resolucion de Disputas para decidir si estos cambios son adecuados para usted.

Si decide aceptar las Actualizaciones sobre Resolucion de Disputas, no es necesario que haga nada. El uso continuado de los servicios constituye su aceptacion. Si no esta de acuerdo con las Actualizaciones sobre Resolucion de Disputas, debe proporcionar la informacion requerida en un plazo de 30 dias a partir de este aviso visitando

<https://www.centurylink.com/internetoptout>.

El enlace tambien contiene respuestas a las preguntas mas frecuentes.

Si opta por no participar, las Actualizaciones sobre Resolucion de Disputas no seran vinculantes para usted y las limitaciones de resolucion de disputas y danos y perjuicios de sus acuerdos existentes seguiran rigiendo sus servicios.

Gracias por escoger a CenturyLink, le valoramos como cliente.

NOTICE OF RATE INCREASE: The monthly recurring charge (MRC) for most long distance calling plans not associated with a Price for Life or an active Price Lock offer will increase by up to \$2.00. If your plan is impacted, you will see the increase on your first bill on or after September 1, 2025. The new MRC, along with any applied discounts, will be reflected on your bill. Your payment method on file will be charged the new MRC unless you cancel your long distance calling plan before the date above. Otherwise, your continued use of this service tells us you accept the changes stated in this notification.

CenturyLink works every day to bring you solutions that best meet your total communication needs. Learn more about our value pricing that will help reduce your household expenses when you bundle all of your services with CenturyLink. You can pay your bill and check out our newest products and services by visiting www.centurylink.com.

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 4 of 9
Bill Date: Sep. 01, 2025

Important Notices and Information :

LATE FEE REMINDER: Late fees may be charged each month for any eligible unpaid balances not paid in full by the due date listed on your bill. The methods for calculating late fee amounts vary by state and product. For more information you may access Terms and Conditions and Tariff materials at <http://www.centurylink.com/tariffs>.

Thank you for choosing CenturyLink for your communication needs--we value you as our customer.

Third-Party Billing Block

Cramming occurs when unauthorized charges appear on your telephone bill. To help prevent unwanted third party charges on your bill, contact CenturyLink at 800-201-4099 and request, at no charge, a bill block that will prevent some third party charges such as charitable contributions, dial-up Internet by non-CenturyLink companies or other non-telecommunications charges from appearing on your bill.

CenturyLink of Florida, Inc.

FREE Enrollment With Control Center, you can update your billing information, view and pay your bill and much more. Visit us online at www.centurylink.com/business/login.

CenturyLink should be notified within 90 days after the CenturyLink Bill Date of any billing discrepancies on your statement.

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 5 of 9
Bill Date: Sep. 01, 2025

Current Charges Summary

Service From Sep. 01, 2025

Monthly Charges	Qty	Rate	Amount
Access Recovery Charge	2 @	3.00	6.00
Facility Relocation Cost Recovery Fee	2 @	0.32	0.64
Fed Universal Service Chg	2 @	4.30	8.60
Long Distance Line Charge	2 @	3.99	7.98
Modem with Protected Internet	1 @	17.00	17.00
Paper Bill Fee	1 @	2.00	2.00
Static IP - IPV4	1 @	15.00	15.00
Subscriber Line Charge	2 @	9.20	18.40
Toll Rest w/800 Access Allowed	1 @	5.00	5.00
CenturyLink Business Bundle Preferred	1 @	109.99	109.99
CenturyLink Business Bundle Preferred Additional Line	1 @	24.99	24.99
Total Monthly Charges			215.60

Taxes, Fees and Surcharges

Administrative Expense Fee	0.10
Federal Universal Service Fund Surcharge	7.38
Federal and Other Cost Recovery Fee	0.70
Property Surcharge	0.72
Total Taxes, Fees and Surcharges	8.90

Total Current Charges

224.50

Contact Numbers

www.centurylink.com/myaccount Pay Online
1-866-712-1996 Pay by Phone
1-800-786-6272 Customer Service
1-800-786-6272 Repair Service

Visit us online at www.centurylink.com.

Package Summary

CenturyLink Business Bundle Preferred Additional Line

Monthly Recurring	24.99
407-846-7420	
Unlimited Long Distance (Voice Only)	
Package Charges	24.99

CenturyLink Business Bundle Preferred

Monthly Recurring	109.99
407-846-2556	
Unlimited Long Distance (Voice Only)	
CTL104633071	
Business Advanced High Speed Internet Up to 40M	
Package Charges	109.99

Subtotal Package 134.98

Package Taxes, Fees and Surcharges 2.58

Total Package 137.56

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 6 of 9
Bill Date: Sep. 01, 2025

Charge Detail

Local Service from SEP 01 to SEP 30

Product-ID: 311238906

Monthly Charges

** Paper Bill Fee	2.00		
Total Optional Features/Services		2.00	
Total Monthly Charges			2.00

Charge Detail For 311238906	2.00
-----------------------------	------

Product-ID: 407-846-2556

Monthly Charges

Access Recovery Charge	3.00		
Facility Relocation Cost Recovery Fee	0.32		
Fed Universal Service Chg	4.30		
Subscriber Line Charge	9.20		
Total Local Exchange Services		16.82	
Long Distance Line Charge	3.99		
Total Optional Features/Services		3.99	
Total Monthly Charges			20.81

Charge Detail For 407-846-2556	20.81
--------------------------------	-------

Product-ID: 407-846-7420

Monthly Charges

Access Recovery Charge	3.00		
Facility Relocation Cost Recovery Fee	0.32		
Fed Universal Service Chg	4.30		
Subscriber Line Charge	9.20		
Total Local Exchange Services		16.82	
Long Distance Line Charge	3.99		
Toll Rest w/800 Access Allowed	5.00		
Total Optional Features/Services		8.99	
Total Monthly Charges			25.81

Charge Detail For 407-846-7420	25.81
--------------------------------	-------

Product-ID: CTL104633071

Monthly Charges

** Modem with Protected Internet	17.00		
** Static IP - IPV4	15.00		

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 7 of 9
Bill Date: Sep. 01, 2025

Charge Detail

Local Service from SEP 01 to SEP 30

Product-ID: CTL104633071

Monthly Charges

Total Optional Features/Services

32.00

Total Monthly Charges

32.00

Charge Detail For CTL104633071	32.00
--------------------------------	-------

Total Charge Detail	80.62
---------------------	-------

Total Package Summary	134.98
-----------------------	--------

Tax, Fees and Surcharges	8.90
--------------------------	------

Total Current Charges	224.50
-----------------------	--------

** Nonregulated Charge(s) - nonpayment for NONREGULATED SERVICES OR PRODUCTS may result in the disconnection or restriction of such services, and such delinquencies may be subject to collection. Local services will not be disconnected for nonpayment of nonregulated charges. Nonpayment of toll charges may result in the disconnection of toll service, and such delinquencies may be subject to collection.

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 8 of 9
Bill Date: Sep. 01, 2025

CenturyLink Long Distance

Detailed activity on this page is informational only. This activity is billed and totaled from the charge detail page.

Recurring Charges

Long Distance Line Charge	3.99	
Total For 407-846-2556		3.99
Long Distance Line Charge	3.99	
Total For 407-846-7420		3.99
Total Recurring Charges		7.98

Taxes, Fees and Surcharges

Administrative Expense Fee	0.06	
Federal Universal Service Fund Surcharge	3.22	
Federal and Other Cost Recovery Fee	0.44	
Property Surcharge	0.44	
Total Taxes, Fees and Surcharges		4.16

Total CenturyLink Long Distance	12.14
---------------------------------	-------

P.O. Box 1319
Charlotte, NC 28201-1319

Page: 9 of 9
Bill Date: Sep. 01, 2025

CenturyLink Internet Services

We appreciate your business.

For Technical Support call 1-800-786-6272.

Pay by Phone 24 Hours/7 Days a Week 1-866-712-1996.

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VENDOR:	KUA #6	
DISTRICT:	BRIGHTON LAKES CDD	
DATE:	09/05/25	
INVOICE #	090525-ACH	
	FY2023	ACH 9/23/25
Account #	Service Address	7/26-8/25
1248670-659590	Brighton Lakes Vlite	\$ 2,649.95
1248670-681110	2552 Pleasant Hill Rd Entr Wall	\$ 40.62
1248670-687700	4101 Brighton Lakes Blvd Block	\$ 403.84
1248670-708280	4101 Brighton Lakes Blvd Gdhse	\$ 153.55
1248670-749950	4250 Brighton Lakes Blvd	\$ 1,556.77
1248670-761450	4101 Brighton Lakes Blvd	\$ 83.11
1248670-789380	4200 Brighton Lakes Blvd S Light	\$ 45.70
1248670-801580	4200 Brighton Lakes Blvd Block	\$ 30.14
1248670-820220	Maggiore Cir Vlite	\$ 194.20
1248670-859970	2500 Volta Cir Gate	\$ 36.84
1248670-862780	3600 Kariba Ct Gate	\$ 36.37
1248670-877890	5200 Brighton Lakes Blvd Well	\$ 11.36
1248670-878320	5200 Brighton Lakes Blvd Block Pump	\$ 28.00
1248670-905180	5200 Brighton Lakes Blvd Well3	\$ 16.55
1248670-905400	2900 Sweetspire Cir Block Well	\$ 10.43
15	Total - 543006-53901	\$ 5,297.43



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

SCAN IO



PAY BILL

Customer ID - Account ID: 001248670-000659590
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 0 BRIGHTON LAKES VLITE
Bill Date: 09/05/25
Next Scheduled Read Date:

BILL SUMMARY

Previous Balance
\$2,625.46

-

Payments
\$2,625.46

+

Current Charges
\$2,649.95

=

Balance Due
\$2,649.95

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$2,444.01
Outdoor Lighting Charge	\$2,834.02
Fuel Adjustment	-\$390.01
CITY/COUNTY TAXES & TRANSFER FEE	\$205.94
TOTAL CURRENT CHARGES	\$2,649.95

MESSAGE from KUA



Community
connect

NETWORK WITH US
CONÉCTATE CON NOSOTROS
DISCOVER KUA PROGRAMS & SERVICES
DESCUBRE PROGRAMAS Y SERVICIOS DE KUA
FREE REFRESHMENTS & PRIZES
REFRIGERIOS Y PREMIOS GRATIS



SPACE IS LIMITED ESPACIOS LIMITADOS

SEPTEMBER 17TH, 2025

17 DE SEPTIEMBRE DE 2025

6:00 P.M. - 7:30 P.M.

1701 W. CARROLL ST.

KISSIMMEE, FL



JOIN THE INTEREST LIST AT ÚNASE A LA LISTA DE INTERÉS

KUA.COM/COMMUNITYCONNECT

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID

001248670-000659590

Past Due Pay Now

\$0.00

Due Date

09/23/25

Total Amount Due

\$2,649.95

* \$2,649.95 will be drafted from your bank account on 9/23/2025 via E-Payment.



0028375930

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:

KISSIMMEE UTILITY AUTHORITY
P.O. BOX 71376
CHARLOTTE, NC 28272-1376



0012486700006595900002649950002779142025092310



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com



Customer ID - Account ID: 001248670-000681110
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 2552 PLEASANT HILL ROAD WALL ENTR
Bill Date: 09/04/25
Next Scheduled Read Date: 09/24/25

PAY BILL

BILL SUMMARY

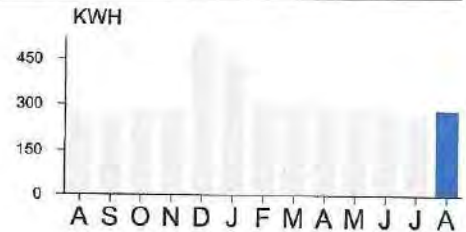
Previous Balance \$38.51	-	Payments \$38.51	+	Current Charges \$40.62	=	Balance Due \$40.62
-----------------------------	---	---------------------	---	----------------------------	---	------------------------

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$36.45
Electric	\$35.08
Fuel Adjustment	-\$8.80
Customer Charge	\$10.17
CITY/COUNTY TAXES & TRANSFER FEE	\$4.17
TOTAL CURRENT CHARGES	\$40.62

USAGE DETAILS

Electric - Residential
Daily Avg. - 9.50 kWh/Day
Use One Year Ago - 8.80 kWh/Day
Daily Avg. Cost - \$1.22



METER DATA

Meter #:	0160633987
Current:	25,901 on 08/25/25
Previous:	25,616 on 07/26/25
Total Usage:	285 kWh
Days Of Service:	30

MESSAGE from KUA



Community connect

NETWORK WITH US
CONÉCTATE CON NOSOTROS

DISCOVER KUA PROGRAMS & SERVICES
DESCUBRE PROGRAMAS Y SERVICIOS DE KUA

FREE REFRESHMENTS & PRIZES
REFRIGERIOS Y PREMIOS GRATIS

SPACE IS LIMITED ESPACIOS LIMITADOS

SEPTEMBER 17TH, 2025
17 DE SEPTIEMBRE DE 2025
6:00 P.M. - 7:30 P.M.
1701 W. CARROLL ST.
KISSIMMEE, FL



JOIN THE INTEREST LIST AT ÚNASE A LA LISTA DE INTERÉS

[KUA.COM/COMMUNITYCONNECT](https://kua.com/communityconnect)

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID 001248670-000681110	Past Due Pay Now \$0.00	Due Date 09/22/25
Total Amount Due		\$40.62

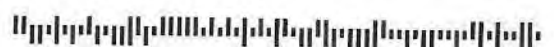
* \$40.62 will be drafted from your bank account on 9/22/2025 via E-Payment.



0028373545

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:
KISSIMMEE UTILITY AUTHORITY
P.O. BOX 71376
CHARLOTTE, NC 28272-1376



00124867000068111000000040620000042602025092290



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com



Customer ID - Account ID: 001248670-000687700
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4101 BRIGHTON LAKES BOULEVARD
BLOCK
Bill Date: 09/04/25
Next Scheduled Read Date: 09/24/25

BILL SUMMARY

Previous Balance
\$433.05

-

Payments
\$433.05

+

Current Charges
\$403.84

=

Balance Due
\$403.84

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$356.77
Electric	\$448.93
Fuel Adjustment	-\$103.24
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$47.07
TOTAL CURRENT CHARGES	\$403.84

USAGE DETAILS

Electric - Commercial
Daily Avg. - 111.43 kWh/Day
Use One Year Ago - 126.00 kWh/Day
Daily Avg. Cost - \$11.89



METER DATA

Meter #:	0153570372
Current:	257,941 on 08/25/25
Previous:	254,598 on 07/26/25
Total Usage:	3,343 kWh
Days Of Service:	30

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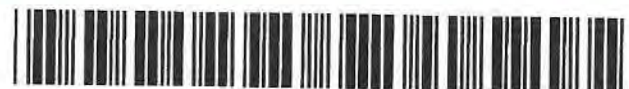
Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID 001248670-000687700	Past Due Pay Now \$0.00	Due Date 09/22/25
Total Amount Due		\$403.84

* \$403.84 will be drafted from your bank account on 9/22/2025 via E-Payment.



0028373546

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:
KISSIMMEE UTILITY AUTHORITY
P.O. BOX 71376
CHARLOTTE, NC 28272-1376



0012486700006877000000403840000423532025092240



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com



Customer ID - Account ID: 001248670-000708280
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4101 BRIGHTON LAKES BOULEVARD
Bill Date: 09/04/25
Next Scheduled Read Date: 09/24/25

BILL SUMMARY

Previous Balance
\$144.27

-

Payments
\$144.27

+

Current Charges
\$153.55

=

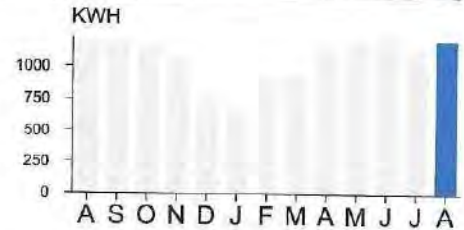
Balance Due
\$153.55

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$136.32
Electric	\$162.63
Fuel Adjustment	-\$37.39
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$17.23
TOTAL CURRENT CHARGES	\$153.55

USAGE DETAILS

Electric - Commercial
Daily Avg. - 40.38 kWh/Day
Use One Year Ago - 40.06 kWh/Day
Daily Avg. Cost - \$4.54



METER DATA

Meter #:	0160639559
Current:	60,070 on 08/25/25
Previous:	58,859 on 07/26/25
Total Usage:	1,211 kWh
Days Of Service:	30

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Customer ID - Account ID 001248670-000708280	Past Due Pay Now \$0.00	Due Date 09/22/25
Total Amount Due		\$153.55

* \$153.55 will be drafted from your bank account on 9/22/2025 via E-Payment.



0028373547

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:
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0012486700007082800000153550000161042025092230



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com



Customer ID - Account ID: 001248670-000749950
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4250 BRIGHTON LAKES BOULEVARD
Bill Date: 09/04/25
Next Scheduled Read Date: 09/24/25

PAY BILL

BILL SUMMARY

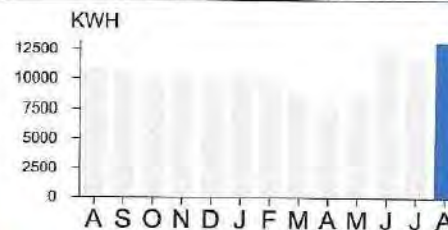
Previous Balance	-	Payments	+	Current Charges	=	Balance Due
\$1,339.58		\$1,339.58		\$1,556.77		\$1,556.77

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$1,372.27
Electric	\$1,767.66
Fuel Adjustment	-\$406.47
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$184.50
TOTAL CURRENT CHARGES	\$1,556.77

USAGE DETAILS

Electric - Commercial
Daily Avg. - 438.76 kWh/Day
Use One Year Ago - 364.76 kWh/Day
Daily Avg. Cost - \$45.74



SERVICE TYPE

	Meter Id	Current Read Date	Current Read	Previous Read Date	Previous Reading	Meter Mult.	Billed Usage	Days of Service
Electric	0156883390	08/25/25	606,706	07/26/25	593,543	1	13,163	30
Demand	0156883390	08/25/25	29.93	07/26/25	28.68	1	29.93	30

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Customer ID - Account ID 001248670-000749950	Past Due Pay Now \$0.00	Due Date 09/22/25
Total Amount Due		\$1,556.77

* \$1,556.77 will be drafted from your bank account on 9/22/2025 via E-Payment.



0028373612

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

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P.O. BOX 71376
CHARLOTTE, NC 28272-1376



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Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

SCAN TO



PAY BILL

Customer ID - Account ID: 001248670-000761450
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4101 BRIGHTON LAKES BOULEVARD
Bill Date: 09/04/25
Next Scheduled Read Date: 09/24/25

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BILL SUMMARY

Previous Balance
\$89.07

-

Payments
\$89.07

+

Current Charges
\$83.11

=

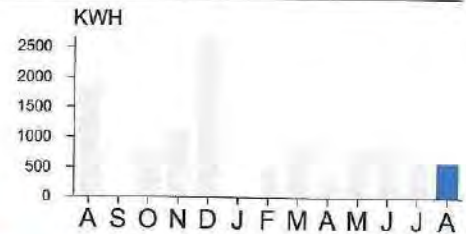
Balance Due
\$83.11

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$74.27
Electric	\$82.05
Fuel Adjustment	-\$18.86
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$8.84
TOTAL CURRENT CHARGES	\$83.11

USAGE DETAILS

Electric - Commercial
Daily Avg. - 20.36 kWh/Day
Use One Year Ago - 62.53 kWh/Day
Daily Avg. Cost - \$2.48



SERVICE TYPE

	Meter Id	Current Read Date	Current Read	Previous Read Date	Previous Reading	Meter Mult.	Billed Usage	Days of Service
Electric	0156887561	08/25/25	49,968	07/26/25	49,357	1	611	30
Demand	0156887561	08/25/25	7.28	07/26/25	7.31	1	7.28	30

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Customer ID - Account ID
001248670-000761450

Past Due Pay Now
\$0.00

Due Date
09/22/25

Total Amount Due

\$83.11

* \$83.11 will be drafted from your bank account on 9/22/2025 via E-Payment.

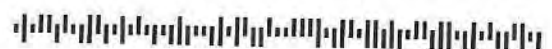


0028373618

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:

KISSIMMEE UTILITY AUTHORITY
P.O. BOX 71376
CHARLOTTE, NC 28272-1376



0012486700007614500000083110000087162025092250



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com



Customer ID - Account ID: 001248670-000789380
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4200 BRIGHTON LAKES BOULEVARD SLIGH
Bill Date: 09/05/25
Next Scheduled Read Date:

BILL SUMMARY

Previous Balance \$45.35	-	Payments \$45.35	+	Current Charges \$45.70	=	Balance Due \$45.70
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CURRENT CHARGES

KUA ELECTRIC SERVICE	\$42.57
Outdoor Lighting Charge	\$48.12
Fuel Adjustment	-\$5.55
CITY/COUNTY TAXES & TRANSFER FEE	\$3.13
TOTAL CURRENT CHARGES	\$45.70

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Customer ID - Account ID 001248670-000789380	Past Due Pay Now \$0.00	Due Date 09/23/25
Total Amount Due		\$45.70

* \$45.70 will be drafted from your bank account on 9/23/2025 via E-Payment.



0028375954

BRIGHTON LKS COMM DEV DISTRICT
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210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:
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P.O. BOX 71376
CHARLOTTE, NC 28272-1376



00124867000078938000000045700000047932025092300



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

SCAN IO



PAY BILL

Customer ID - Account ID: 001248670-000801580
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4200 BRIGHTON LAKES BOULEVARD
BLOCK
Bill Date: 09/04/25
Next Scheduled Read Date: 09/24/25

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BILL SUMMARY

Previous Balance
\$59.38

-

Payments
\$59.38

+

Current Charges
\$30.14

=

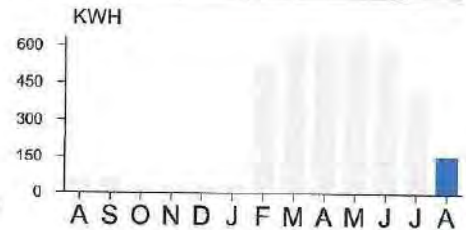
Balance Due
\$30.14

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$27.62
Electric	\$21.48
Fuel Adjustment	-\$4.94
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$2.52
TOTAL CURRENT CHARGES	\$30.14

USAGE DETAILS

Electric - Commercial
Daily Avg. - 5.33 kWh/Day
Use One Year Ago - 2.03 kWh/Day
Daily Avg. Cost - \$0.92



METER DATA

Meter #:	0156887560
Current:	24,170 on 08/25/25
Previous:	24,010 on 07/26/25
Total Usage:	160 kWh
Days Of Service:	30

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Customer ID - Account ID
001248670-000801580

Past Due Pay Now
\$0.00

Due Date
09/22/25

Total Amount Due

\$30.14

* \$30.14 will be drafted from your bank account on 9/22/2025 via E-Payment.



0028373704

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:

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P.O. BOX 71376
CHARLOTTE, NC 28272-1376



0012486700008015800000030140000031612025092280



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

SCAN TO



PAY BILL

Customer ID - Account ID: 001248670-000820220
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 0 MAGGIORE CIRCLE VLITE
Bill Date: 09/04/25
Next Scheduled Read Date:

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BILL SUMMARY

Previous Balance
\$192.72

-

Payments
\$192.72

+

Current Charges
\$194.20

=

Balance Due
\$194.20

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$180.89
Outdoor Lighting Charge	\$204.51
Fuel Adjustment	-\$23.62
CITY/COUNTY TAXES & TRANSFER FEE	\$13.31
TOTAL CURRENT CHARGES	\$194.20

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PO Box 423219
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Customer ID - Account ID
001248670-000820220

Past Due Pay Now
\$0.00

Due Date
09/22/25

Total Amount Due

\$194.20

* \$194.20 will be drafted from your bank account on 9/22/2025 via E-Payment.

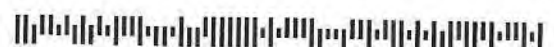


0028371995

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:

KISSIMMEE UTILITY AUTHORITY
P.O. BOX 71376
CHARLOTTE, NC 28272-1376



0012486700008202200000194200000203672025092210



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com



Customer ID - Account ID: 0012486/U-0008599/U
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4000 BRIGHTON LAKES BOULEVARD
GATE
Bill Date: 09/04/25
Next Scheduled Read Date: 09/24/25

BILL SUMMARY

Previous Balance	-	Payments	+	Current Charges	=	Balance Due
\$36.99		\$36.99		\$36.84		\$36.84

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$33.52
Electric	\$29.14
Fuel Adjustment	-\$6.70
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$3.32
TOTAL CURRENT CHARGES	\$36.84

USAGE DETAILS

Electric - Commercial
Daily Avg. - 7.23 kWh/Day
Use One Year Ago - 8.43 kWh/Day
Daily Avg. Cost - \$1.12



METER DATA

Meter #:	0156883967
Current:	14,517 on 08/25/25
Previous:	14,300 on 07/26/25
Total Usage:	217 kWh
Days Of Service:	30

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Customer ID - Account ID 001248670-000859970	Past Due Pay Now \$0.00	Due Date 09/22/25
Total Amount Due		\$36.84

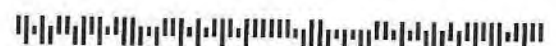
* \$36.84 will be drafted from your bank account on 9/22/2025 via E-Payment.



0028373737

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:
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P.O. BOX 71376
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Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

SCAN TO



PAY BILL

Customer ID - Account ID: 001248670-000862780
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 3600 KARIBA COURT GATE
Bill Date: 09/04/25
Next Scheduled Read Date: 09/24/25

Page 1 of 2

BILL SUMMARY

Previous Balance
\$35.04

-

Payments
\$35.04

+

Current Charges
\$36.37

=

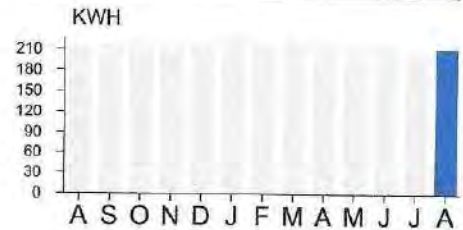
Balance Due
\$36.37

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$33.10
Electric	\$28.60
Fuel Adjustment	-\$6.58
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$3.27
TOTAL CURRENT CHARGES	\$36.37

USAGE DETAILS

Electric - Commercial
Daily Avg. - 7.10 kWh/Day
Use One Year Ago - 7.13 kWh/Day
Daily Avg. Cost - \$1.10



METER DATA

Meter #:	0156883790
Current:	3,134 on 08/25/25
Previous:	2,921 on 07/26/25
Total Usage:	213 kWh
Days Of Service:	30

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PO Box 423219
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Customer ID - Account ID
001248670-000862780

Past Due Pay Now
\$0.00

Due Date
09/22/25

Total Amount Due

\$36.37

* \$36.37 will be drafted from your bank account on 9/22/2025 via E-Payment.

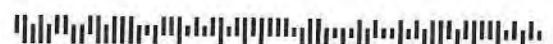


0028372021

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:

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CHARLOTTE, NC 28272-1376



0012486700008627800000036370000038142025092270



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

SCAN TO



PAY BILL

Customer ID - Account ID: 001248670-000877890
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 5200 BRIGHTON LAKES BOULEVARD
WELL
Bill Date: 09/04/25
Next Scheduled Read Date: 09/24/25

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BILL SUMMARY

Previous Balance
\$11.36

-

Payments
\$11.36

+

Current Charges
\$11.36

=

Balance Due
\$11.36

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$11.08
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$0.28
TOTAL CURRENT CHARGES	\$11.36

METER DATA

Meter #:	0157330274
Current:	0 on 08/25/25
Previous:	0 on 07/26/25
Total Usage:	0 kWh
Days Of Service:	30

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SPACE IS LIMITED ESPACIOS LIMITADOS

SEPTEMBER 17TH, 2025

17 DE SEPTIEMBRE DE 2025

6:00 P.M. - 7:30 P.M.

1701 W. CARROLL ST.

KISSIMMEE, FL



JOIN THE INTEREST LIST AT ÚNASE A LA LISTA DE INTERÉS

KUA.COM/COMMUNITYCONNECT

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID
001248670-000877890

Past Due Pay Now
\$0.00

Due Date
09/22/25

Total Amount Due

\$11.36

* \$11.36 will be drafted from your bank account on 9/22/2025 via E-Payment.



0028375122

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:

KISSIMMEE UTILITY AUTHORITY
P.O. BOX 71376
CHARLOTTE, NC 28272-1376



0012486700008778900000011360000011912025092240



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com



Customer ID - Account ID: 001248670-000878320
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 5200 BRIGHTON LAKES BOULEVARD
PUMP BLOCK
Bill Date: 08/27/25
Next Scheduled Read Date: 09/16/25

BILL SUMMARY

Previous Balance
\$39.94

-

Payments
\$39.94

+

Current Charges
\$28.00

=

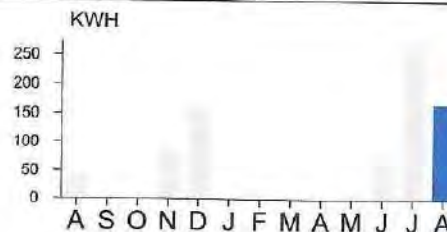
Balance Due
\$28.00

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$25.43
Electric	\$20.80
Fuel Adjustment	-\$5.54
Customer Charge	\$10.17
CITY/COUNTY TAXES & TRANSFER FEE	\$2.57
TOTAL CURRENT CHARGES	\$28.00

USAGE DETAILS

Electric - Residential
Daily Avg. - 5.82 kWh/Day
Use One Year Ago - 1.48 kWh/Day
Daily Avg. Cost - \$0.88



METER DATA

Meter #:	0157347049
Current:	8,551 on 08/17/25
Previous:	8,382 on 07/19/25
Total Usage:	169 kWh
Days Of Service:	29

MESSAGE from KUA



Celebrate FLORIDA LINEWORKERS!

Celebre a los trabajadores de línea de Florida!



Stop by our Carroll St. lobby this August.
Visite nuestro vestíbulo en Carroll St.
durante el mes de agosto.

Pick up a sticker and add your thank you message
to our Lineman Appreciation Wall.
Tome una calcomanía y añada su mensaje de agradecimiento
a nuestro Muro de Agradecimiento a los Trabajadores de Línea.

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID 001248670-000878320	Past Due Pay Now \$0.00	Due Date 09/14/25
Total Amount Due		\$28.00

* \$28.00 will be drafted from your bank account on 9/14/2025 via E-Payment.



0028356713

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:
KISSIMMEE UTILITY AUTHORITY
P.O. BOX 71376
CHARLOTTE, NC 28272-1376



001248670000878320000000280000000029372025091490



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com



Customer ID - Account ID: 001248670-000905180
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 5200 BRIGHTON LAKES BOULEVARD
WELL3
Bill Date: 08/27/25
Next Scheduled Read Date: 09/16/25

BILL SUMMARY

Previous Balance
\$51.41

-

Payments
\$51.41

+

Current Charges
\$16.55

=

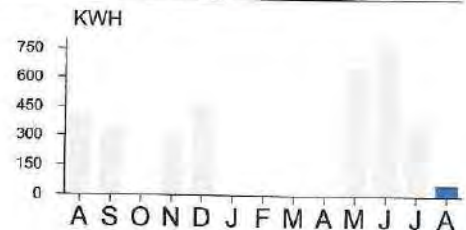
Balance Due
\$16.55

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$15.49
Electric	\$7.26
Fuel Adjustment	-\$1.94
Customer Charge	\$10.17
CITY/COUNTY TAXES & TRANSFER FEE	\$1.06
TOTAL CURRENT CHARGES	\$16.55

USAGE DETAILS

Electric - Residential
Daily Avg. - 2.03 kWh/Day
Use One Year Ago - 14.10 kWh/Day
Daily Avg. Cost - \$0.53



METER DATA

Meter #:	0160638939
Current:	12,305 on 08/17/25
Previous:	12,246 on 07/19/25
Total Usage:	59 kWh
Days Of Service:	29

MESSAGE from KUA



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a nuestro Muro de Apreciación a los Trabajadores de Línea.

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID
001248670-000905180

Past Due Pay Now
\$0.00

Due Date
09/14/25

Total Amount Due

\$16.55

* \$16.55 will be drafted from your bank account on 9/14/2025 via E-Payment.



0028356739

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:
KISSIMMEE UTILITY AUTHORITY
P.O. BOX 71376
CHARLOTTE, NC 28272-1376



0012486700009051800000016550000017362025091430



Customer Service: 407-933-9800
Outage Reporting: 407-933-9898
www.kua.com

SCAN TO



PAY BILL

Customer ID - Account ID: 001248670-000905400
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 2900 SWEETSPIRE CIRCLE WELL BLOCK
Bill Date: 08/27/25
Next Scheduled Read Date: 09/16/25

Page 1 of 2

BILL SUMMARY

Previous Balance
\$10.43

-

Payments
\$10.43

+

Current Charges
\$10.43

=

Balance Due
\$10.43

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$10.17
Customer Charge	\$10.17
CITY/COUNTY TAXES & TRANSFER FEE	\$0.26
TOTAL CURRENT CHARGES	\$10.43

METER DATA

Meter #:	0153576899
Current:	0 on 08/17/25
Previous:	0 on 07/19/25
Total Usage:	0 kWh
Days Of Service:	29

MESSAGE from KUA



Celebrate FLORIDA LINEWORKERS!

[Celebre a los trabajadores de línea de Florida]



Stop by our Carroll St. lobby this August.
Visite nuestro vestíbulo en Carroll St. durante el mes de agosto.

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Tome una calcomanía y añada su mensaje de agradecimiento a nuestro Muro de Apreciación a los Trabajadores de Línea.

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID
001248670-000905400

Past Due Pay Now
\$0.00

Due Date
09/14/25

Total Amount Due

\$10.43

* \$10.43 will be drafted from your bank account on 9/14/2025 via E-Payment.



0028356740

BRIGHTON LKS COMM DEV DISTRICT
DBA: BRIGHTON LAKES CDD
210 N UNIVERSITY DRIVE STE 702
CORAL SPRINGS FL 33071-7320

Make Checks Payable To:

KISSIMMEE UTILITY AUTHORITY
P.O. BOX 71376
CHARLOTTE, NC 28272-1376



0012486700009054000000010430000010942025091420

September 8, 2025
Invoice Number: 2009172090825
Account Number: **8337 10 022 2009172**
Security Code: **5867**
Service At: 3614 KARIBA CT GTHS
KISSIMMEE FL 34746-3454

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary Service from 09/08/25 through 10/07/25
details on following pages

Previous Balance	165.00
Payments Received -Thank You!	-165.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$160.00
YOUR AUTO PAY WILL BE PROCESSED 09/25/25	
Total Due by Auto Pay	\$160.00

NEWS AND INFORMATION

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

Stay connected to your business and save big with multi-line mobile savings. Call **1-855-767-1766**.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-844-927-0890** today.

Thank you for choosing Spectrum Business.

We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 08 09092025 NNNNNNNN 01 001804 0007

Brighton Lakes- Kariba Gate
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

September 8, 2025

Brighton Lakes- Kariba Gate

Invoice Number: 2009172090825
Account Number: 8337 10 022 2009172
Service At: 3614 KARIBA CT GTHS
KISSIMMEE FL 34746-3454

Total Due by Auto Pay **\$160.00**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833710022200917200160002

Brighton Lakes- Kariba Gate
 Invoice Number: 2009172090825
 Account Number: 8337 10 022 2009172
 Security Code: 5867

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0675

8633 2390 DY RP 08 09092025 NNNNNNNN 01 001804 0007

Charge Details

Previous Balance		165.00
One-time EFT Payment	08/27	-165.00
Remaining Balance		\$0.00

Payments received after 09/08/25 will appear on your next bill.

Service from 09/08/25 through 10/07/25

Spectrum Business™ Internet

Spectrum Business Internet	130.00
Promotional Discount	-30.00
Web Hosting	0.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
	\$120.00

Spectrum Business™ Internet Total \$120.00

Spectrum Business™ Voice

Phone number (407) 350-4887

Spectrum Business Voice	40.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Other Charges Continued

Current Charges	\$160.00
Total Due by Auto Pay	\$160.00

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

The following taxes, fees and surcharges are included in the price of the Spectrum Business Voice services - . FEES AND CHARGES:
 E911 Fee \$0.40, Federal USF \$2.29, Florida CST \$4.63, Sales Tax \$0.04, TRS Surcharge \$0.08.

Continued on the next page....

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support



For questions or concerns, please call 1-866-519-1263.



Invoice Number: 2009172090825
Account Number: 8337 10 022 2009172
Security Code: **5867**

[Brighton Lakes- Kariba Gate](#)

Contact Us

Visit us at SpectrumBusiness.net

Or, call us at **855-252-0675**

8633 2390 DY RP 08 09092025 NNNNNNNN 01 001804 0007

Billing Practices - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

Changing Business Locations - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Complaint Procedures: If you disagree with your charges, you need to register a complaint no later than 60 days after the due date on your bill statement.

Spectrum Business Voice - provided by Charter Communications Operating, LLC's voice subsidiaries.



Invoice Number: 2009172090825
Account Number:: 8337 10 022 2009172
Security Code: **5867**

[Brighton Lakes- Kariba Gate](#)



Contact Us

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Or, call us at **855-252-0675**

8633 2390 DY RP 08 09092025 NNNNNNNN 01 001804 0007





Connect with
Confidence with
Spectrum Mobile

EXCLUSIVE LOYALTY OFFER

2 BUSINESS UNLIMITED
MOBILE LINES

\$30 per month total.
Spectrum Business Internet
and Auto Pay required.

- Unlimited talk, text and data (reduced speeds after 30 GB)
- Reliable nationwide 5G
- No contracts or added taxes
- Exclusive multi-line discounts available with 4+ lines

Switch now, risk-free. Call 1-866-557-2232

Visit spectrum.com/business



"Spectrum makes it so I don't have to think about my connectivity. It's always there."

- Claire, Owner

Malibu Apothecary, Dallas, TX

Real Spectrum Business customer

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services within the last 30 days and have no outstanding obligation to Charter Standard rates apply after promo period or if qualifying services not maintained. **BUSINESS UNLIMITED MOBILE:** Per line activation fee applies to paid Mobile lines. Spectrum Business Internet and Auto Pay required. Devices excluded from offer. **MOBILE OFFER:** First line is reflected with up to 12 months credit on bill statement; limited to one promotional line per account. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved. SA6PF00P

BAP-2507-NMOB



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 08 09092025 NNNNNNNN 01 001804 0007

Brighton Lakes- Kariba Gate
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320



833710022200917200160002

Invoice Number: 2009172090825
 Account Number: 8337 10 022 2009172
 Security Code: 5867

Contact UsVisit us at SpectrumBusiness.netOr, call us at **855-252-0675**

8633 2390 DY RP 08 09092025 NNNNNNNN 01 001804 0007



Get TV Designed for Your Business.

Choose the entertainment solution that fits your needs.

Business TV Stream

\$40 per month
for one year

OR

Business TV

\$40 per month
for one year

- **90+** HD channels of news and top entertainment
 - Ideal for businesses that don't need local channels
 - No cable box required
-
- **45+** HD channels, including CBS, ABC, NBC, ESPNNews and more
 - Customize your lineup with add-on packages
 - Use a cable box or stream on the Spectrum TV App

Switch now, risk-free | Call 1-833-551-2367

Visit spectrum.com/business

Limited-time offer; subject to change. Qualified Spectrum Business customers only. Must not have subscribed to applicable services w/ in the last 30 days & have no outstanding obligation to Charter. Standard rates apply after promo period or if qualifying services not maintained. A monthly \$5 Payment Processing Charge will be applied to customer accounts not enrolled in Auto Pay. **BUSINESS TV STREAM:** Offer requires bundled purchase of Business TV Stream with Business Internet. Additional taxes/fees may apply. Spectrum TV App required. Spectrum Business streaming video service is only accessible through Spectrum Business Internet connection at business location. Account credentials may be required to stream some TV content online. Channel availability based on level of service and not all channels available in all markets or locations. **BUSINESS TV:** Offer requires bundled purchase of Business TV service with Business Internet. Taxes, fees and surcharges (bdcst surcharge up to \$28.00/mo.) extra and subject to change during and after the term; installation, equipment and additional services are extra. TV equipment may be required, charges apply. Channel availability based on level of service and not all channels available in all markets or locations. Additional equipment may be required to access PEG channels. Services subject to all applicable service terms & conditions, which are subject to change. Services & promo. offers not avail. in all areas. Pricing subject to change. Installation & other equipment charges, taxes & fees may apply. Restrictions apply. Call for details. ©2025 Charter Communications, all rights reserved.

CHECK REQUEST FORM

District Name: Brighton Lakes

Date: 19-Sep-25

Invoice Number: 09192025 - 2017 Series

Please issue a check to: Brighton Lakes/ US Bank

Vendor Name: Brighton Lakes c/o US Bank

Vendor No.: 24

Check amount: \$11,973.96

Please cut check from Acct. #: Bank United GF # 9878

Please code to: 205-131000-1000

Check Description/Reason: Transfer Assessments - 2017 Series FY24-25

Mailing instructions: Send to US Bank via FedEx and include letter.

Due Date for Check: ASAP

Requestor: John Khatiblou

Manager's Approval:

Date:

Brighton Lakes CDD
Community Development District
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
(954) 603-0033 / fax (954) 345-1292

September 19, 2025

U.S. Bank N.A - CDD
Lockbox Services SDS 12-2657
PO Box 86
Minneapolis, MN 55486-2657

Re: Tax Collections

To whom it may concern

Enclosed please find a check in the amount of \$ **11,973.96**
representing tax receipts collected for Brighton Lakes CDD.

Please deposit these funds into the 2017 Revenue Fund (258603000)

Should you have any questions, please contact the District's Accountant, John Khatiblou
John.Khatiblou@Inframark.com

Sincerely,

Brighton Lakes CDD
Community Development District

John Khatiblou

John Khatiblou
District Accountant

**BRIGHTON LAKES CDD
GENERAL FUND
TRIAL BALANCE BY FUND
For the Period ending Sep 19,2025**

Fund No.	Account No.	Sub Account	Name	Beg Balance	Debit	Credit	End Balance
001	101003		CASH IN BANK	394,863.01	2,358,271.94	2,500,958.70	252,176.25
001	131000		DUE FROM OTHER FUNDS	-	4,378.87	4,378.87	-
001	131009		DUE TO/FROM 001/303	(0.21)	-	-	(0.21)
001	131014		DUE TO/FROM 001/204	-	103,685.72	103,685.72	-
001	131017		DUE TO/FROM 001/205	(66.10)	210,802.43	222,510.29	(11,973.96)
001	131020		DUE TO/FROM 001/206	(99.39)	337,768.85	334,550.09	3,119.37
001	131023		DUE TO/FROM 001/207	(53.76)	180,970.30	180,916.54	-
001	133000		DUE FROM OTHER GOV'TL UNITS	9,532.29	9,532.28	19,064.56	0.01
001	151000	1004	INVESTMENTS-SBA ACCOUNT	14,347.01	617.02	-	14,964.03
001	151000	1088	INVESTMENTS-MONEY MARKET ACCOUNT	1,717,288.78	933,535.50	471,000.00	2,179,824.28
001	155000		PREPAID ITEMS	-	20,416.67	20,416.67	-
001	155100		PREPAID INSURANCE	-	6,174.25	-	6,174.25
001	156100		DEPOSITS	(0.50)	0.50	-	-
001	202000		ACCOUNTS PAYABLE	(18,260.63)	948,189.03	947,886.34	(17,757.94)