

**BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

December 10, 2025

6:00 p.m.

[Join the meeting now](#)

Dial in by phone

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



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

Brighton Lakes Community Development District

Board of Supervisors

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

Staff:

Michael Perez, District Manager
 Ryan Dugan, District Counsel
 Pete Glasscock, District Engineer
 Howard Neal, Field Services Director
 Dennis Hisler, CDD Landscaping & Maintenance Liaison
 John Khatiblou, District Accountant
 Melinda Gallo, Administrative Assistant

Meeting Agenda Wednesday, December 10, 2025 – 6:00 p.m.

-
- 1. Call to Order and Roll Call**
 - 2. Approval of Agenda**
 - 3. Audience Comments - Limited to 3 Minutes**
 - 4. Staff Reports**
 - A. Blade Runners Report.....P. 3
 - i. Review of Irrigation Report.....P. 6
 - B. District Engineer
 - C. Field Inspection ReportP. 13
 - D. Magnosec Report
 - E. Envera Report
 - F. Solitude Lake Management Report.....P. 20
 - G. CDD Liaison Report
 - H. District Counsel
 - i. Consideration of Assignment of Blade Runners to Florida ULS..... P. 23
 - I. District Manager
 - i. Review of Project BoardP. 75
 - 6. Business Items**
 - 7. Business Administration Items**
 - A. Consideration of Minutes from the Meeting held November 12, 2025P. 78
 - B. Financial StatementsP. 82
 - C. Check RegisterP. 97
 - 8. Supervisors' Requests**
 - 9. Adjournment**

The next meeting is scheduled for Wednesday, January 14, 2026, 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#

Landscape Check List for (Month) <u>November</u> (Year) 20 <u>25</u>						
	Item	Day (M T W R F)	Date	Section	Done (✓)	Rain Day Notes (if any) Work Authorization # (if any)
I	Irrigated Turf - St Augustine - Weekly (For full weeks starting with Monday) (except November through February when it is mowed every other week)			4.1.1		
A	Mowing			4.1.1(a)		
	Week 1 ✓					
	Week 2 ✓					
	Week 3 ✓					
	Week 4 ✓					
	Week 5					
B	Hard Edging - Same Day as Mowing			4.1.2		
	Week 1 ✓					
	Week 2 ✓					
	Week 3 ✓					
	Week 4 ✓					
	Week 5					
C	Removal of Clippings - Same Day as Mowing			4.1.2(d)		
	Week 1 ✓					
	Week 2 ✓					
	Week 3 ✓					
	Week 4 ✓					
	Week 5					
II	Non-Irrigated Bahia Turf - Weekly (except for November through April when it is mowed every other week)					
A	Mowing			4.1.1(a)		
	Week 1 ✓					
	Week 2 ✓					
	Week 3 ✓					
	Week 4 ✓					
	Week 5					
B	Hard Edging - Same Day as Mowing			4.1.2		
	Week 1 ✓					
	Week 2 ✓					
	Week 3 ✓					
	Week 4					
	Week 5					
C	Removal of Clippings - Same Day as Mowing			4.1.2(d)		
	Week 1 ✓					
	Week 2 ✓					
	Week 3 ✓					
	Week 4 ✓					
	Week 5					
III	Soft Edging (Twice a month March through October - Once a month November through February)			4.1.2(b)		
	Week 1 ✓					
	Week 2 ✓					
IV	Trimming (Areas Inaccessible to Mowers) (Completed Same Day as Mowing)			4.1.3		

	St Augustine	
	Week 1 ✓	
	Week 2 ✓	
	Week 3 ✓	
	Week 4 ✓	
	Week 5	
	Bahia	
	Week 1 ✓	
	Week 2 ✓	
	Week 3 ✓	
	Week 4 ✓	
	Week 5	
V	Weed Control (If Acceptable To Contractor - ✓) [Contractor to list Area(s) of Application] Beds in pool Area and play grounds.	4.1.4(a)
VI	Disease/Fungus Control (If Acceptable to Contractor - ✓) [Contractor to list Area(s) of Application] V.O spray with micronutrients.	4.1.4(b)
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(c)
	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(i)
	G Remove All Dead Wood (As Needed) ✓	4.2.1(h)
VIII	Fertilization (Turf)(Four Times Per Year)	4.1.5(a)
	First Application	
	Second Application	
	Third Application	
	Fourth Application	
	Trugreen will fert on december.	
IX	Pest Control (If Acceptable To Contractor - ✓) [Contractor to list below the Area(s) of Application(s)] Ants on Blvd + play grounds.	4.1.6
X	A Soil Tests for Turf Care and Tree Care (Listed as "As Needed")	4.1.7 and 4.3.5
	First Test	
	Second Test	
	Third Test	
	Fourth Test	
	Fifth Test	
	Sixth Test	
	B pH Adjustments for Turf Care and Tree Care (Invoiced Separately. Work Authorization Required) [Contractor list below each adjustment]	4.1.7
XI	Weeding (Weekly)	4.2.2(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 - NOVEMBER	4.2.3
XIII	Mulching (Invoiced Separately, Work Authorization Required) Planting Beds N/A Tree Rings	4.2.5 4.3.4
XIV	Tree Care	
	A Pruning - Removal of Dead Branches to 15 Feet (one time per year) First Pruning Done ✓	4.3.1(a)
	B Pruning - Trees in Buffer areas (one time per year) First Pruning to wet - but working on it.	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 Done ✓	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 Fourth Service to wet but working on it.	4.1.1h
XVI	Mowing between Devon Court and Wingfield Place (Every Other Week) Week 1 ✓ Week 2 ✓	4.1.1h
XVII	Litter Removal - Every Weekday Contractor Present (Includes all turf, roadways adjacent to turf, parks, and planting beds) [Contractor to list below each date of litter removal for this month] Done	4.5.2

10:00
PM
7:00
PM

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

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

COMMENTS: (Attach extra sheet if necessary) Line lateral fix by sidewalk, also zone 9 for annuals, having issues with the battery timer, will need to be replace in the near future.

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 AM

 DATE 11-25 TIME

 PAGE 2 OF 3

CURRENT

ADJUSTED

M	T	W	T	F	S	S	WEEKENDS
M	T	W	T	F	S	S	WEEKENDS

M	T	W	T	F	S	S	WEEKENDS
M	T	W	T	F	S	S	WEEKENDS

ZONE NUMBER	13	14	15	16	17	18	19	20	21	22	23	24
SPRAY OR ROTOR <u>(S) (R)</u>	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									IX			
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						2X						
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD					1x							
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary)

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

CURRENT

ADJUSTED

M	1	W	1	1	S	S	VRB % DAYS
M	1	W	1	1	S	S	DBD % DAYS

M	T	W	T	F	S	S	10^{-10}
M	T	W	T	F	S	S	10^{-10}

ZONE NUMBER	25	26	27	28	29	30	31	32
SPRAY OR ROTOR SORR	S/R	S/R	S/R	S/R	S/R	R	S/R	S/R → New jasmine by bridge zone xtra
CURRENT								
ADJUSTED RUN TIME								
MAINTENANCE REPAIR					1X			2X
PARTIAL CLOG								
ARC OR RADUS ADJ.								
HEAD STRAIGHTENED								
HEAD MISSING/BROKEN								
CHANGE 4" TO 6" POP UP								
CHANGE 6" TO 12" POP UP								
HEAD RAISED SHORT								
SEVERE CLOG	2X		1X					
INCORRECT NOZZLE								
RELOCATION								
LEAK IN HEAD								
LEAK IN PIPE								
HEAD NOT ROTATING						1X		
VALVE NOT OPERATING								
OTHER - SEE COMMENTS								

COMMENTS: (Attach extra sheet if necessary)

CUSTOMER SIGNATURE _____

DATE _____

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

CURRENT

PROPERTY Brighton Lakes

NAME A.n

DATE 11-25

FINH

PAGE 1

411

1

CLOCK B

ADJUSTED

12:00
AM

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

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

COMMENTS: (Attach extra sheet if necessary)

COMMENTS: (Attach extra sheet if necessary) Zone 6 will get add spray heads for new V.O plants along hedge as requested by HQA.

CUSTOMER SIGNATURE _____

DATE _____

INSPECTED BY BLADE RUNNERS TECH

PROPERTY NAME Brighton Lakes
A.M.

DATE 11 - 2025 TIME

PAGE 1 OF 1

TIMER C

ADJUSTED

10:00
PM

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

10:00 PM	

[illegible]

COMMENTS: (Attach extra sheet if necessary)

COMMENTS: (Attach extra sheet if necessary) Irrigation pump is not working correctly, will need to be checked, it works, but takes too long to prime the system.

CUSTOMER SIGNATURE _____

DATE _____

INSPECTED BY BLADE RUNNERS TECH


COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

CURRENT

PROPERTY

NAME

DATE

PAGE

TIMER

ADJUSTED

Brighton Lakes

A-11

11-2025

1

D

TIME

1

 10:00
pm

M	T	W	T	F	S	S	TURN DAYS
M	T	W	T	F	S	S	TURN DAYS

M	T	W	T	F	S	S	TURN DAYS
M	T	W	T	F	S	S	TURN DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
SPRAY OR ROTOR SORR	S	S	S	S	R/S	S	S	S	S	R	S	S	R/S
CURRENT	15	15	15	15	15	15	15	15	15	15	15	15	15
ADJUSTED RUN TIME													
MAINTENANCE REPAIR		2X							1X				
PARTIAL CLOG													
ARC OR RADIUS ADD													
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										2X			
VALVE NOT OPERATING													
OTHER - SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary)

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

CURRENT

PROPERTY Brighton Lakes

NAME A.M

DATE: 11-2025 TIME

PAGE: 1 OF 1

TIMER E

ADJUSTED

10:00
PM
4:00
AM.

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

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

➤ extra time
for palm tree

COMMENTS: (Attach extra sheet if necessary) Zone #10 takes long to close,
tech, clean it (valve), but still have issues to close!
will need to be replaced.

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



Brighton Lakes November Field Inspection

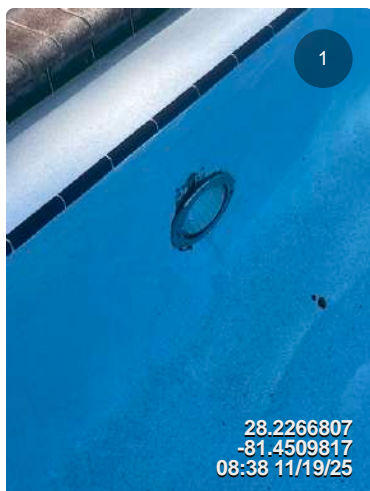
Wednesday, November 19, 2025

16 Items Identified

16 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Pool Lights

Assigned To: [Techni-Pools](#)

Multiple pool lights are out and need to be replaced.



Item 2 - Paint Fence

Assigned To: [Inframark](#)

The fence surrounding the clubhouse should be repainted.



Item 3 - Pool Drain Gaps

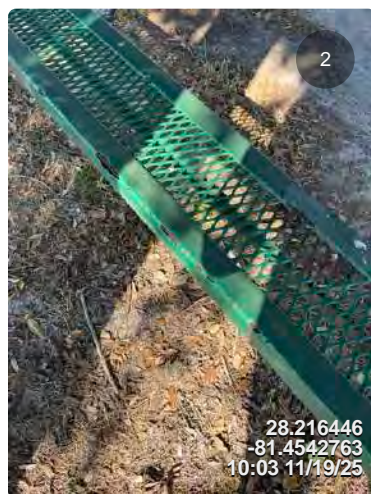
Assigned To: [Inframark](#)

Some areas in the pool drain have gaps that should be closed.

Item 4 - Restore Bench

Assigned To: Inframark

A proposal will be provided to restore two recently installed benches.



Item 5 - Clean Courts

Assigned To: Inframark

Courts should be cleaned with chemicals that won't harm the surface.



Item 6 - Mulch Install

Assigned To: Bladerunners

Mulch to be installed on December 1st-3rd and December 8th-10th.



Item 7 - Replace Reflective Tape

Assigned To: [Inframark](#)

Bollards should have their reflective tape replaced.



Item 8 - Turtle Eggs

Assigned To: [Board Update](#)

A turtle has laid its eggs at the Volta Circle Playground. This area has been cautioned off.



Item 9 - Rake Weeds

Assigned To: [Inframark](#)

Weeds should be raked from playground mulch at the Volta Circle Playground.



Item 10 - Pressure Washing

Assigned To: [Inframark](#)

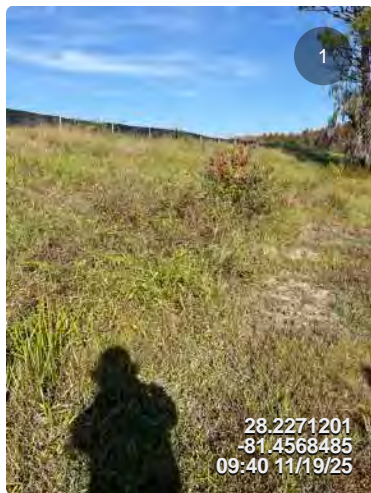
The main entrance wall should be pressure washed. Leak has been fixed in this area.



Item 11 - Replace Flag

Assigned To: [Inframark](#)

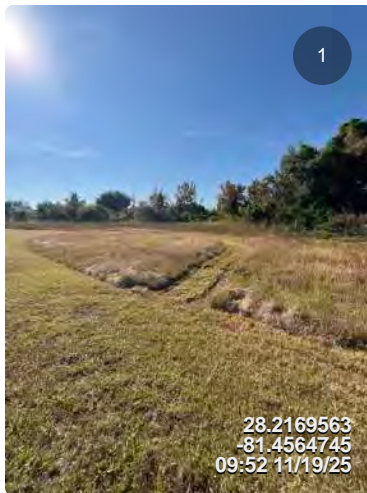
The American flag has become frayed and should be replaced.



Item 12 - Cutback

Assigned To: [Bladerunners](#)

This area should be cut down. Location: 2446–2498 Maracaibo Dr



Item 13 - Cut Grass

Assigned To: [Bladerunners](#)

Now that this area is dry it should be cut. Mowing scheduled for Friday. Location: 2728 Wingfield Pl



Item 14 - Depression

Assigned To: [District Manager/City](#)

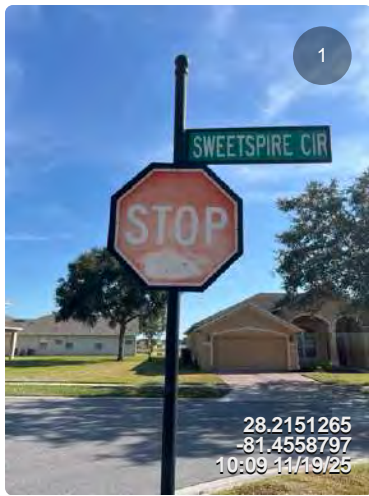
Another depression has been located at 2658 Patrician Cir.



Item 15 - Anthill

Assigned To: [Bladerunners](#)

Anthills should be baited and knocked down. Location: Park overlooking Sweetspire Pond



Item 16 - Replace Stop Sign

Assigned To: [Inframark](#)

This stop sign should be replaced. Location: 4390 Devon Ct



Work Order	00899866	Account	Brighton Lakes CDD
Work Order	00899866	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	11/24/2025		

Work Details

Specialist	Trash removed onsite, grasses treated where	Prepared By	Taylor Kidney
Comments to	needed.		
Customer		Specialist State	
		License Number	

Work Order Assets

Asset	Status	Product Work Type
pond 7	Inspected	
pond 9	Inspected	
pond 3	Inspected	
pond 8	Inspected	
pond 1	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)	



Work Order 00899866
 Work Order 00899866
 Number

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

Created Date 11/24/2025

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



Work Order	00899866	Account	Brighton Lakes CDD
Work Order	00899866	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	11/24/2025		
pond 2	ALGAE CONTROL		
pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)		
pond 1	DYE APPLICATION		
pond 1	SHORELINE WEED CONTROL		
pond 1	MONITORING		
pond 1	LAKE WEED CONTROL		
pond 1	ALGAE CONTROL		
pond 6			
pond 5			
pond 4			
pond 2			
pond 1			
pond 8			
pond 3			
pond 9			
pond 7			

**CONSENT TO ASSIGNMENT OF THE AGREEMENT BETWEEN BRIGHTON
LAKES COMMUNITY DEVELOPMENT DISTRICT AND BLADE RUNNERS
COMMERCIAL LANDSCAPING ORLANDO, LLC FOR LANDSCAPE AND
IRRIGATION MAINTENANCE SERVICES**

THIS ASSIGNMENT (“**Assignment**”) is made and entered into this ___ day of _____ 2025, by and between Blade Runners Commercial Landscaping Orlando, LLC, a Florida limited liability company, (“**Assignor**”); Florida ULS Operating LLC, a Florida limited liability company with offices located at 12276 San Jose Blvd., Suite 747, Jacksonville, Florida 32223 (“**Assignee**”); and Brighton Lakes Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Osceola County, Florida, with a mailing address of 313 Campus Street, Celebration, Florida 34747 (the “**District**”).

RECITALS

WHEREAS, Assignor and the District previously entered into that certain *Agreement Between Brighton Lakes Community Development District and Blade Runners Commercial Landscaping Orlando, LLC, for Landscape and Irrigation Maintenance Services*, executed on July 16, 2024 (the “**Agreement**”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference; and

WHEREAS, Assignor continues to operate and do business under its registered business name but Assignor was acquired and is owned by Assignee; and

WHEREAS, Assignor desires to assign all of its rights and obligations (as applicable) under the Agreement to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment pursuant to the terms stated herein; and

NOW THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District, Assignee, and Assignor agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Assignment.

2. CONSENT TO ASSIGNMENT OF THE AGREEMENT. The District consents to Assignor’s assignment of the Agreement to Assignee. Assignor and Assignee acknowledge and agree that Assignor and Assignee shall be jointly and severally liable for actions or inactions of Assignor related to the Agreement. Assignor’s actions and inactions related to the Agreement are covered by commercial liability insurance coverage under the name of Assignee, as demonstrated by the Certificate of Liability Insurance attached to the Agreement.

3. NOTICES. Based on the representations made by the parties hereto, notices pursuant to the Agreement shall continue to be made pursuant to the Agreement and Assignor shall be responsible for providing notice to the Assignee.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Assignment effective as of the date set forth above.

Attest:

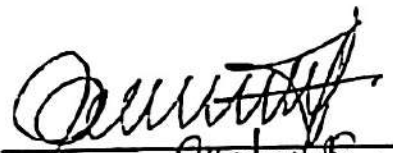
**District: Brighton Lakes Community
Development District**

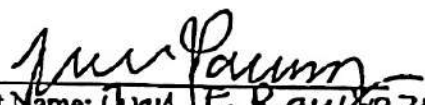
Print Name: _____

By: _____
Print Name: _____
Its: _____

Witness:


**Assignor: Blade Runners Commercial
Landscaping Orlando, LLC**


Print Name: Cristina Eguirrez

By: 
Print Name: Juan F. Ramirez
Its: Manager

Witness:

Assignee: Florida ULS Operating, LLC.


Print Name: Santiago Alvarado

By: 
Print Name: Brett Perez
Its: Regional Manager - Florida

EXHIBIT A

**LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT
BY AND BETWEEN BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT AND
BLADE RUNNERS COMMERCIAL LANDSCAPING ORLANDO, LLC**

THIS AGREEMENT (“Agreement”) is made and entered into this 16.00 day of July, 2024, by and between:

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, whose address is 313 Campus Street, Celebration, Florida 34747 (the “District”), and

BLADE RUNNERS COMMERCIAL LANDSCAPING ORLANDO, LLC, a Florida limited liability company, whose address is 19 N. Texas Avenue, Orlando, Florida 32805 (the “Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, and other infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a Price Proposal Form, attached hereto as **Exhibit A** and incorporated herein by reference (the “Price Quotation”), and represents that it is qualified to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. DESCRIPTION OF WORK AND SERVICES.

- A.** The Contractor shall provide professional landscape and irrigation maintenance services within presently accepted standards. Upon all parties executing this Agreement, the Contractor shall provide the District with the specific services as set forth in this Agreement and attached Exhibits.
- B.** While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services.
- C.** The Contractor shall provide the specific professional services as shown in Section 3 of this Agreement.

3. SCOPE OF LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES. The duties, obligations, and responsibilities of the Contractor are those described in the Scope of Services attached hereto as **Exhibit B** in the designated areas as shown in the maintenance map attached hereto as **Exhibit C**. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Attached Exhibits are intended to clarify the Price Quotation and Scope of Services to be provided herein; to the extent that any other provisions of the Exhibits conflict with the provisions of this Agreement, this Agreement shall control.

4. MANNER OF CONTRACTOR'S PERFORMANCE. Contractor agrees, as an independent contractor, to undertake work and/or perform or have performed such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement. Tree pruning and trimming services beyond the minimum required in the Scope of Services shall be performed pursuant to the Tree Pruning and Trimming Practices and Standards of Brighton Lakes, which are attached hereto as **Exhibit G** and incorporated herein by this reference.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing one or more persons to act as the District's Representative with respect to the services to be performed under this Agreement. The District Representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services. Any oversight by a District Representative of Contractor's Services is not intended to mean that the District shall underwrite, guarantee, or ensure that the Services is properly done by Contractor, and it is Contractor's responsibility to perform the Services in accordance with this Agreement.

(1) The District hereby designates its Field Inspector, currently Inframark, LLC, and the CDD Landscape and Maintenance Liaison, currently Denny Hisler, to act jointly as its representatives. As a point of clarity, the Contractor shall meet and communicate with both the Field Inspector and the CDD Landscape and Maintenance Liaison. For example, any email sent to one representative shall include the other representative as an email recipient.

(2) The Contractor shall not take direction from anyone other than the District Representatives (e.g., the Contractor shall not take direction from individual District Board Supervisors, any representatives of any local homeowner's associations, any residents, etc.). The District shall have the right to change its designated representatives at any time by written notice to the Contractor.

(3) The Contractor agrees to meet with the District Representatives no less than one (1) time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

(4) The Contractor agrees to complete and return to the District Representatives on a weekly basis a checklist in the form prepared by the District. The initial form is attached hereto as **Exhibit D**. The District reserves the right to revise or modify the frequency or form of the checklist from time to time, and will provide the Contractor with any such revised or modified checklist. The Contractor shall complete the checklist to reflect the Scope of Services, as amended or supplemented by all duly executed amendments or Work Authorizations.

(5) In addition to the checklist, the Contractor shall provide the District with a full report identifying monthly maintenance and unscheduled maintenance activities for the previous month(s). This report is referred to in the Scope of Services as the Highlight Report. The Highlight Report shall be provided to the District Manager prior to each regularly scheduled meeting of the District Board of Supervisors and shall contain information helpful to the District and its staff as it relates to all landscape maintenance issues. The Highlight Report shall report on maintenance activities and issues as applicable to the Scope of Services, as amended or supplemented by all duly executed amendments or Work Authorizations. The Highlight Report shall include a summary of deficiencies, if any, for the previous month(s), including a summary of whether the deficiency was resolved with the Contractor pursuant to the provisions of Section 4.F. herein.

(6) The Contractor shall have a representative attend the regularly scheduled meetings of the District Board of Supervisors to provide an oral report regarding the Highlight Report and checklist, including, generally, the current conditions of the Landscape and Irrigation Maintenance Areas.

(7) The Contractor acknowledges its understanding that the District has separately hired an independent contractor to perform aquatic maintenance services, and Contractor shall consult the District Representatives regarding any questions specific to this Agreement that may overlap with the area maintenance by the District's aquatic maintenance services contractor, specifically including pond banks.

D. In the event that time is lost due to heavy rains ("Rain Days"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services within two (2) weeks of any such Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days. Contractor shall coordinate with the District Representatives to timely complete all such services. In the event that Contractor is unable to complete all scheduled services within a two-week period due to extensive time lost due to Rain Days, Contractor agrees to negotiate a price adjustment to the monthly compensation amount identified herein in good faith with the District for that particular month. If the District and Contractor cannot agree on the amount of price adjustment, the District may exercise its rights to setoffs or fines in according with this Section 4.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours. Contractor further understands and acknowledges that there are school children who may be traversing to and from school during regular school hours. Contractor shall use all due care to protect the safety school children who

may be traversing to and from school, while Contractor is still on-site and performing the services herein, by being cognizant of their presence and prioritizing their safety.

F. Deficiencies.

(1) If the District Representatives identify any deficient areas, the District Representatives shall notify the Contractor through a written report. The Contractor shall then within the time period specified by the District Representatives, or if no time is specified within forty-eight (48) hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District Representatives, the Contractor shall take such actions as are necessary to address the deficiencies within the specified time period, or if no time is specified then within seven (7) days and prior to submitting any invoices to the District. If Contractor does not respond or take action within the applicable time period, the District Representatives shall report this information to the District Manager to determine whether to withhold some or all of Contractor's payments under this Agreement in accordance with Florida's Prompt Payment Act, Part IV of Chapter 218, Florida Statutes. The District Manager shall provide this information to the District's Board.

(2) Without limiting the District's remedies in any way, upon consideration of the information provided to the Board pursuant to subsection 4.F.(1) herein and the Highlight Report, at the next regularly scheduled Board meeting, the District shall have the right to, among other remedies available at law or in equity: fine Contractor One Hundred Dollars (\$100) per day through a reduction in the compensation identified herein; to withhold some or all of Contractor's payments under this Agreement; and to contract with outside sources to perform necessary services with all charges for such services to be deducted from Contractor's compensation. If the District takes any action described in the preceding sentence, the District shall provide written notice of such action to the Contractor.

G. Warranty. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

H. Covenant. Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

I. Subcontractors. The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

5. COMPENSATION; TERM.

A. As compensation for the Services as described in this Agreement and as further described in Exhibit B to this Agreement, the District agrees to pay Contractor Eighteen Thousand One Hundred Ninety-Three Dollars (\$20,416.67) in monthly payments for the period between the date of execution of this Contract through, September 30, 2024 (“Initial Term”).

B. At the end of the Initial Term, the Agreement shall automatically renew for subsequent 1-year terms pursuant to the same contract provisions as the initial term for as many renewals as permitted under the Rules of the District, unless terminated pursuant to the termination provisions herein. Compensation for the first and second renewal periods shall not increase but the Contractor may propose, for Board consideration, an increase in the third and fourth renewal periods.

C. If the District should desire to add additional lands to be maintained, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The District shall prepare such addendum, addenda, or change order(s). Contractor shall not provide services to additional lands until such agreement is evidenced in writing. Fees for maintenance of any additional lands not included in the initial scope shall be negotiated between the District and the Contractor and agreed upon in writing.

D. If the District should desire additional work or services or Contractor has recommended repairs or additional work not within the scope of this Agreement, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to a Work Authorization under this Agreement. Contractor shall not provide such additional services until such Work Authorization is evidenced and executed by both parties in writing. Fees for any additional services shall be negotiated between the District and the Contractor and agreed upon in writing. The District may rely on rates provided by the Contractor to the District in its bid submission, at the discretion of the District. The Contractor shall be responsible for preparing all Work Authorizations in the form attached hereto as **Exhibit E** and submitting to the District for consideration. The Contractor agrees that the District

shall not be liable for the payment of any work or services (including irrigation repair work) unless the District, through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

E. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

F. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. This invoice is due and payable within forty-five (45) days of receipt by the District, or in accordance with Florida's Prompt Payment Act, whichever is sooner. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide. The Contractor may not submit an invoice for services that were not performed.

G. Contractor's compensation may be offset under certain circumstances pursuant to the terms of Section 4 herein. Payment disputes shall be governed by Florida's Prompt Payment Act, Part IV of Chapter 218, *Florida Statutes*.

6. INSURANCE.

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

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards: Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

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

v. Contractual Liability Insurance with limits of not less than \$2,000,000 for general aggregate and \$2,000,000 for bodily injury and property damage (combined each occurrence).

vi. Pollution Insurance (covering third-party injury and property damage claims, including clean-up costs) with a limit not less than \$1,000,000.

B. The District, its staff, consultants, agents and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. The initial Certificate shall be attached to this Agreement when available as **Exhibit F**. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective without sixty (60) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its supervisors, officers, agents, employees, successors, assigns, members, affiliates, or representatives (each an "**Indemnified Party**" and collectively the "**Indemnified Parties**") from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the Indemnified Parties, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify an Indemnified Party for the an Indemnified Party's percentage of fault if the Indemnified Party is adjudged to be more than 50% at fault for any claims against the Indemnified Party and Contractor as jointly liable parties; however, Contractor shall indemnify the Indemnified Party for any and all percentage of fault attributable to Contractor for claims against the Indemnified Party, regardless whether the Indemnified Party is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest accrued, all as incurred.

8. BACKGROUND CHECKS. The Contractor shall conduct background checks on any and all of its employees who will or may be providing landscape and irrigation maintenance services at the District. Contractor shall provide proof of same, if requested by the District.

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

10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District’s property free from any materialmen’s or mechanic’s liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor’s performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.

11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District’s right to protect its rights from interference by a third party to this Agreement.

12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary

for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such written approval shall be void.

17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

19. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the District and the Contractor relating to the subject matter of this Agreement.

21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to the District: Brighton Lakes Community Development District
313 Campus Street,
Celebration, Florida 34747
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to the Contractor: Blade Runners Commercial Landscaping Orlando, LLC
19 N. Texas Avenue
Orlando, Florida 32805
Attn: Juan Ramirez

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

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

25. CONTROLLING LAW; VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any action arising hereunder shall be in a court of appropriate jurisdiction in and for Osceola County, Florida.

26. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Sandra Demarco** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE

APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 407-566-1935, sandra.demarco@inframark.com, OR AT 313 CAMPUS STREET, CELEBRATION, FLORIDA 34747.

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

28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

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

30. E-VERIFY. The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

31. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement:

- A.** Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B.** Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C.** Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D.** Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E.** Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

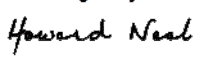
Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in

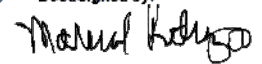
the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

[Signatures on next page]

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

ATTEST:

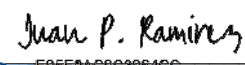
DocuSigned by:

 D11AB161EAD44AD
 Secretary/Assistant Secretary

**BRIGHTON LAKES COMMUNITY
 DEVELOPMENT DISTRICT**
 DocuSigned by:

 1AC32BCDF858414
 Chairperson, Board of Supervisors

WITNESS:

DocuSigned by:

 A914FCA0308743D
 By: _____
 Print Name: Michael Perez

**BLADE RUNNERS COMMERCIAL
 LANDSCAPING ORLANDO, LLC**, a Florida
 limited liability company
 DocuSigned by:

 E95E84C863864CC...
 By: Juan P. Ramirez
 Its: Manager

- Exhibit A:** Price Quotation
- Exhibit B:** Scope of Services
- Exhibit C:** Maintenance Map
- Exhibit D:** Checklist
- Exhibit E:** Form of Work Authorization
- Exhibit F:** Certificate of Insurance
- Exhibit G:** Tree Pruning and Trimming Practices for Brighton Lakes

EXHIBIT A
PRICE QUOTATION

Brighton Lakes Community Development District

Official Proposal Form for Solicitation of Proposals for Landscape and Irrigation Maintenance Services

Name of Proposer: Blade Runners Commercial Landscaping Orlando, LLC

In accordance with the solicitation of proposals issued by the Brighton Lakes Community Development District, the undersigned proposes to provide all work necessary to perform the scope of services as described in the Project Manual.

Proposer submits that it can perform the work described above summarized as follows and as more specifically described in Proposer's proposal:

1. Turf Maintenance	\$ <u>184,800</u>
2. Shrub and Groundcover Maintenance	\$ <u>16,800</u>
3. Tree Maintenance	\$ <u>1,500</u>
4. General Site Maintenance: Trash and Debris Disposal	\$ <u>3,600</u>
5. Irrigation System	\$ <u>5,400</u>
6. Pest Control	\$ <u>6,216</u>

Total Yearly Cost for the first year of the above items: \$ 218,316

Year 2 \$ 21. \$222,682

Year 3 \$ 21. \$227,135

Year 4 (optional) \$ _____

Year 5 (optional) \$ _____

Five-Year Grand Total \$ _____

NOTE: Per Board decision during July 11, 2024, meeting, compensation shall be \$245,000 per year for first 3 years of contract. Contractor was present during meeting and agreed to this change. Tree maintenance includes tree trimming/pruning 1x per year.

Extra Services Pricing (not included in the Annual Grand Total)

7. Seasonal Color Maintenance/Installation (price per rotation) \$ 450
 Price Per 4-Inch Plant \$ 2.25
8. Mulch Application, Section 4.2.5 Premium Brown Shredded Hardwood
 (price per occurrence) \$ 24,000
 Number of Cubic Yards 500
 Price per cubic yard \$ 48
 Total \$ 24,000
9. TopChoice Fire Ant Control (price per Acre) \$ 125
10. Bush Hogging Quarterly, Section \$ 3,000
11. Fertilization of Turf, Section 4.1.5(i) \$ 1,016
12. Fertilization of Groundcover, Section 4.2.3(i) \$ 225
13. Pest Control of Turf, Section 4.1.6(a) \$ 1,050
14. Pest Control of Groundcover, Section 4.2.4(c) \$ 390
15. Pest Control of Tree, Section 4.3.3 \$ 680
16. Selective Pruning, Balling, and Shaping of Trees, Section 4.3.1 \$ 26,700

One time a year (Palms and Oak Trees)

Proposer, thoroughly reviewed all components of the Project Manual and has a thorough understanding of the work required, the site and conditions where the work is to be performed, local labor conditions and all laws, regulations and other factors affecting performance of the work, having knowledge of the expense and difficulties attending performance of the work, and having fully inspected the site in all particulars, hereby proposes and agrees, if Proposer's proposal is accepted, to enter into the Proposed Agreement with the District.

Name of Authorized Signatory of Proposer: Juan P. Ramirez

Title of Authorized Signatory of Proposer: President

Signature of Authorized Signatory of Proposer: *[Signature]*

EXHIBIT B
SCOPE OF SERVICES

EXHIBIT B**Scope of Services**

1. Project Scope
 - 1.1 General Overview
 - 1.2 CDD Development
2. General Contractor Requirements and Procedures
 - 2.1 Operation Procedures
 - 2.2 Key Personnel
 - 2.3 Personnel Dress Code
 - 2.4 Personnel Conduct
 - 2.5 Safety Program
 - 2.6 Subcontractors
 - 2.7 Consultants
 - 2.8 Document Control and Data Maintenance
 - 2.9 District Managership of Data
 - 2.10 Quality Control
3. Coordination
 - 3.1 General Coordination
 - 3.2 Contractor's Field Supervisor
4. Scheduled Operations and Maintenance
 - 4.1 Turf Care
 - 4.2 Shrubs/Ground Cover Care
 - 4.3 Tree Care
 - 4.4 Irrigation System
 - 4.5 Litter Removal
5. Unscheduled Maintenance and Repairs
 - 5.1 General
 - 5.2 Damaged Facilities
 - 5.3 Emergency Repairs
 - 5.4 Unscheduled Maintenance
 - 5.5 Seasonal Color Rotations
6. Response Time
 - 6.1 General
 - 6.2 Emergency Response Program

1. PROJECT SCOPE

The Contractor shall provide landscape, irrigation and general grounds maintenance for Brighton Lakes. The following is a project overview describing the limits of work within Brighton Lakes Community Development District (“CDD” or “District”).

1.1 General Overview

Brighton Lakes CDD is located in Osceola County, FL. It is a planned residential community.

1.2 Community Development Districts (CDD)

The CDD areas to be included in this maintenance Scope of Services are generally defined as all the public lands within the District. District map will be attached.

2. GENERAL CONTRACTOR REQUIREMENTS AND PROCEDURES

The Contractor shall meet the requirements and follow the procedures associated with all items in this Agreement. These general requirements and procedures are as follows:

2.1 Operation Procedures

The services outlined within the Scope of Services are required to be done between the hours of 7:00 a.m. and 5:00 p.m., no more than five (5) days a week, Monday through Friday, unless specified otherwise or directed by the District Manager.

2.1.1 Operation of leaf blowers shall be prohibited between the hours of 7:00 a.m. and 9:00 a.m.

2.1.2 The Contractor may submit a request for additional operation time, in response to poor weather conditions. The request must be submitted to the District Manager, who has the sole authority for approving such requests, pursuant to the terms of the Landscape and Irrigation Maintenance Services Agreement.

2.1.3 The District Manager will designate where Contractor’s crew will take breaks, lunches, and use restroom facilities. Employee personnel vehicles will be parked only in areas designated by the District Manager.

2.2 Key Personnel

2.2.1 All work shall be managed and/or directed by key personnel identified in the proposal. Any changes in the assigned key personnel shall be subject to approval by the District Manager.

2.2.2 Where applicable, the Contractor shall require certifications, training, etc. be secured and updated for all employees for the maintenance and technical services performed under this contract.

2.2.3 Contractor shall provide one (1) on-site Field Supervisor who is knowledgeable of the Contractor’s daily activities when performed at the site to observe and monitor the daily activities including landscape, irrigation, and general grounds maintenance operations. This Field Supervisor shall serve as the point of contact between the District Manager and Contractor. The Field Supervisor shall be responsible for coordinating all scheduled services with the District Manager and for the timely scheduling of unscheduled maintenance services.

2.3 Personnel Dress Code

The Contractor shall ensure that employees working on the Project shall wear uniforms or professional attire at all times. Clothing that expresses or implies obscene language or graphics, degrading or demeaning connotations, or in the opinion of the District Manager is unsightly for any reason, shall be strictly prohibited. Contractor personnel shall wear shirts at all times and shall wear footwear that conforms to safe work practices.

2.4 Personnel Conduct

The Contractor shall enforce strict discipline and good order among its employees on the Project site. The Contractor shall ensure that its employees that communicate and interact with the Brighton Lakes community and any other customer/party associated with the Brighton Lakes Project are knowledgeable of the Project and the Services the Contractor is performing.

2.5 Safety Program

The Contractor shall develop, implement, and maintain a safety program for its operations on the Project. That safety program shall include, at a minimum, a safety policy, safety rules and procedures, safety training, procedures for reinforcing and monitoring safety programs, procedures for accident investigations, providing and maintaining equipment safety features, and safety record keeping.

The Contractor shall comply with all State of Florida (“State”) and Federal and local regulations, rules and orders, as they pertain to occupational safety and health, the safe operation and security of the facilities.

The Contractor shall provide, at the Contractor’s expense, all safety equipment and materials necessary for and related to the work performed by its employees. Such equipment will include but is not limited to items necessary to protect its employees and the general public, if applicable. This shall include all necessary PPE to be worn at all times.

2.6 Subcontractors

If the Contractor, as a part of the performance of its Services, elects to employ subcontractors, the following shall apply:

- The Contractor shall be responsible for, and coordinate with, the services of any of its subcontractors.
- The Contractor shall require all of its Subcontractors, as a condition of employment, to agree to the applicable terms and conditions identified in the contract documents.

2.7 Consultants

If the Contractor, as a part of the performance of its Services, elects to employ consultants, the following shall apply:

- The Contractor shall be responsible for, and coordinate with, the services of any of its consultants.
- The Contractor shall require all consultants, as a condition of employment, to agree to the applicable terms and conditions identified in the contract documents.

2.8 Document Control and Data Maintenance**2.8.1 Document Control**

The Contractor shall keep accurate records of all documents received and, if applicable, issued by this Contractor. A document log shall be maintained during

the work of this Contractor to provide records on the information available to or from this Contractor. The log shall outline document titles and dates, the originator, received dates, and to/from information. This log shall be updated monthly and submitted to the District Manager when requested.

2.8.2 Highlight Report

The Contractor shall provide to the District Manager a highlight report, with pictures and details, identifying monthly maintenance and unscheduled maintenance activities for the previous month. The highlight report shall be provided fifteen (15) days prior to each Board meeting and shall contain information helpful to the District and its staff as it relates to all landscape maintenance issues.

2.8.3 Data Dispersal

Should the Contractor distribute data to others, the Contractor shall document the distribution of data by completing a letter of transmittal. All distribution of data shall be accompanied by a letter of transmittal with a copy provided to the District Manager identifying:

- Party to whom the data is being transferred
- Origination of the request for transfer
- Name of data being transferred
- Type(s) of data being transferred
- Date of transfer
- Purpose of transfer, or use of information
- Further action necessary

The Contractor shall propose a format for, and keep a log of, all data transfers for updates to the District Manager.

2.9 District Managership of Data

It is to be understood that all data transmitted, and material/equipment purchased under this contract by the Contractor or provided to the Contractor, either by the District Manager or third parties, are the sole properties of the District. The Contractor shall have temporary charge of the data while performing contracted services for the Project. All data shall be returned to the District Manager at the conclusion of the Project, after which no copies of the data may be kept by the Contractor without the express written permission of the District.

The District Manager shall retain the right to require that the Contractor transfer all Project data, material, or equipment to the District Manager immediately upon fourteen days written notice, for any reason. The same procedures shall apply should it become necessary for the Contractor to voluntarily return all Project data to the District Manager.

2.10 Quality Control

The Board will have the right, at any stage of the operation, to reject any or all of the Contractor's Services and materials. Throughout the entire landscape, the Contractor shall maintain the installed number of shrubs, ground cover, and trees in addition to the installed amount of turf grasses. The Contractor shall replace or reimburse the District for the cost of replacement or repairs, at the Contractor's own expense, those turf areas, shrubs, ground cover, and trees that are damaged or lost due to insects, disease, fungus, and/or over watering or insufficient watering from the irrigation system as directed by the District Manager. All replacements shall meet the current size, specification, and quality

of surrounding related material. Any other CDD items damaged due to Contractor's negligence shall be repaired or replaced as directed by the District Manager at the Contractor's own expense. All repairs and replacements shall also occur within the time period specified by the District, or if no time is specified, then within seven (7) days of notice from the District.

3. **COORDINATION**

The Contractor shall provide coordination with the District Manager for all items associated with the requirements of this Agreement.

3.1 **General Coordination**

The Contractor shall coordinate and communicate with the District regarding this Project through its District representatives, pursuant to the terms of the Landscape and Irrigation Maintenance Service Agreement.

Coordination of the construction, operation, and general maintenance at Brighton Lakes is considered one of the many critical activities of the Contractor. Further, coordination of those efforts with all parties involved, or those with a need-to-know is crucial to the success of the Project. While all parties involved with the Brighton Lakes Project cannot be identified at this time, a partial list is provided as follows:

- CDD District Manager
- CDD District Engineer
- CDD District Representative
- CDD Landscaping and Maintenance Liaison
- CDD Aquatic Maintenance Contractor
- Toho Water Authority
- Osceola County and its various departments

3.2 **Contractor's Field Supervisor**

Contractor shall designate an onsite representative who will be responsible for overall supervision of the Contractor's work force on the Project and shall act as the single point of contact, daily, between the District Manager and the Contractor. This individual shall always maintain a means of being contacted by the District Manager (cellular phone) and shall respond to such calls within twenty (20) minutes of contact. This individual shall be responsible for maintaining the Contractor's schedule of activities and notifying the District Manager of this daily schedule, for quality control of the Contractor's services, and for arranging and supervising unscheduled service requests by District Manager.

4. **SCHEDULED OPERATIONS AND MAINTENANCE**

The Contractor shall meet all requirements associated with turf care, shrubs/ground cover care, tree care, irrigation system, and litter removal as required in this Agreement. The Contractor certifies that the Contractor has made a complete site inspection of Brighton Lakes, specifically the areas of CDD maintenance. Attachment D includes maps identifying the general limits of CDD maintenance by area. All landscaping within the CDD areas shall be maintained by this Contractor in accordance with the following requirements:

4.1 **Turf Care**

4.1.1 Mowing

- a. All irrigated turf, located in developed areas, shall be mowed once (1) per week from March 1 through October 31 and once (1) every other week from November 1 through Feb. 28. Mowing of St. Augustine turf shall be performed at a minimum frequency of **forty-one (41) times a**

year. All Bahia turf, located in developed areas, including lake banks, shall be mowed once (1) per week from May 1 through October 31 and once (1) every other week from November 1 through April 30. Mowing of Bahia turf shall be performed at a minimum frequency of **thirty-eight (38) times** a year.

- b. Turf areas shall be cut to a height of no more than four and one-half (4.5) inches nor less than three and one-half (3.5) inches, to foster photosynthesis and healthy root development. Bahia turf areas shall be cut to a height of no more than four (4) inches nor less than three (3) inches, to foster photosynthesis and healthy root development.
- c. Mower blades shall be kept sharp at all times to prevent tearing of grass blades.
- d. Mulching type-mowing equipment is preferred, and no side discharges are permitted on walk-behind mowers.
- e. Visible clippings after mowing shall be removed to prevent thatch build up.
- f. Various mowing patterns shall be employed to prevent ruts in the turf caused by mowers.
- g. All clippings shall be kept out of ornamental beds, off all sidewalks, roadways, and waterways.
- h. Quarterly bush hogging behind fences per Work Authorization. See Map. Mowing of area between Devon Court and Wingfield Place is required every other week.

4.1.2 Edging

- a. Hard surface edging is to be defined as outlining and/or removing turf from along all sidewalks and curbs, and soft surface edging is to be defined as outlining and/or removing turf from all tree rings and planting beds, etc. by the use of a mechanical edger.
 - i. All hard surface edging shall be performed to maintain straight and sharp edges between curbs/sidewalks and turf areas. **Edging shall be completed the same day and at the same frequency that an area is mowed.**
- b. All soft surface edging shall be performed neatly to maintain the shape and configuration of all planting areas in a clean manner and free of imperfections. **Soft surface edging shall take place two (2) times per month March through October and monthly November through February.** All plant bed edges shall be maintained to the curves, as originally designed.
 - i. **AT NO TIME SHALL CHEMICAL EDGING BE USED TO EDGE LANDSCAPE BEDS OR TREE RINGS**
- c. The edging equipment shall be equipped with manufactures guard to deflect hazardous debris. String or lined trimmers shall not be used.
- d. All sidewalks, streets, and roadways shall be immediately swept, blown, or vacuumed to maintain a clean, well-groomed appearance, clippings shall not be blown or swept into drainage basins or ponds.

- e. The proper safety precautions shall be taken when edging (i.e., safety vest, signage, warning light, etc.), along roadways as required by Federal, State or local law, as deemed necessary by the Contractor and/or as directed by the District Manager.

4.1.3 Trimming

All areas inaccessible to mowers, and/or otherwise non-mowable due to trees, light poles, chain-link fences, signs, rocks, culverts, and miscellaneous hardscape items shall be trimmed at the same height, same day, in the same frequency as mowing. This includes grass runners around all ponds. Trimming shall be performed with the use of a string trimmer or other mechanical means. **Chemical use shall be encouraged when working within six (6) inches of any vinyl fence posts and for crack weeds on roadways and sidewalks.** All other chemical use will not be permitted unless approved by District Manager.

4.1.4 Weed and Disease Control

- a. The Contractor shall be responsible for developing a Horticulture Plan that will provide CDD with turf that is generally weed free. The use of pre-emergent herbicides is encouraged to attain the best results. Any reapplications required, in the District Manager's opinion, shall be provided at the Contractor's own expense. Weeding shall be performed to a level that is acceptable to the District Manager. Additional requirements for weed control are defined in paragraph 4.2.2.
- b. Turf areas shall be continuously monitored for infestations of disease/fungus, and weeds and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the District Manager.
- c. All State and Federal regulations governing the use/application of chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to these regulations.
- d. Contractor shall provide MSDS sheets for all chemicals to the District Manager prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the District Manager, prior to application, throughout the entire contract period.

4.1.5 Fertilization

All fertilizers shall be applied (full coverage) according to manufacturer's instructions. Fertilizers shall be applied when the turf is dry and not over an early morning dew. Fertilizers shall be watered following application on the same day. Apply lawn fertilizer with broadcast spreaders and overlap consistently for uniform coverage.

- a. A custom blended granular fertilizer, that has at least 50% or greater slow-release Nitrogen, shall be applied at least four (4) times per year for irrigated turf.
Analysis, scheduled applications, and application rates per one thousand (1,000) s.f. shall be approved by the District Manager and at a minimum

include a full trace element package of iron, magnesium, zinc and calcium. Analysis may be different depending on the season of application and should always meet the specific site conditions. The maximum application rate shall be one (1) lb. of nitrogen per one thousand (1,000) s.f. per application. Any reapplications required, in the District Manager's opinion, shall be provided at the Contractor's own expense.

- i. Additional treatments may be provided as needed after approval of a Work Authorization provided to the District Manager, and will be invoiced separately after such approval. Please provide rates for fertilization as additional services as required in the official proposal form.
- b. The District Manager reserves the right to make reasonable adjustments to the specifications, timing, rate of application and elementary composition according to actual horticultural conditions at the time.
- c. A State inspection of analysis along with an actual certified fertilizer label, legible and otherwise suitable condition for filing, must be submitted for approval.
- d. To maintain uniform turf color, fertilization shall be completed within ten (10) working days for Phase 1 in its entirety.
- e. **All fertilizers shall be kept out of canals and stormwater retention ponds and be removed immediately from all sidewalks and roadways. Any staining to sidewalks will be the Contractors responsibility to remove at their own cost.**
- f. A report containing bag usage and tonnage per area shall be submitted immediately following fertilization.
- g. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- h. Contractor shall provide MSDS sheets for all chemicals to the District Manager prior to start of contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the District Manager, prior to application, throughout the entire contract period.

4.1.6 Pest Control

- a. The Contractor shall use BMP practices and standards for scouting and control of insects monthly in all turf areas. Applications are as needed as determined by the Contractor at the Contractor's expense to control and stop the spread/infestation of turf damaging insects. Any reapplications required, in the District Manager's opinion, shall be provided at the Contractor's own expense. Turf that is lost due to negligence will be replaced at the cost of the Contractor.
- b. The District Manager reserves the right to make reasonable adjustments to the specifications, timing, rate of application and elementary composition according to actual horticultural conditions at the time.

i. **Please provide a cost per Acre for Top Choice Fire Ant control as additional services as required in the official proposal form.**

- c. Turf areas shall be continuously monitored for infestations of insects and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the District Manager.
- d. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- e. Contractor shall provide MSDS sheets for all chemicals to the District Manager prior to start of Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the District Manager, prior to application, throughout the entire term of the Agreement.

4.1.7 pH Adjustment

It is anticipated that the soil pH level may require adjustment in various areas throughout the Project site. The Contractor shall perform, as directed by the District Manager, soil tests for any and all areas where the landscape is not responding adequately to the landscape care program. Based on the pH test results, the Contractor shall provide a pH adjustment program, if required, to be approved by the District Manager. These areas will be monitored and as directed by the District Manager, follow-up tests will be required. The soil tests and the pH adjustments shall be considered part of the base Scope of Services.

4.2 Shrubs/Ground Cover Care

4.2.1 Pruning

- a. Detailing of planted areas shall be performed in a sectional method, with the frequency of once every four weeks. Detailing includes trimming, pruning and shaping of all shrubbery, ornamentals and ground cover, removal of under story tree suckers, removal of unwanted vegetation, and the fluffing of bark or chips. Contractor shall provide to the District Manager a sectional detailing operation map for review and approval within thirty (30) days after the Contractor's notice-to-proceed.
- b. Shrubs shall be trimmed with a hedge trimmer to remove only top excess growth.
Hedge sheering shall not be performed until shrub rows are completely full and have obtained at least three (3) feet full height. Pruning sides of shrubs shall be avoided to allow the mass to naturally fill.
Notwithstanding the foregoing, viburnums along Bright Lakes Blvd. shall be maintained pursuant to written instructions provided by the District Representatives and on file with the District Manager.
- c. No pruning shall be performed on live wood that alters the shape and fullness with respect to the intended character of the plantings. Any shrub damage from equipment, other negligent activities, or improper pruning shall be replaced by the Contractor at no additional cost to the District Manager.
- d. Summer flowering shrubs shall be pruned yearly during late winter/early spring (late February - April). Rejuvenation pruning may be needed to reset height of summer flowering shrubs such as Golden Thryallis and Fire Bush.

- e. Spring flowering shrubs shall be pruned yearly after blooming.
- f. Broad leaf evergreen shrubs shall be hand-pruned yearly to maintain their natural appearance after the new growth has hardened off.
- g. Conifers shall be pruned yearly after the foliage of the new growth has changed color.
- h. Ground covers shall be edged and pruned to contain them within the planting beds.
- i. The main stem of shrubs or vine-like plants planted near fences shall be secured to the fence with plastic tie material to allow new growth to be guided as directed by the District Manager.
- j. All clippings shall be removed from all sidewalks, roadways, and waterways, and disposed off-site.
- k. A schedule for pruning shall be submitted within thirty (30) calendar days of the notice-to- proceed with the Services for District Manager's approval.
- l. Selective pruning, balling and shaping shall be performed as needed to expose landscape lights and remove all dead wood.

4.2.2 Weeding

- a. The Contractor shall be required to maintain all mulched areas free of weeds, to a level that is acceptable to the District Manager, by hand pulling or chemical means, as environmental, horticultural, and weather conditions permit. An appropriate combination of "pre" and "post" emergent is strongly recommended. Weeding shall be performed weekly (52 times) Any reapplications required, in the District Manager's opinion, shall be provided at the Contractor's own expense. Weeds around impervious surfaces shall be sprayed as soon as observed. All weeds collected shall be removed and disposed offsite. Weeds that are three (3) inches or greater need to be hand pulled. The expectation is beds remain generally weed-free on a weekly basis.
- b. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- c. Contractor shall provide MSDS sheets for all chemicals to the District Manager prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the District Manager, prior to application, throughout the entire contract period.

4.2.3 Fertilization

- a. A custom blend fertilizer shall be applied at least three (3) times per year. Analysis shall include a trace element of iron, magnesium, zinc, and calcium. Analysis and program should be structured to meet the specific site conditions. Reapplications, if required in the District Manager's opinion, shall be provided at the Contractor's own expense.

- i. Additional treatments may be provided as needed after approval of a Work Authorization provided to the District Manager, and will be invoiced separately after such approval. Please provide rates for fertilization as additional services as required in the official proposal form.
- b. Granular Fertilizer shall be applied at a rate of one (1) pound of nitrogen per one thousand (1,000) s.f. of bed area. Liquid fertilizer requires District Manager approval.
- c. Fertilizers shall have the following:
 - i. Forty (40) percent nitrogen derived from ammonium sulfate; fifty (50) percent from controlled release.
 - ii. A ratio of nitrogen to potassium at 1 to 1.
 - iii. Two (2) percent iron - minimum.
 - iv. Two (2) percent magnesium - minimum.
 - v. One (1) percent magnesia - minimum.
 - vi. Three (3) percent phosphorous - minimum.
 - vii. Include elements of calcium, boron, copper, zinc, and phosphor.
- d. Alternative fertilizer analysis may be approved by the District Manager, if the Contractor substantiates reasons for healthier plant growth.
- e. Granular fertilizer shall be applied by hand or hand operated broadcast spreader insuring uniform coverage. Fertilization shall be completed within ten (10) working days.
- f. A State inspection of analysis along with an actual label in legible and otherwise suitable condition for filing shall be submitted for approval.
- g. All fertilizer shall be kept out of canals and lakes and be removed immediately from all sidewalks, pedestrian areas and roadways.
- h. A report containing name of product applied, mix ratio, rate of application, amount of product applied, and location of application shall be submitted immediately following fertilization.
- i. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- j. Contractor shall provide MSDS sheets for all chemicals to the District Manager prior to start of the contract. Contractor shall also provide MSDS sheets for any changes in chemical use to the District Manager, prior to application, throughout the entire contract period.

4.2.4 Pest and Disease Control

- a. The District Manager shall be notified one (1) week prior to any chemical application.

- i. All over spray shall be prevented and contact with any pedestrians, their property or pets shall be strictly avoided.
- b. All landscape areas shall be continuously monitored for infestations of insects and disease/fungus and treated immediately for proper control. Contractor shall provide a monthly monitoring report of these activities to the District Manager.
- c. The Contractor shall use BMP practices and standards for scouting and control of insects in all landscape beds. Treatments will be required as needed as determined by the Contractor at the Contractor's expense to control pests and disease. The Contractor is responsible for diagnosing and controlling pest and disease, any plant material lost due to negligence will be replaced at the Contractor's expense.
- d. Use manufacturers' instructions for proper applications. Operating personnel shall be knowledgeable for monitoring and identification and licensed for application. All chemicals shall be used in strict accordance with Federal, State, and County directives on environmental control and carry an EPA approval number.
- e. All State and Federal regulations governing the use/application chemicals shall be strictly adhered to. Contractor assumes all related liability for adhering to or failing to adhere to these regulations.
- f. Contractor shall provide MSDS sheets for all chemicals to the District Manager prior to start of the Agreement. Contractor shall also provide MSDS sheets for any changes in chemical use to the District Manager, prior to application, throughout the entire term of the Agreement.

4.2.5 Mulching (**Invoiced Separately**)

Mulch shall be applied by Contractor as needed, pursuant to the terms of a Work Authorization approved by the District. Contractor shall inspect all planting areas and if Contractor determines a mulch application is needed, Contractor shall provide the District with a proposal. If more than one planting area requires mulch, any associated proposal shall separately itemize the mulch per planting area. Premium brown shredded hardwood mulch shall be used in all applications. Mulch shall not exceed two (2) inches in planting areas. Mulch quantities will be determined by the Contractor in the cost proposal associated with each Work Authorization, and any shortages in mulch material will be installed by the Contractor at no additional cost to the District. Mulch applications will not be invoiced or applied without a Work Authorization. The District reserves the right to subcontract mulch applications. Please provide rates for mulch as additional services as required in the official proposal form.

4.2.6 pH Adjustment

A soil analysis and pH adjustment shall be provided for shrubs/ground covers as per section 4.1.7.

4.3 **Tree Care**

Tree care shall pertain to all trees located in CDD common areas, identified on the Maintenance Map.

4.3.1 Pruning

- a. Removal of dead limbs and branches, **up to fifteen (15) feet**, from all Common Area trees (excluding Street Trees) shall occur one (1) time per year as directed by the District Manager. This can be achieved by using a pole saw from the ground. No pruning should be performed on live wood that would affect the fullness with respect to the intended character of the plantings. Any tree damaged from equipment, other negligent activities or improper pruning shall be replaced by the Contractor at no additional cost to the District Manager. Additional pruning and trimming beyond the required once (1) per year may be provided as needed, only after approval of a Work Authorization provided to the District Manager and will be invoiced separately after such approval. Please provide rates for tree pruning as additional services as required in the official proposal form.

Contractor shall not perform services on Street Trees but shall notify the District Manager if the Contractor observes the Street Trees do not comply with the County Clearance Requirements pursuant to that certain *Agreement between the District and the Brighton Lakes Community Association, Inc. Regarding Street Tree Trimming* entered into January 28, 2020.

- b. Remove all sucker growth from base of trees on a regular basis. Contractor shall provide specific pruning practices and standards for each type of tree in the community for review and approval by the District Manager, and such pruning practices and standards shall be attached to the Landscape and Irrigation Maintenance Services Agreement, as an exhibit.
- c. Trees located in buffer areas shall be pruned once (1) a year. These trees shall be pruned to promote dense canopy for screening and to provide a neat appearance. The District Manager shall provide specific instructions for pruning trees in buffer areas. **Vertical push backs, up to fifteen (15) feet, will take place behind homes that abut CDD maintained areas.**
- d. Other ornamental trees shall be pruned yearly during late winter/early spring (late February - April).

4.3.2 Fertilizer

Trees shall be fertilized as per the requirements of 4.2.3. Any alternative fertilizer analysis recommended specifically for individual trees may be approved if the Contractor substantiates reasons for healthier plant growth.

4.3.3 Pest Control

Preventative insect/disease control treatments shall be provided for individual trees, as per the requirements of 4.2.4 provided that tree pest control shall be applied by the Contractor pursuant to a Work Authorization, as needed, as approved by the District. Pest control applications will not be invoiced or applied without a Work Authorization. The District reserves the right to subcontract pest control applications. Please provide rates for pest control applications as additional services as required in the official proposal form.

4.3.4 Mulch

All individual isolated trees shall have their tree ring re-mulched as per requirements of 4.2.5.

4.3.5 pH Adjustment

Soil testing and pH adjustment shall be provided as per the requirements of 4.1.7.

4.4 Irrigation System

4.4.1 General Requirements

- a. The Contractor shall be responsible for continual, full operation of all system parts. Any plant damage resulting from non-operation of system, over-watering, or insufficient watering due to maintenance neglect shall be the Contractor's responsibility, as per Section 2.10. Contractor shall replace damaged materials or reimburse the District for the cost of replacement or repairs as directed by the District Manager. The District will not incur costs for irrigation line repairs on anything under two (2) inches. Mainline repairs as well as all other repairs over two (2) inches will be proposed to the District prior to repairs being completed. Invoices need to show line items of material and separate labor costs by hour.
- b. The Contractor shall be responsible for repairs to the system caused by the Contractor or by the Contractor's neglect for the term of this Agreement.
- c. Automatic irrigation system will be programmed weekly to provide watering frequency sufficient to replace soil moisture below the root zone.
- d. Any modifications to the irrigation system shall be submitted to the District Manager.

4.4.2 Monitoring/Adjustments

- a. The Contractor shall inspect the entire operation of the system **no less than once (1) every month, or twelve (12) times per year**. A written report shall be furnished to the District Manager at the completion of each inspection. During this inspection, the Contractor shall perform the following:
 - Activate each zone of the existing system.
 - Ensure the operation and coverage is sufficient for proper healthy landscape growing conditions.
 - Fix any broken pipes, fittings or irrigation heads the same day of inspection.
- b. Contractor shall have access to the system's computer printout data log of daily irrigation operation activities. The Contractor shall not rely solely on the data and is responsible for making any adjustments required to the controllers to ensure the desired moisture level is being provided for all plantings as they relate to seasonal changes, weather conditions, and soil conditions.

- c. Spray patterns for all irrigation heads shall be adjusted, if required, when detected by the Contractor or as directed by the District Manager.
- d. Any adjustments to the spray nozzles spray patterns, controllers, etc. required to provide optimum growth of the landscape shall be provided on an as needed basis as part of the base Scope of Services.

Please provide rates for irrigation repairs and replacements as additional services as required in the official proposal form.

4.4.3 Valve/Valve Boxes

- a. Provide any miscellaneous cleaning of valves for proper functioning on an as-needed basis.
- b. Ensure that all valve boxes remain flush and level with grade. The valve boxes shall be kept free of any overgrowth of plant material or sod. The interior of each box shall be kept clean.

4.5 **Litter Removal**

4.5.1 Landscape Areas

Any litter found in planting beds or in turf areas shall be collected and disposed of off-site prior to each mowing cycle. Including, but not limited to palm boots, Magnolia leaf debris and fruits, downed limbs and sticks, etc.

4.5.2 Road Rights-of-Way, Parks etc.

Contractor shall monitor all road rights-of-way, parks and areas each time on-site and collect any litter and dispose the litter off-site. This work shall be performed Monday through Friday each time Contractor is on-site performing services under the Contract.

5. **UNSCHEDULED MAINTENANCE AND REPAIRS**

The Contractor shall be equipped and organized to provide any unscheduled maintenance and repairs required in this Agreement. The following addresses the general procedures for unscheduled maintenance and repairs, response to damaged facilities and emergencies, and unscheduled maintenance activities.

5.1 **General**

The Contractor shall be responsible for all repairs within all limits of work, within the Brighton Lakes Community unless otherwise directed by the District Manager. Repairs that result from the Contractor's failure to properly perform the Services under this Scope of Services shall not be considered an Additional Service and therefore shall not warrant additional compensation to the Contractor. Repairs that, in the Contractor and District Manager's opinion are not because of Contractor negligence shall be deemed an Additional Service and shall, at the District Manager's election, be made by the Contractor upon receipt of a Work Authorization from the District Manager. When the Contractor determines that a repair is necessary, the Contractor shall submit to the District Manager a Work Authorization form together with the Contractor's estimate of the cost to perform the repair. Whenever possible, this Work Authorization and cost estimate should be sent to the District Manager seven (7) calendar days in advance of the Contractor performing the Services. The District Manager shall return one executed copy of the Work

Authorization form and shall indicate the method of compensation. In the event the Services are to be provided on a unit price or time and material basis, within seven (7) calendar days upon completion of the Services, the Contractor shall submit to the District Manager, an itemized listing of the Contractor's costs to perform the Services including all unit quantity items or labor, equipment, materials, and Subcontractor's accordingly. The itemized listing shall be presented in a format acceptable to the District Manager and if requested by the District Manager shall include copies of invoices from others providing work or materials on the repair.

5.2 Damaged Facilities

5.2.1 Should the Contractor become aware of damage to the facilities within the area maintained by the Contractor, the Contractor shall notify the District Manager as soon as possible. If the District Manager elects to have the Contractor perform the repair, the District Manager shall issue a Work Authorization to the Contractor to proceed with the repair.

5.2.2 Irrigation Repairs

- a. All breaks shall be repaired immediately. Lines shall be flushed thoroughly before installing new heads.
- b. All replacement parts shall be the same manufacture as the initial irrigation installation. Execution of all repairs/installation shall be as per original construction details/specifications.
- c. Aboveground irrigation components damaged by the Contractor while performing landscape maintenance activities shall be repaired and replaced by the Contractor within 24 hours at no charge to the District Manager.
- d. Any damage on property due to wash outs created by irrigation breaks that went undetected for a period of time due to negligence of the Contractor shall be repaired by the Contractor at no charge to the District Manager.
- e. Irrigation components damaged by accident caused by someone other than the Contractor, by vandalism **ONLY** shall be reported to the District Manager immediately.

5.3 Emergency Repairs

5.3.1 If the repair to a damaged facility is deemed an emergency and immediate repair is judged necessary by either the Contractor, District Engineer, or District Manager, upon receipt of authorization by the District Manager, the Contractor shall proceed with providing all materials, labor and equipment on a time and material basis necessary to make the repair and restore the facilities. If the repair is required due to Contractor's negligence, the District Manager shall back charge the Contractor for the repair.

5.3.2 The Contractor shall provide any emergency repairs to the irrigation system immediately once detected by the Contractor, or within eight (8) hours of notification from the District Manager. If the emergency repairs are due to Contractor negligence, the Contractor shall provide these repairs at its own expense. If these repairs are beyond the Contractor's control within the Scope of Services, the Contractor shall provide the repairs and submit an invoice on a time and material basis.

- 5.3.3 Emergency repairs, as agreed by the District Manager, are the only repairs that will not require a Work Authorization from the District Manager.

5.4 Unscheduled Maintenance

The Contractor shall provide occasional unscheduled maintenance that is in Addition to the base Scope of Services. The Contractor shall receive a Work Authorization from the District Manager and shall respond and complete the request within two (2) weeks or a mutually agreeable time with the District Manager. The Contractor's cost estimate to provide the work shall be approved by the District Manager prior to commencement. The Contractor shall be available and willing to provide unscheduled maintenance services, including, among others, the following:

- Raise the height of irrigation heads.
- Provide proposals for landscape material, replacements, or repairs due to vandalism or acts of God.
- Provide site clean-up (litter removal, etc.) before and after community special events.
- Provide, in late October of each year, over-seeding in undeveloped Bahia areas with Winter Rye. The Contractor shall provide seeding mix to the District Manager for approval prior to application. Any reapplications required, in the District Manager's opinion, due to poor germination or inconsistent coverage shall be provided at the Contractor's own expense.
- Provide selective weeding and pruning for existing wooded areas.

5.5 Seasonal Color Rotations

The Contractor will provide proposals for four (4) Seasonal Color rotations. The annual flowers will need to be four- (4) inch to six- (6) inch premium grade plants. Proposals will need to be provided at the request of the District Manager. The Contractor will warranty the Seasonal Color rotations for the three (3) months the plants are in the ground, ensuring continual flowering, fertilization, pest/disease control and proper watering times. The Contractor shall communicate flower selections with District Management Staff prior to installation. This only pertains to a small plot on the median of Brighton Lakes Boulevard at the intersection of Pleasant Hill Road. Annual flower installation shall be applied by Contractor, as needed, pursuant to the terms of a Work Authorization approved by the District. Annual flower installation will not be invoiced or applied without a Work Authorization. The District reserves the right to subcontract annual flower installations. Please provide rates for annual flower installation as additional services as required in the official proposal form.

6. RESPONSE TIME

The Contractor shall provide services and repairs within the amount of time indicated in this Agreement. The following is general response time information and requirements for the Emergency Response Program to be developed, implemented, and maintained by the Contractor.

6.1 General

The Contractor shall, on a timely and efficient basis, respond to any and all requests, and perform all repairs, inspections, and observations, etc. stipulated in the Project Manual. The Contractor shall provide supervisory, operating and maintenance personnel as required who shall be available on call twenty-four (24) hours per day, seven (7) days per week to respond to and correct any problems with any of the elements covered by this agreement.

Response time, unless otherwise directed by the District Manager, required by the Contractor for various maintenance activities is as follows:

- Standard maintenance activity adjustments - varies as directed by District Manager
- Irrigation adjustments – twenty-four (24) hours

- Standard repairs - one (1) week
- Emergency repairs – eight (8) hours
- Unscheduled maintenance request - as needed, as soon as four (4) hours
- Plant material replacement - two (2) weeks

Should the Contractor fail to respond to a request for any services addressed in this Project Scope within the required allotted time, the District Manager shall, at the Contractor's sole expense, provide the requested services.

6.2 Emergency Response Program

The Contractor shall develop, implement, and maintain an emergency response program (ERP) for emergency work that must proceed immediately to avoid property damage or result in a public health or safety hazard. The ERP shall address emergency situations including, but not limited to, the following items:

- Irrigation line breaks
- Equipment failures
- Chemical spills

Additionally, the ERP shall address the following:

- Responsible parties to be notified
- Personnel, equipment, and emergency repair contractors on call and who will respond to each type of emergency
- Procedures for notifying the District Manager, the Brighton Lakes community, and other utility companies affected by the listed emergency
- The Contractor shall prepare, maintain, and distribute an ERP manual detailing the procedures and responsibilities for the situations listed above and any other situation deemed appropriate by the District Manager.




END OF SCOPE OF SERVICES

EXHIBIT C
MAINTENANCE AREA MAP



N.T.S.



 BRIGHTON LAKES BOUNDARY
 LANDSCAPE MAINTENANCE
 WETLAND BUFFER MAINTENANCE

**EXHIBIT D
CHECKLIST**

Landscape Check List for (Month) _____ (Year) 20____						
	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 = √) [Contractor to list Area(s) of Application]			4.1.4(a)		
VI	Disease/Fungus Control (If Acceptable to Contractor = √) [Contractor to list Area(s) of Application]			4.1.4(b)		
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(l)		
	G Remove All Dead Wood (As Needed)			4.2.1(l)		
VIII	Fertilization (Turf)(Four Times Per Year)			4.1.5(a)		
	First Application					
	Second Application					
	Third Application					
	Fourth Application					
IX	Pest Control (If Acceptable To Contractor = √) [Contractor to list below the Area(s) of Application(s)]			4.1.6		
X	A Soil Tests for Turf Care and Tree Care (Listed as "As Needed")			4.1.7 and 4.3.5		
	First Test					
	Second Test					
	Third Test					
	Fourth Test					
	Fifth Test					
	Sixth Test					
	B pH Adjustments for Turf Care and Tree Care (Invoiced Separately, Work Authorization Required) [Contractor list below each adjustment]			4.1.7		
XI	Weeding (Weekly)			4.2.2(a)		
	Week 1					
	Week 2					
	Week 3					
	Week 4					

Page 3

EXHIBIT E
FORM OF WORK AUTHORIZATION

WORK AUTHORIZATION NO. _____
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (“Work Authorization”), dated _____, 202____, authorizes additional work in accordance with the *LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT BY AND BETWEEN BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT AND BLADE RUNNERS COMMERCIAL LANDSCAPING ORLAND, LLC*, dated _____, 2024 (“**Agreement**”), by and between:

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o 313 Campus Street, Celebration, Florida 34747 (“**District**”); and

BLADE RUNNERS COMMERCIAL LANDSCAPING ORLANDO, LLC, a Florida limited liability company, whose address is 19 N. Texas Avenue, Orlando, Florida 32805 (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement and any Exhibits, Amendments and Work Authorizations thereto, Contractor shall provide _____, as set forth in Contractor’s Proposal, dated _____, 202____, and attached hereto as **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (“**Additional Services**”). Contractor may make changes to the scope of Additional Services without further written authorization from the District, to the extent that such changes are communicated to Contractor by District Representatives and do not increase the price of the Additional Services.

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this Work Authorization shall be in the amount of _____ **Dollars (\$_____)** and shall be remitted in the manner set forth in the Agreement. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this Work Authorization. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services.

SECTION 3. FINAL AGREEMENT. This Work Authorization, together with the Agreement, any Exhibits, Amendments and Work Authorizations thereto, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed

the day and year first above written.

ATTEST:

**BRIGHTON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

WITNESS:

**BLADE RUNNERS COMMERCIAL
LANDSCAPING ORLANDO, LLC**, a Florida
limited liability company

Witness

By: _____
Its: _____

Exhibit A: Scope of Additional Services

EXHIBIT F



3/27/2025

CERTIFICATE OF LIABILITY INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0C36861 New York-Alliant Ins Svc Inc 101 Park Ave 14th Fl New York, NY 10178	CONTACT NAME: Stephanie Kearney PHONE (A/C, No, Ext): E-MAIL ADDRESS: stephanie.kearney@alliant.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Federated Mutual Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 13935
-----------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------

INSURED

Florida ULS Operating LLC dba Blade Runners
19 N Texas Ave
Orlando, FL 32805-2162

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X		1855494	3/31/2025	3/31/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ Excluded PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			1855494	3/31/2025	3/31/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			1855495	3/31/2025	3/31/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		1855496	3/31/2025	3/31/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Brighton Lakes CDD and its Officers/ employees are Additional Insured Subject to the Conditions of the Additional Insured - Owners, Lessees or Contractors - Automatic Status when required in Construction Agreement with you Endorsement for General Liability.

CERTIFICATE HOLDER

CANCELLATION

Brighton Lakes CDD
C/O: Inframark
313 Campus Street
Celebration, FL 34747

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

**COMMERCIAL GENERAL LIABILITY
CG 20 33 12 19**

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED - OWNERS, LESSEES OR
CONTRACTORS - AUTOMATIC STATUS WHEN
REQUIRED IN A WRITTEN CONSTRUCTION
AGREEMENT WITH YOU**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. Section II - Who Is An Insured is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and
2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
 - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
 - b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

2. "Bodily injury" or "property damage" occurring after:
- a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
 - b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.
- C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**
- The most we will pay on behalf of the additional insured is the amount of insurance:
1. Required by the contract or agreement you have entered into with the additional insured; or
 2. Available under the applicable limits of insurance;
- whichever is less.
- This endorsement shall not increase the applicable limits of insurance.

EXHIBIT G
TREE PRUNING AND TRIMMING
STANDARDS AND PRACTICES
FOR BRIGHTON LAKES CDD

<i>Tree Type</i>	<i>Pruning and Trimming Standards</i>
Oaks	Generally prune trees to maintain the desired uniform appearance by thinning or tipping. No topping shall be performed on oak trees. Branches are encouraged to hang over walks with adequate pedestrian and bicycle clearance.
Crape Myrtle	Crape Myrtles shall be trimmed on the sides.*
Wax Myrtle	Wax Myrtles shall be tipped mildly in January, cleaned at the base to 2' clear trunk and dead wood removed.
Holly	Burford Hollies shall be kept full headed, and pruned only to bring clear trunk level to 2' above ground cover level. All holly trees shall be hand-clipped (not hedged) for naturally formed appearance. Severe shearing into "pyramids or lollipops" shall be avoided.
Ligustrum	Hand clipped for natural form. Severe shearing into "globes" shall be avoided, unless directed by the Owner.
Magnolias	Prune only sucker growth and to maintain an attractive, clear trunk appearance.
All Palms	Condition and appearance of booted trunks shall be monitored monthly and clean-up/boot removal shall be provided as directed by the Owner. Once the fronds have drooped to a 8:00 to 4:00 angle, the Contractor shall remove the fronds to a maximum 9:00 to 3:00 angle. Fronds shall be removed a minimum one (1) time per year.

* Crape myrtles shall also be top trimmed once per year.

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	<p>11.7.2025 Still awaiting payment to come in.</p> <p>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.</p> <p>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.</p> <p>07.21.2025 DM has contacted resident at Sweetspire about the damage to the landscaping. The resident Chelia, has initiated the claim with her insurance company.</p>	Yes
142	Accident #3	<p>COMPLETED</p> <p>12.3.2025 DM reached out to resident and Geico about an update.</p> <p>11.7.2025 Still awaiting payment to come in.</p> <p>08.25.2025 DM was contacted by Geico of where to send the funds to for the claim.</p> <p>08.13.2025 Resident now has all information and has submitted it to her insurance.</p> <p>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.</p> <p>07.16.2025 Mini van on Kariba and Huron went off into the bushes. DM is working on receiving a proposal for the repair and will work for the insurance</p>	Yes
144	Dead Oak	<p>Completed</p> <p>8.27.2025 DM reached out to Juan about adjusting the proposal to reflect just the removal and not the replacement.</p>	Yes
145	Dead Pine	<p>Completed</p> <p>8.27.2025 DM asked Juan how many trees are being removed.</p>	Yes
146	CenturyLink Box 2	<p>Completed</p> <p>Counsel to send letter after last meeting demanding resolving item as last letter stated for safety.</p>	

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
147	Fence on Buffer 3621 Kariba Ct	Completed 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.	
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
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	Completed 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	10.31.2025 Agreement signed and waiting for the credit to show on the account. 10.14.2025 Envera supplied proposal for 7 months credited but contract extended 7 months for previous services. DC reviewing	Yes
156	Broken Gate Arm	12.2.2025 DM has been in contact with the insurance provider for Uhaul and they are awaiting the invoice for the repair. This will be completed this week 11.22.2025 Driver of a Uhaul truck seen driving through the arm. Uhaul has been contacted	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
157	Exit Gate LED Lights	12.3.2025 Exit gate lights not turning on and have been reported to Envera.	
158	Holiday Lights	In progress with Nadine	

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, November 12, 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
Peter Glasscock	District Engineer, Hanson, Walter & Assoc. Inc.
Dennis Hisler	District Agent, CDD Liaison
Juan Ramirez	Representative, Blade Runners
Chris Morris	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. Crary, seconded by Ms. Singh, with all in favor, the agenda for October 8, 2025, was approved. (5-0)

THIRD ORDER OF BUSINESS

Audience Comments

A resident addressed rules about jumping into the pool instead of diving into the pool and residents installing fences on CDD easements.

Mr. Perez introduced Mr. John Khatiblou. to the Board. Mr. Khatiblou gave his background to the Board.

FOURTH ORDER OF BUSINESS

Special Business Items

A. Appeal Request Regarding Amenity Facility Incident

Ms. Nadia Niebles spoke on the suspension with the Board describing the incident in June and how the photo in the 2nd incident is not her family nor was she there. Discussion ensued.

On MOTION by Ms. Incandela, seconded by Mr. Crary, with all in favor, to terminate the suspension immediately was approved. (5-0)

FIFTH ORDER OF BUSINESS

Staff Reports

A. Blade Runners Report

i. Review of Irrigation Report

Mr. Ramirez spoke on mainline irrigation leak and repair, bushhogging being 70% complete, spraying herbicide in December as well as mulching in December, and other landscaping items. Discussion ensued

E. Envera Report

Mr. Morris spoke on last month's reported calls. Cody spoke on a 360 inspection to be done. Board decided this to be best after the holiday.

B. District Engineer

Mr. Glasscock spoke on the waterflow in the District being to design. Discussion ensued.

Addresses were given for the Engineer to look at patching the road and apron.

Mr. Crary discussed previous work on the roads where the arrows were not painted after the roads were completed. Mr. Glasscock confirmed they were not in the designs to be done based on the engineering decision. Mr. Crary would like them done at the expense of the engineering firm. Discussion ensued

D. MagnoSec

Nothing new as it was discussed earlier. Ms. Incadela requests the officer that completed the report for the resident Nadia to be at the next meeting.

C. Field Management Report

Mr. Perez gave update on field report that was supplied by Mr. Goldberg. The Board wanted item #9 to be replaced and all others like it with an LED fixture, #1 also at Sweetaspire Park, fence repair at tennis court, motion sensor in the bathrooms.

Discussion ensued about holiday lights being installed this year.

Mr. Peters MOVED to give Nadine a not to exceed of \$1,000 for holiday lights. Mr. Peters withdrew the motion.

On MOTION by Mr. Peters seconded by Mr. Crary, with all in favor, to give Nadine a not to exceed of \$3,000.00 was approved. (5-0)

Board asked about the status of pressure washing that was previously approved. Also the Board discussed pool furniture and strapping or replacing.

G. CDD Liaison Report

Mr. Hisler gave updates on his report. Also, the Board would like a catalog of sidewalks that hold water after it rains.

F. Solitude Lake Management Report

None.

H. District Counsel

Nothing new to report. Discussion on Kariba letters for Buffer Zone residents.

I. District Manager

i. Review of Project Board

Mr. Perez provided updates on the current open projects within the District and the next meeting.

SIXTH ORDER OF BUSINESS

Business Item

A. Consideration of Motion Assigning Fund Balance

On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, the Motion to Assign Fund Balance was approved. (5-0)

B. Reporting of Goals and Objectives FY 2025

On MOTION by Ms. Incandela, seconded by Mr. Crary, with all in favor, the Goals and Objectives FY 2025 were accepted. (5-0)

SEVENTH ORDER OF BUSINESS

Business Administration Items

A. Consideration of Minutes from the Meeting held October 8, 2025

The Board reviewed the minutes from the meeting held on October 8, 2025.

On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor,
Minutes from the Meeting held October 8, 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

Ms. Singh wishes to be around when the holiday lights are installed.

Ms. Incandela inquired if a December meeting is necessary.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Peters, seconded by Ms. Incandela, with all in favor,
the meeting was adjourned at 9:37 p.m. (5-0)

Assistant Secretary

Chair/Vice Chair

BRIGHTON LAKES
Community Development District

Financial Report

October 31, 2025

Prepared by:



Table of Contents

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

BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

October 31, 2025

Balance Sheet
Governmental Funds
October 31, 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	\$ 221,969	\$ -	\$ -	\$ -	\$ 221,969
Due From Other Gov'tl Units	12,060	-	-	-	12,060
Due From Other Funds	-	1,372	2,062	1,116	4,550
Investments:					
Money Market Account	2,107,409	-	-	-	2,107,409
SBA Account	15,073	-	-	-	15,073
Reserve Fund	-	23,450	-	-	23,450
Revenue Fund	-	44,034	137,645	35,606	217,285
TOTAL ASSETS	\$ 2,356,511	\$ 68,856	\$ 139,707	\$ 36,722	\$ 2,601,796
LIABILITIES					
Accounts Payable	\$ 2,050	\$ -	\$ -	\$ -	\$ 2,050
Accrued Expenses	5,027	-	-	-	5,027
Due To Other Funds	4,550	-	-	-	4,550
TOTAL LIABILITIES	11,627	-	-	-	11,627
FUND BALANCES					
Restricted for:					
Debt Service	-	68,856	139,707	36,722	245,285
Assigned to:					
Operating Reserves	330,036	-	-	-	330,036
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:	82,020	-	-	-	82,020
TOTAL FUND BALANCES	\$ 2,344,884	\$ 68,856	\$ 139,707	\$ 36,722	\$ 2,590,169
TOTAL LIABILITIES & FUND BALANCES	\$ 2,356,511	\$ 68,856	\$ 139,707	\$ 36,722	\$ 2,601,796

Statement of Revenues, Expenditures and Changes in Fund Balances

General Fund

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 75,000	\$ 6,250	\$ 6,682	\$ 432	8.91%
Room Rentals	50	4	-	(4)	0.00%
Interest - Tax Collector	2,800	933	-	(933)	0.00%
Special Assmnts- Tax Collector	1,246,851	-	-	-	0.00%
Special Assmnts- Discounts	(49,874)	-	-	-	0.00%
Gate Bar Code/Remotes	1,500	125	88	(37)	5.87%
Access Cards	100	-	-	-	0.00%
TOTAL REVENUES	1,276,427	7,312	6,770	(542)	0.53%

EXPENDITURES**Administration**

P/R-Board of Supervisors	14,400	1,200	1,200	-	8.33%
FICA Taxes	1,102	92	92	-	8.35%
ProfServ-Arbitrage Rebate	600	-	-	-	0.00%
ProfServ-Engineering	35,000	2,917	338	2,579	0.97%
ProfServ-Legal Services	30,000	2,500	-	2,500	0.00%
ProfServ-Mgmt Consulting	60,742	5,062	5,062	-	8.33%
ProfServ-Property Appraiser	387	-	-	-	0.00%
ProfServ-Special Assessment	5,305	442	-	442	0.00%
ProfServ-Trustee Fees	11,045	-	-	-	0.00%
Auditing Services	3,800	-	-	-	0.00%
Website Compliance	2,000	167	-	167	0.00%
Communication - Telephone	15,000	1,250	879	371	5.86%
Postage and Freight	1,200	100	48	52	4.00%
Insurance - General Liability	27,008	6,174	6,174	-	22.86%
Printing and Binding	1,500	125	30	95	2.00%
Legal Advertising	2,500	208	-	208	0.00%
Miscellaneous Services	2,000	167	962	(795)	48.10%
Misc-Assessment Collection Cost	24,151	-	-	-	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	237,915	20,579	14,960	5,619	6.29%

Field

ProfServ-Field Management	43,911	3,659	3,659	-	8.33%
ProfServ - Field Management Onsite Staff	63,851	5,321	5,321	-	8.33%
Contracts-Landscape	255,000	21,250	20,417	833	8.01%
Electricity - General	71,000	5,917	5,027	890	7.08%

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

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility - Water & Sewer	5,000	417	805	(388)	16.10%
R&M-Common Area	60,000	5,000	5,284	(284)	8.81%
R&M-Irrigation	20,000	1,667	1,383	284	6.92%
R&M-Lake	51,000	4,250	3,825	425	7.50%
R&M-Trees and Trimming	10,000	-	-	-	0.00%
R&M-Bush Hogging	12,000	1,000	-	1,000	0.00%
Misc-Contingency	750	63	-	63	0.00%
Total Field	592,512	48,544	45,721	2,823	7.72%
<u>Gatehouse</u>					
Contracts-Security Services	74,574	6,215	5,307	908	7.12%
R&M-Gate	10,000	833	-	833	0.00%
Total Gatehouse	84,574	7,048	5,307	1,741	6.27%
<u>Capital Expenditures & Projects</u>					
Capital Reserve	263,100	-	-	-	0.00%
Total Capital Expenditures & Projects	263,100	-	-	-	0.00%
<u>Road and Street Facilities</u>					
R&M-Roads & Alleyways	15,000	5,000	-	5,000	0.00%
R&M-Sidewalks	5,000	1,250	13,978	(12,728)	279.56%
R&M-Signage	2,000	500	2,301	(1,801)	115.05%
Total Road and Street Facilities	22,000	6,750	16,279	(9,529)	74.00%
<u>Community Center</u>					
Contracts-Security Services	66,000	5,500	5,120	380	7.76%
R&M-Clubhouse	10,000	833	175	658	1.75%
R&M-Pools	30,000	2,500	-	2,500	0.00%
Miscellaneous Services	3,500	292	-	292	0.00%
Capital Projects	10,545	-	-	-	0.00%
Total Community Center	120,045	9,125	5,295	3,830	4.41%
TOTAL EXPENDITURES	1,320,146	92,046	87,562	4,484	6.63%
Excess (deficiency) of revenues Over (under) expenditures	(43,719)	(84,734)	(80,792)	3,942	184.80%
Net change in fund balance	\$ (43,719)	\$ (84,734)	\$ (80,792)	\$ 3,942	184.80%
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,425,677	2,425,677	2,425,677		
FUND BALANCE, ENDING	\$ 2,381,958	\$ 2,340,943	\$ 2,344,884		

BRIGHTON LAKES
Community Development District

Debt Service Schedules

October 31, 2025

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2017 Debt Service Fund
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 2,400	\$ 200	\$ 187	\$ (13)	7.79%
Special Assmnts- Tax Collector	220,651	-	-	-	0.00%
Special Assmnts- Discounts	(8,826)	-	-	-	0.00%
TOTAL REVENUES	214,225	200	187	(13)	0.09%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	4,413	-	-	-	0.00%
Total Administration	4,413	-	-	-	0.00%
Debt Service					
Principal Debt Retirement	173,000	-	-	-	0.00%
Interest Expense	36,693	-	-	-	0.00%
Total Debt Service	209,693	-	-	-	0.00%
TOTAL EXPENDITURES	214,106	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	119	200	187	(13)	157.14%
Net change in fund balance	\$ 119	\$ 200	\$ 187	\$ (13)	157.14%
FUND BALANCE, BEGINNING (OCT 1, 2025)	68,669	68,669	68,669		
FUND BALANCE, ENDING	\$ 68,788	\$ 68,869	\$ 68,856		

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2022-1 Debt Service Fund
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 1,500	\$ 125	\$ 438	\$ 313	29.20%
Special Assmnts- Tax Collector	269,315	-	-	-	0.00%
Special Assmnts- Discounts	(10,773)	-	-	-	0.00%
TOTAL REVENUES	260,042	125	438	313	0.17%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	5,386	-	-	-	0.00%
Total Administration	5,386	-	-	-	0.00%
<u>Debt Service</u>					
Principal Debt Retirement	192,000	-	-	-	0.00%
Interest Expense	62,714	-	-	-	0.00%
Total Debt Service	254,714	-	-	-	0.00%
TOTAL EXPENDITURES	260,100	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(58)	125	438	313	-755.17%
Net change in fund balance	\$ (58)	\$ 125	\$ 438	\$ 313	-755.17%
FUND BALANCE, BEGINNING (OCT 1, 2025)	139,269	139,269	139,269		
FUND BALANCE, ENDING	\$ 139,211	\$ 139,394	\$ 139,707		

Statement of Revenues, Expenditures and Changes in Fund Balances

Series 2022-2 Debt Service Fund
For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 750	\$ 63	\$ 112	\$ 49	14.93%
Special Assmnts- Tax Collector	179,405	-	-	-	0.00%
Special Assmnts- Discounts	(7,176)	-	-	-	0.00%
TOTAL REVENUES	172,979	63	112	49	0.06%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	3,588	-	-	-	0.00%
Total Administration	3,588	-	-	-	0.00%
Debt Service					
Principal Debt Retirement	135,000	-	-	-	0.00%
Interest Expense	35,227	-	-	-	0.00%
Total Debt Service	170,227	-	-	-	0.00%
TOTAL EXPENDITURES	173,815	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	(836)	63	112	49	-13.40%
Net change in fund balance	\$ (836)	\$ 63	\$ 112	\$ 49	-13.40%
FUND BALANCE, BEGINNING (OCT 1, 2025)	36,610	36,610	36,610		
FUND BALANCE, ENDING	\$ 35,774	\$ 36,673	\$ 36,722		

Notes to the Financial Statements
October 31, 2025

General Fund

► **Assets**

- **Cash and Investments** - The District has one Money Market and Checking account with Bank United (See Cash & Investments Report for further details) and one trust fund account with the State Board of Administration.
- **Due From Other Gov'tl Units** - Excess fees collected for FY25, will clear in November.
- **Due From Other Funds** - Excess fees collected for FY25.

► **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.
- **Accrued Expenses** - Electric.
- **Due To Other Funds** - Excess fees collected for FY25.

► **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

October 31, 2025

Financial Overview / Highlights

- ▶ Interest revenue from the Money Market is 9% of adopted budget.
- ▶ General Fund expenditures are approximately 7% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<u>Administrative</u>				
Insurance - General Liability	\$ 27,008	\$ 6,174	23%	Florida Municipal Insurance Trust - 1st. Install FY26.
Miscellaneous Services	\$ 2,000	\$ 962	48%	ADP fees, domain renewals & supplies.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<u>Field</u>				
Utility - Water & Sewer	\$ 5,000	\$ 805	16%	TOHO Water expenses YTD.
R&M-Common Area	\$ 60,000	\$ 5,284	9%	Dog station replacement, new gate by pond & general maintenance.
<u>Road and Street Facilities</u>				
R&M-Sidewalks	\$ 5,000	\$ 13,978	280%	Sidewalk grinding and replacement.
R&M-Signage	\$ 2,000	\$ 2,301	115%	New aluminum & vinyl signs YTD.

BRIGHTON LAKES
Community Development District

Supporting Schedules

October 31, 2025

Cash and Investment Report

October 31, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
Checking Account - Operating	BankUnited	Public Funds Checking	N/A	0.00%	\$ 221,969
Money Market Account	BankUnited	MMA	N/A	3.60%	\$ 2,107,409
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	4.29%	\$ 15,073
GF Subtotal					<u>\$ 2,344,451</u>
 <u>DEBT SERVICE FUNDS</u>					
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 23,450
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 44,034
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 137,645
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 35,606
DS Subtotal					<u>\$ 240,735</u>
Total					<u><u>\$ 2,585,186</u></u>

Bank Account Statement

Brighton Lakes CDD

Bank Account No. 9878
Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101003 Balance	221,969.35	Statement Balance	224,862.70
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	221,969.35	Subtotal	224,862.70
Negative Adjustments	0.00	Outstanding Checks	-2,893.35
Ending G/L Balance	221,969.35	Ending Balance	221,969.35

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
10/30/2025	Payment	100189	MAGNOSEC CORP	Inv: 2224			-2,576.00
10/31/2025	Payment	300074	CHARTER COMMUNICATION S - ACH	Inv: 1981488101425-ACH			-317.35
Total Outstanding Checks							-2,893.35
Outstanding Deposits							
Total Outstanding Deposits							

BRIGHTON LAKES
Community Development District

Check Register and Invoices

October 2025

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100172							
001	10/01/25	BLADE RUNNERS COMMERCIAL	171854	Irrigation Repairs - replaced 6 rotors	Irrigation Repairs	546041-53901	\$1,806.93
						Check Total	\$1,806.93
CHECK # 100173							
001	10/02/25	MAGNOSEC CORP	2208	9/15 - 9/28/2025 Security services	Contracts-Security Services	534037-57204	\$2,352.00
						Check Total	\$2,352.00
CHECK # 100174							
001	10/02/25	ENVERA SYSTEMS LLC	759351	October 2025 Monitoring system quarterly services	Contracts-Security Services	534037-53904	\$163.80
001	10/02/25	ENVERA SYSTEMS LLC	759350	October 2025 Monitoring system monthly services	GATEHOUSE October 2025 Monitoring	534037-53904	\$5,142.90
						Check Total	\$5,306.70
CHECK # 100175							
001	10/06/25	EXERCISE SYSTEMS INC	052385	Treadmill repair / qrtly maintenance	R&M-Clubhouse	546015-57204	\$260.00
						Check Total	\$260.00
CHECK # 100176							
001	10/08/25	TERMINIX PROCESSING CENTER	464532543	10/2/2025 Pest control service	R&M-Clubhouse	546015-57204	\$93.81
001	10/08/25	TERMINIX PROCESSING CENTER	464532227	10/2/2025 Pest control service	R&M-Clubhouse	546015-57204	\$81.32
						Check Total	\$175.13
CHECK # 100177							
001	10/08/25	BLADE RUNNERS COMMERCIAL	173320	October 2025 Monthly landscaping services	Contracts-Landscape	534050-53901	\$20,416.67
						Check Total	\$20,416.67
CHECK # 100178							
001	10/08/25	SOLITUDE LAKE MGMT	PSI207756	October 2025 Monthly pond services	R&M-Lake	546042-53901	\$3,825.00
						Check Total	\$3,825.00
CHECK # 100179							
001	10/15/25	INFRAMARK LLC	160709	October 2025 Monthly management services	ProfServ-Mgmt Consulting	531027-51201	\$5,061.83
001	10/15/25	INFRAMARK LLC	160709	October 2025 Monthly management services	October 2025 Monthly field services	531016-53901	\$3,659.25
001	10/15/25	INFRAMARK LLC	160709	October 2025 Monthly management services	October 2025 Monthly onsite services	531106-53901	\$5,320.92
001	10/15/25	INFRAMARK LLC	1162897	10/10/2025 Dog station, pond 9 gate, sidewalk grind and replacement, stop sign, and maintenance	10/10/2025 Sidewalk replacement and grinding	546084-54101	\$13,977.75
001	10/15/25	INFRAMARK LLC	1162897	10/10/2025 Dog station, pond 9 gate, sidewalk grind and replacement, stop sign, and maintenance	10/10/2025 Dog station replacement	546016-53901	\$638.45
001	10/15/25	INFRAMARK LLC	1162897	10/10/2025 Dog station, pond 9 gate, sidewalk grind and replacement, stop sign, and maintenance	10/10/2025 Gate installed by pond 9	546016-53901	\$1,372.50
001	10/15/25	INFRAMARK LLC	1162897	10/10/2025 Dog station, pond 9 gate, sidewalk grind and replacement, stop sign, and maintenance	10/10/2025 Stop sign replacement Chapala	546085-54101	\$850.00
001	10/15/25	INFRAMARK LLC	1162897	10/10/2025 Dog station, pond 9 gate, sidewalk grind and replacement, stop sign, and maintenance	10/10/2025 General maintenance items such as pool umbrellas and repairs	546016-53901	\$2,309.24
						Check Total	\$33,189.94
CHECK # 100180							
001	10/15/25	KUTAK ROCK LLP	3579980	April 2025 District counsel services	ProfServ-Legal Services	531023-51401	\$2,444.49
001	10/15/25	KUTAK ROCK LLP	3583143	May 2025 District counsel services	ProfServ-Legal Services	531023-51401	\$1,171.69
						Check Total	\$3,616.18
CHECK # 100181							
001	10/15/25	MAGNOSEC CORP	2210	9/29 - 10/12/2025 Security services	Contracts-Security Services	534037-57204	\$2,544.00
						Check Total	\$2,544.00
CHECK # 100182							
001	10/21/25	HANSON, WALTER & ASSOCIATES	5294900	September 2025 District engineering services	ProfServ-Engineering	531013-51501	\$337.50
						Check Total	\$337.50
CHECK # 100183							
001	10/21/25	CHARTER COMMUNICATIONS - ACH	2009180100925-CHK	10/9 - 11/8/2025 Internet services	Communication - Telephone	541003-51301	\$175.00
						Check Total	\$175.00
CHECK # 100184							
001	10/21/25	FEDEX	9-018-98472	Postage	Postage and Freight	541006-51301	\$27.51
						Check Total	\$27.51
CHECK # 100185							
001	10/21/25	BLADE RUNNERS COMMERCIAL	175590	Irrigation repair, valve replacement zone 21	R&M-Irrigation	546041-53901	\$1,383.12
						Check Total	\$1,383.12
CHECK # 100186							
001	10/24/25	FEDEX	9-028-87666	Postage	Postage and Freight	541006-51301	\$18.35
						Check Total	\$18.35

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100187							
001	10/29/25	INFRAMARK LLC	161772	Postage	Postage and Freight	541006-51301	\$2.40
001	10/29/25	INFRAMARK LLC	161773	Agenda Packages	Agenda books printed	547001-51301	\$30.00
001	10/29/25	INFRAMARK LLC	161774	Go Daddy Email Renewal/ Home depot supplies	GoDaddy email domain renewal	549001-51301	\$895.62
001	10/29/25	INFRAMARK LLC	161774	Go Daddy Email Renewal/ Home depot supplies	Home Depot supplies	546016-53901	\$964.04
Check Total							\$1,892.06
CHECK # 100188							
001	10/29/25	PIP PRINTING & MARKETING	159225	10/17/2025 Low Clearance sign	R&M-Signage	546085-54101	\$206.38
Check Total							\$206.38
CHECK # 100189							
001	10/30/25	MAGNOSEC CORP	2224	10/13 - 10/26/2025 Security services	Contracts-Security Services	534037-57204	\$2,576.00
Check Total							\$2,576.00
CHECK # 300066							
001	10/01/25	CHARTER COMMUNICATIONS - ACH	1981488091425-ACH	9/14 - 10/13/2025 Internet Services	Communication - Telephone	541003-51301	\$317.35
Check Total							\$317.35
CHECK # 300067							
001	10/08/25	CHARTER COMMUNICATIONS - ACH	2002334092125-ACH	9/21 - 10/20/2025 Internet	Communication - Telephone	541003-51301	\$40.00
Check Total							\$40.00
CHECK # 300068							
001	10/09/25	FLORIDA COMMERCE	91899-ACH	DISTRICT FILING FEES 2025	DISTRICT FILING FEES	554007-51301	\$175.00
Check Total							\$175.00
CHECK # 300069							
001	10/14/25	CENTURYLINK - ACH	092225-2871-ACH	9/22 - 10/21/2025 Internet	Communication - Telephone	541003-51301	\$400.36
Check Total							\$400.36
CHECK # 300070							
001	10/21/25	TOHO WATER AUTHORITY - ACH	092325-ACH	8/23 - 9/23/2025 Water utility	Utility - Water & Sewer	543021-53901	\$885.61
Check Total							\$885.61
CHECK # 300071							
001	10/21/25	KUA - ACH	100325-ACH	8/25 - 9/24/2025 Electric utilities	Electricity - General	543006-53901	\$5,026.18
Check Total							\$5,026.18
CHECK # 300072							
001	10/24/25	CENTURYLINK - ACH	100125-8906-ACH	10/1-10/31/25 Phone	Communication - Telephone	541003-51301	\$226.30
Check Total							\$226.30
CHECK # 300073							
001	10/27/25	CHARTER COMMUNICATIONS - ACH	2009172100825-ACH	10/8 - 11/7/2025 Internet services	Communication - Telephone	541003-51301	\$160.00
Check Total							\$160.00
CHECK # 300074							
001	10/31/25	CHARTER COMMUNICATIONS - ACH	1981488101425-ACH	BILL PRD 10/14-11/13/25	Communication - Telephone	541003-51301	\$317.35
Check Total							\$317.35
Fund Total							\$87,656.62

Total Checks Paid	\$87,656.62
--------------------------	--------------------



19 N Texas Ave
Orlando, FL 32805

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

Invoice 171854

Date	PO#
09/24/25	
Due Date	Terms
10/9/25	Net 15

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

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

Job #189157 - AUG INSPECTION

Replaced 6" Rotors #7, 6" Sprays #9, Nozzles #15, 9 volt battery for
timers #4, fixed lateral line break #1, Solenoid #2 along property. \$1,806.93

Thank you for your business.

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

Subtotal	\$1,806.93
Sales Tax	\$0.00
Total	\$1,806.93
Credits/Payments	(\$0.00)
Balance Due	\$1,806.93

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
2208	09/29/2025	\$2,352.00	10/14/2025	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Security Services	Security services provided from September 15th to 28th, 2025.	112	21.00	2,352.00T

SUBTOTAL	2,352.00
TAX	0.00
TOTAL	2,352.00
BALANCE DUE	\$2,352.00

Envera

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

Page 102	
Invoice	
Invoice Number 759351	Date 09/02/2025
Customer Number 300169	Due Date 10/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Brighton Lakes CDD	300169		09/02/2025	10/01/2025

Quantity	Description	Months	Rate	Amount
1165 - Access - Brighton Lakes CDD - Clubhouse, 4250 Brighton Lakes Blvd, Kissimmee, FL				
1.00	Service & Maintenance 10/01/2025 - 12/31/2025	3.00	\$54.60	\$163.80
Subtotal:				\$163.80
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$163.80

Date	Invoice #	Description	Amount	Balance Due
9/2/2025	759351	Monitoring Services	\$163.80	\$163.80

Envera

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

Invoice	
Invoice Number 759351	Date 09/02/2025
Customer Number 300169	Due Date 10/01/2025

Net Due: \$163.80
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

Envera

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

Page 103	
Invoice	
Invoice Number	Date
759350	09/02/2025
Customer Number	Due Date
300169	10/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Brighton Lakes CDD	300169		09/02/2025	10/01/2025

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 10/01/2025 - 10/31/2025	1.00	\$1,575.00	\$1,575.00
1.00	Virtual Gate Guard Monitoring 10/01/2025 - 10/31/2025	1.00	\$2,365.65	\$2,365.65
1.00	Data Management 10/01/2025 - 10/31/2025	1.00	\$178.50	\$178.50
1.00	Service & Maintenance 10/01/2025 - 10/31/2025	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
9/2/2025	759350	Monitoring Services	\$5142.90	\$5142.90

Envera

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

Invoice	
Invoice Number	Date
759350	09/02/2025
Customer Number	Due Date
300169	10/01/2025

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

Exercise Systems, Inc.*Remit payment to:***3818 Shadowind Way****Gotha, Florida, 34734**

Phone 407-996-8890

www.exercisesystems.com

Page 104

Invoice Number: 052385**Date:** 9/30/2025

John Young

Bill to:

Brighton Lakes
4250 Brighton Lakes Blvd
Kissimmee, FL 34746
407-566-2018

Invoice

	Mfgr	Description	Price	Qty	Extend
		<u>LANDICE TREADMILL, sn# L7-98143</u>			
		pod	\$175.00	1	\$175.00
		*used part in good condition- new part would be \$495 plus shipping			
		trip charge- no charge, return visit	\$85.00	0	\$0.00
		labor 9.26.25	\$85.00	1	\$85.00

TERMS: NET 30

Sub-Total	\$260.00
Tax	
Total	\$260.00

Thank you for your business!

Your Complete Source
for all your Commercial Fitness
Equipment needs.



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

DATE	WO #
9-26-25	PM 2 52385

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 0105517	LANDICE E-9 CARDIO TRAINER	
E 001787	LANDICE E-9 PT ELLIPTICAL	
L7-98143	LANDICE L7 PT TREADMILL	INSTALL POD / <u>INSTALLED...</u>
A151 1000218	LANDICE L 10 CARDIO TRAINER TREADMILL	
029 101018	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 25108	LIFEFITNESS LAT/ROW LF 8210	
F5541102035	PARAMOUNT SF-54 MULTIPRESS	
231371013	LIFEFITNESS BICEP/TRICEP LF-8225	
	LIFEFITNESS LEG PRESS/CALF 8245	
230356027	LIFEFITNESS LEG EXT/ LEG CURL LF-8235	
	NAUTILUS BENCH	

TECHNICIAN'S SIGNATURE

LEE Angel Gonzalez

CUSTOMER NAME/TITLE PRINT:

SIGNATURE:



Please Remit To:
Terminix Processing Center
PO BOX 802155
Chicago, IL 60680-2155

INVOICE

BRIGHTON LAKES CDD
11555 HERON BLVD
CORAL SPRINGS, FL 33073

Total Amount Due: \$93.81
Customer Number: 3950470
Invoice Number: 464532543
Invoice Date: 10/2/2025

Service Date Location Number	Work Order Number	Sales Agreement Number	Service Address Description of Service	PO #	Service Value
10/2/2025	21296002205	4357341	4250 BRIGHTON LAKES KISSIMMEE,FL 34746 Gen Pest Control Regular	0	\$88.81
			Environmental and Safety Surcharge*		\$5.00*
			Tax		\$0.00
			Sub-Total		\$93.81
Total Amount Due:					\$93.81

*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 Remit To:
Terminix Processing Center
PO BOX 802155
Chicago, IL 60680-2155

INVOICE

BRIGHTON LAKES CDD
11555 HERON BLVD
CORAL SPRINGS, FL 33073

Total Amount Due: \$81.32
Customer Number: 3950470
Invoice Number: 464532227
Invoice Date: 10/2/2025

Service Date Location Number	Work Order Number	Sales Agreement Number	Service Address Description of Service	PO #	Service Value
10/2/2025	21295977102	11988295	4250 BRIGHTON LAKES KISSIMMEE,FL 34746 Gen Pest Control Regular	0	\$76.32
			Environmental and Safety Surcharge*		\$5.00*
			Tax		\$0.00
			Sub-Total		\$81.32
Total Amount Due:					\$81.32

*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.



19 N Texas Ave
Orlando, FL 32805

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

Invoice 173320

Date	PO#
10/01/25	
Due Date	Terms
10/16/25	Net 15

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

Item	Amount
Job #175641 - Maintenance 2025 RENEWAL October 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

**INVOICE**

Page: 1

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 Number: PSI207756
Invoice Date: 10/1/2025

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
Ship Date 10/1/2025
Due Date 11/30/2025
Terms Net 60

Customer ID 035480
P.O. Number
P.O. Date 10/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	3,825.00	3,825.00
October Billing					
10/1/2025 - 10/31/2025					
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
Amount Exempt from Sales Tax 3,825.00

Subtotal: 3,825.00
Invoice Discount: 0.00
Total Sales Tax: 0.00
Payment Amount: 0.00
Total: 3,825.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

160709

DATE

10/8/2025

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

10/8/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Services 001-531027-51201	1	Ea	5,061.83		5,061.83
Field Ops Services	1	Ea	3,659.25		3,659.25
Onsite Services	1	Ea	5,320.92		5,320.92
Subtotal					14,042.00

Subtotal \$14,042.00

Tax \$0.00

Total Due \$14,042.00

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.



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
-------------------------	--

Invoice Number	1162897
Invoice Date	10/10/2025
Due Date	11/9/2025

To: Brighton Lakes Community Development District
210 N University Drive
Suite 702

Coral Springs, FL 33071

Service Description	Total
Maintenance Services	\$19,147.94

Please Pay This Amount

Subtotal	\$19,147.94
Sales Tax	\$0.00
Total	\$19,147.94

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

10 Oct 2025 08:49:33AM CST

DISTRICT : BRIGHTON LAKES COMMUNITY
DEVELOPMENT DISTRICT

Go Green! Think before you print.

INVOICE NO. 1162897 - DETAIL

INVOICE DATE: 10/10/2025

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	9/30/2025	4260181	BRIGHTONLAK E District Area	General Maintenance; Patrician Circle Dog Station Installation.	\$0.00	\$0.00	\$638.45	\$0.00	\$638.45	N
	9/30/2025	4273005	BRIGHTONLAK E District Area	General Maintenance; Gate installation at Pond 9	\$0.00	\$0.00	\$1,372.50	\$0.00	\$1,372.50	N
	9/30/2025	4277605	BRIGHTONLAK E District Area	General Maintenance; Proposal to replace and grind sidewalk panels around the Brighton Lakes community.	\$0.00	\$0.00	\$13,977.75	\$0.00	\$13,977.75	N
	9/30/2025	4277762	BRIGHTONLAK E District Area	General Maintenance; Stop sign replacement on Chapala	\$0.00	\$0.00	\$850.00	\$0.00	\$850.00	N
	9/30/2025	4281601	BRIGHTONLAK E District Area	General Maintenance; General Maintenance within District.	\$0.00	\$0.00	\$2,309.24	\$0.00	\$2,309.24	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$19,147.94	\$0.00	\$19,147.94	
				BWO Total	\$0.00	\$0.00	\$19,147.94	\$0.00	\$19,147.94	
				Invoice Total	\$0.00	\$0.00	\$19,147.94	\$0.00	\$19,147.94	

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 6, 2025

Mr. Bob Knocar
 Brighton Lakes CDD
 Inframark
 Suite 702
 210 North University Dr.
 Coral Springs, FL 33071

Check Remit To:

Kutak Rock LLP
 PO Box 30057
 Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016
 First National Bank of Omaha
 Kutak Rock LLP
 A/C # 24690470
 Reference: Invoice No. 3579980
 Client Matter No. 3423-1
 Notification Email: eftgroup@kutakrock.com

Invoice No. 3579980
 3423-1

Re: General

For Professional Legal Services Rendered

04/01/25	R. Dugan	0.60	177.00	Review District records regarding security gates; correspondence regarding same; correspondence regarding letter to County Community Development Department
04/05/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
04/09/25	R. Dugan	4.40	1,298.00	Review agenda package and prepare for Board meeting; attend Board meeting; correspondence regarding same
04/10/25	D. Wilbourn	0.70	129.50	Prepare sidewalk repair agreement
04/11/25	D. Wilbourn	0.50	92.50	Prepare demand letter to CenturyLink
04/14/25	R. Dugan	0.50	147.50	Correspondence regarding meeting follow-up; prepare sidewalk repair contract; correspondence regarding same

KUTAK ROCK LLP

Brighton Lakes CDD
 June 6, 2025
 Client Matter No. 3423-1
 Invoice No. 3579980
 Page 2

04/18/25	R. Dugan	0.50	147.50	Correspondence regarding wedding party demand letter; review sidewalk repair proposal; prepare agreement regarding same; correspondence regarding same
04/21/25	D. Wilbourn	0.70	129.50	Prepare letter to highway patrol regarding public roads
04/23/25	R. Dugan	0.40	118.00	Prepare letter to CenturyLink regarding cables; prepare letter to sheriff regarding district roads; correspondence regarding same
04/25/25	R. Dugan	0.20	59.00	Revise sidewalk repair agreement; correspondence regarding same

TOTAL HOURS 8.80

TOTAL FOR SERVICES RENDERED \$2,414.00

DISBURSEMENTS

Freight and Postage	30.09
Reproduction Costs	0.40

TOTAL DISBURSEMENTS 30.49

TOTAL CURRENT AMOUNT DUE \$2,444.49

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 24, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3583143

Client Matter No. 3423-1

Notification Email: eftgroup@kutakrock.com

Mr. Bob Knocar
 Brighton Lakes CDD
 Inframark
 Suite 702
 210 North University Dr.
 Coral Springs, FL 33071

Invoice No. 3583143
 3423-1

Re: General

For Professional Legal Services Rendered

05/03/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
05/05/25	R. Dugan	0.10	29.50	Correspondence with district manager regarding meeting follow up items
05/06/25	R. Dugan	0.50	147.50	Review agenda package and prepare for board meeting; correspondence regarding same
05/12/25	R. Dugan	0.10	29.50	Correspondence regarding landscape contract
05/14/25	R. Dugan	3.00	885.00	Attend board meeting
TOTAL HOURS		4.00		

KUTAK ROCK LLP

Brighton Lakes CDD

June 24, 2025

Client Matter No. 3423-1

Invoice No. 3583143

Page 2

TOTAL FOR SERVICES RENDERED	\$1,171.00
-----------------------------	------------

DISBURSEMENTS

Freight and Postage	0.69
---------------------	------

TOTAL DISBURSEMENTS	<u>0.69</u>
---------------------	-------------

TOTAL CURRENT AMOUNT DUE	<u>\$1,171.69</u>
--------------------------	-------------------

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
2210	10/13/2025	\$2,544.00	10/28/2025	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Security Services	Security services provided from September 29th to October 12th, 2025.	16	21.00	336.00T
	Security Services	Security services provided from October 1st to 12th, 2025.	96	23.00	2,208.00T

SUBTOTAL	2,544.00
TAX	0.00
TOTAL	2,544.00
BALANCE DUE	\$2,544.00

Pay invoice



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

Page: 1 of 1
3758-43
5294900

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 #: 5294900
INVOICE DATE: 10/15/2025
DUE DATE: 10/25/2025
BILLED THROUGH: 9/30/2025

BRIGHTON LAKES CDD CONSULTATION

PO:

JOB ID: 3758-43

PERIOD: September 2025

For Services Rendered Through September 30, 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				119,821.05	119,483.55	337.50
SURVEYING SERVICES				3,603.00	3,603.00	0.00
REIMBURSABLES				916.03	916.03	0.00
				124,340.08	124,002.58	337.50

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

Total Invoice \$337.50

October 9, 2025
 Invoice Number: 2009180100925
 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 10/09/25 through 11/08/25
 details on following pages*

Previous Balance	180.00
Payments Received -Thank You!	-180.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	130.00
Spectrum Business™ Voice	40.00
Other Charges	5.00
Current Charges	\$175.00
Total Due by 10/26/25	\$175.00

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.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-866-439-5143** 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 10102025 NNNNNYNN 01 994690

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

October 9, 2025

Accounts Payable Brighton Lakes

Invoice Number: 2009180100925
 Account Number: 8337 10 022 2009180
 Service At: 4250 BRIGHTON LAKES BLVD
 GTHS
 KISSIMMEE FL 34746

Total Due by 10/26/25	\$175.00
Amount you are enclosing	\$

Please Remit Payment To:

CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186

833710022200918000175000

Accounts Payable Brighton Lakes
 Invoice Number: 2009180100925
 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 10102025 NNNNNYNN 01 994690

Charge Details

Previous Balance	180.00
Check Payment-thank You 10/03	-180.00
Remaining Balance	\$0.00

Payments received after 10/09/25 will appear on your next bill.

Service from 10/09/25 through 11/08/25

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 10/26/25 \$175.00

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 \$2.41, 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

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: 2009180100925
Account Number: 8337 10 022 2009180
Security Code: **6957**

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

8633 2390 DY RP 09 10102025 NNNNNYNN 01 994690

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: 2009180100925
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 10102025 NNNNNYNN 01 994690





Invoice Number	Invoice Date	Account Number	Page
9-018-98472	Oct 07, 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	\$27.51
TOTAL THIS INVOICE	USD	\$27.51

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 Oct 07, 2025

Previous Balance	0.00
Payments	0.00
Adjustments	0.00
New Charges	27.51

New Account Balance **\$27.51**



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
9-018-98472	USD \$27.51		USD \$27.51

Remittance Advice

Your payment is due by Oct 22, 2025



0039269 01 AB 0.64 **AUTO 19 0 1278 33076-336151 -C01-P39308-11



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



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



63329790003221

1278-01-00-0039269-0001-0083874

Invoice Number	Invoice Date	Account Number	Page
9-018-98472	Oct 07, 2025		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Oct 07, 2025 Cust. Ref.: BRIGHTON LAKES AGENDA PK Ref.#2: 8205
 Payor: Third Party Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 19.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized!

Automation	INET	Sender	Recipient
Tracking ID	884831996485	Jasmin Nunez	John Cray
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	42.31
Delivered	Oct 02, 2025 09:33	Discount	-24.76
Svc Area	A1	Fuel Surcharge	4.39
Signed by	see above	Residential Delivery	5.57
FedEx Use	00000000/1486/02	Total Charge	USD \$27.51
		Thrd Party Subtotal	USD \$27.51
		Total FedEx Express	USD \$27.51

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!



19 N Texas Ave
Orlando, FL 32805

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

Invoice 175590

Date	PO#
10/15/25	
Due Date	Terms
10/30/25	Net 15

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

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

Job #192611

VALVE REPLACEMENT FOR ZONE#21 CLOCK A

\$1,383.12

Thank you for your business.

REMIT PAYMENT TO:

Bladerunners
19 N Texas Ave
Orlando, FL 32805

Subtotal	\$1,383.12
Sales Tax	\$0.00
Total	\$1,383.12
Credits/Payments	(\$0.00)
Balance Due	\$1,383.12



Invoice Number	Invoice Date	Account Number	Page
9-028-87666	Oct 14, 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	\$18.35
TOTAL THIS INVOICE	USD	\$18.35

You saved \$44.40 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 Oct 14, 2025

Previous Balance	27.51
Payments	0.00
Adjustments	0.00
New Charges	18.35

New Account Balance **\$45.86**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
9-028-87666	USD \$18.35		USD \$45.86

Remittance Advice**Your payment is due by Oct 29, 2025**

0030672 01 AR 0.64 **AUTO T4 0 T285 33076-336151 <01-P30702-11



BRIGHTON LAKES CDD
11555 HERON BAY BLVD STE. 201

CORAL SPRINGS FL 33076



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



63303860003117

Invoice Number	Invoice Date	Account Number	Page
9-028-87666	Oct 14, 2025		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Oct 03, 2025

Cust Ref: US BANK Brighton Lakes

Ref #2: 8105

Payor: Third Party

Ref #3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 19.00% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	884895241860	Nadine Blake	LOCK BOX SERVICES 12-2657
Service Type	FedEx Standard Overnight	Inframark, LLC.	US BANK, NA CDD
Package Type	FedEx Envelope	11555 HERON BAY BLVD	EP-MN-01LB
Zone	07	POMPAÑO BEACH FL 33076 US	SAINT PAUL MN 55108 US
Packages	1		
Rated Weight	N/A		
Delivered	Oct 06, 2025 09:36	Transportation Charge	59.82
Svc Area	A1	Discount	-44.40
Signed by	J. Williams	Fuel Surcharge	2.93
FedEx Use	00000000/255/	Total Charge	USD \$18.35
		Third Party Subtotal	USD \$18.35
		Total FedEx Express	USD \$18.35

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#

161772

DATE

10/24/2025

CUSTOMER ID

C1046

NET TERMS

Due On Receipt

PO#
DUE DATE

10/24/2025

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
Postage	3	Ea	0.80		2.40
Subtotal					2.40

Subtotal	\$2.40
-----------------	--------

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

Total Due	\$2.40
------------------	--------

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#

161773

CUSTOMER ID

C1046

PO#**DATE**

10/24/2025

NET TERMS

Due On Receipt

DUE DATE

10/24/2025

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
Agenda Packages	2	Ea	15.00		30.00
Subtotal					30.00

Subtotal

\$30.00

Tax

\$0.00

Total Due

\$30.00

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

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161774

DATE

10/24/2025

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

10/24/2025

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Sandra Demarco- 8-4-25 DNH*GODADDY : Email and archiving renewals \$895.62. Kyle Goldberg- Home Depot Charges \$964.04	1	Ea	1,859.66		1,859.66
Subtotal					1,859.66

Subtotal

\$1,859.66

Tax

\$0.00

Total Due

\$1,859.66

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.



design • print • mail • promote

929 W. Oak Street • Kissimmee, FL 34741
 ☎ (407) 847-5565 • Fax: (407) 847-2698
 E-Mail: pip@pipmarketing.com
 Website: www.PIPMarketing.com

SOLD TO Kyle Goldberg
 Brighton Lakes CDD
 210 N. University Drive
 STE.#702
 CORAL SPRINGS FL 33071-7320
 Phone: 407-566-1935

Customer Contacted _____ Page 131

Location _____

Invoice

No. **159225**

Date 10/17/25

Customer P.O. No.

Quantity	Description	Amount
1	Low Clearance 15ft sign, 24 x 24 WHITE 6mm Max Metal, 48x96, Reflective , copied on 1 side	\$ 206.38
inframark@avidbill.com, russ.simmons@infr Sales Rep: Wanted: Fri 10/17/25 Account Type: Charge Amount Due: \$206.38 CHARGE CUSTOMERS ARE NET 30 DAYS		SUBTOTAL \$ 206.38 TAX SHIPPING \$ 0.00 TOTAL \$ 206.38

RECEIVED BY _____

DATE _____

*Our
Commitment:*
100%
 Satisfaction
 Guaranteed

At PIP, we want every customer to be completely satisfied with our product and service. That's why we're making this guarantee. If you are not completely satisfied with the job we do for you, we will do it over again to your satisfaction. At PIP, your satisfaction with every order is the goal of our professional staff. This guarantee is a measure of the level of confidence we have in our staff and our work.

ALL PRINTING FILES WILL BE STORED FOR A PERIOD OF 2 YEARS FROM PRINT OR REORDER DATE.
 PIP PRINTING HAS NO LIABILITY FOR ARTWORK, GRAPHICS, FILES, FILM, ETC. OVER 2 YEARS OLD.

BALANCE PAID: RECEIVED BY (INITIAL) _____

CASH: \$ _____ CHECK #: _____ \$ _____

CREDIT CARD: \$ _____

**WHEN IT COMES TO THE
ART OF SIGN MAKING,
WE'VE GOT IT COVERED**

- BANNERS
- DISPLAYS
- VEHICLES
- COROPLAST
- ALUMINUM
- WINDOWS
- TRADESHOW
- REAL ESTATE
- RETAIL



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
2224	10/27/2025	\$2,576.00	11/11/2025	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Security Services	Security services provided from October 13th to 26th, 2025.	112	23.00	2,576.00T

Pay invoice

SUBTOTAL	2,576.00
TAX	0.00
TOTAL	2,576.00
BALANCE DUE	\$2,576.00

September 14, 2025

Invoice Number: 1981488091425

Account Number: **8337 10 022 1981488**

Security Code: **1007**

Service At: 4250 BRIGHTON LAKES BLVD
KISSIMMEE FL 34746

Auto Pay Notice

Contact Us

Visit us at SpectrumBusiness.net

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

Summary

*Service from 09/14/25 through 10/13/25
details on following pages*

Previous Balance	322.35
Payments Received -Thank You!	-322.35
Remaining Balance	\$0.00
Spectrum Business™ TV	96.00
Spectrum Business™ Internet	140.00
Spectrum Business™ Voice	40.00
Other Charges	28.00
Taxes, Fees and Charges	13.35
Current Charges	\$317.35
<i>YOUR AUTO PAY WILL BE PROCESSED 10/01/25</i>	
Total Due by Auto Pay	\$317.35

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**.



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 14 09162025 NNNNNNNN 01 001593 0006

ATTN: ACCOUNTS PAYABLE
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

September 14, 2025

ATTN: ACCOUNTS PAYABLE

Invoice Number: 1981488091425

Account Number: 8337 10 022 1981488

Service At: 4250 BRIGHTON LAKES BLVD
KISSIMMEE FL 34746

Total Due by Auto Pay \$317.35



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833710022198148800317354

Invoice Number: 1981488091425
 Account Number: 8337 10 022 1981488
 Security Code: 1007

ATTN: ACCOUNTS PAYABLE

Contact Us

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

8633 2390 DY RP 14 09162025 NNNNNNNN 01 001593 0006

Charge Details

Previous Balance		322.35
One-time EFT Payment	08/27	-322.35
Remaining Balance		\$0.00

Payments received after 09/14/25 will appear on your next bill.

Service from 09/14/25 through 10/13/25

Spectrum Business™ TV

Spectrum Business TV		45.00
Promotional Discount		-5.00
Spectrum Receivers	4 Receivers at 14.00 each	56.00
		\$96.00

Spectrum Business™ TV Total **\$96.00**

Spectrum Business™ Internet

Spectrum Business Internet		130.00
Promotional Discount		-30.00
Spectrum WiFi		0.00
Business WiFi		10.00
Web Hosting		0.00
Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
Static IP 5		30.00
		\$140.00

Spectrum Business™ Internet Total **\$140.00**

Spectrum Business™ Voice**Phone number (407) 201-8680**

Spectrum Business Voice	40.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

Broadcast TV Surcharge	28.00
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$28.00

Taxes, Fees and Charges

State and Local Sales Tax	4.20
Communications Services Tax	9.15
Taxes, Fees and Charges Total	\$13.35

Current Charges **\$317.35**

Total Due by Auto Pay **\$317.35**

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.

Continued on the next page....

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



ATTN: ACCOUNTS PAYABLE

Invoice Number: 1981488091425
Account Number: 8337 10 022 1981488
Security Code: **1007**

Contact Us

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

8633 2390 DY RP 14 09162025 NNNNNNNN 01 001593 0006

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.

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.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.

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



Invoice Number: 1981488091425
Account Number:: 8337 10 022 1981488
Security Code: **1007**

ATTN: ACCOUNTS PAYABLE

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 14 09162025 NNNNNNNN 01 001593 0006



Invoice Number: 1981488091425
Account Number:: 8337 10 022 1981488
Security Code: **1007**

[Attn: Accounts Payable](#)



Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 14 09162025 NNNNNNNN 01 001593 0006



September 21, 2025

 Invoice Number: 2002334092125
 Account Number: 8337 10 022 2002334
 Security Code: 5293
 Service At: 4250 BRIGHTON LAKES BLVD
 OFFC
 KISSIMMEE FL 34746

Auto Pay Notice

Contact Us

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

Summary

 Service from 09/21/25 through 10/20/25
 details on following pages

Previous Balance	45.00
Payments Received -Thank You!	-45.00
Remaining Balance	\$0.00
Spectrum Business™ Voice	40.00
Other Charges	0.00
Current Charges	\$40.00
YOUR AUTO PAY WILL BE PROCESSED 10/08/25	
Total Due by Auto Pay	\$40.00

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.

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.

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.

Spectrum
 BUSINESS

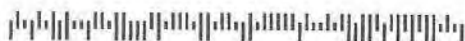
 4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8833 2390 DY RP 21 09222025 NNNNNNNN 01 001686 0008

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

September 21, 2025

Brighton lakes Volta

 Invoice Number: 2002334092125
 Account Number: 8337 10 022 2002334
 Service At: 4250 BRIGHTON LAKES BLVD
 OFFC
 KISSIMMEE FL 34746

Total Due by Auto Pay \$40.00

 CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186


833710022200233400040006

Invoice Number: 2002334092125
 Account Number: 8337 10 022 2002334
 Security Code: 5293

Brighton lakes Volta

Contact Us

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

8833 2390 DY RP 21 09222025 NNNNNNNN 01 001696 0006

Charge Details

Previous Balance	45.00
EFT Payment 09/08	-45.00
Remaining Balance	\$0.00

Payments received after 09/21/25 will appear on your next bill.

Service from 09/21/25 through 10/20/25

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
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges	\$40.00
Total Due by Auto Pay	\$40.00

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.

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.

Continued on the next page...

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



Invoice Number: Brighton lakes Volta
Account Number: 2002334092125
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 09222025 NNNNNNNN 01 001686 0006

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



FloridaCommerce, Special District Accountability Program

Page 141

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 91889
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Brighton Lakes Community Development District
 Attn: TUCKER T. MACHIE RYAN DUGAN
 Kutak Rock LLP
 107 West College Avenue PO BOX 10230
 Tallahassee, Florida 32301 TALLAHASSEE, FL 32301



2. Telephone: 850-892-7300 Ext:
 3. Fax: 850-892-7319
 4. Email: RYAN.DUGAN@KUTAKROCK.COM
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: brightonlakescdd.org
 8. County(ies): Osceola
 9. Special Purpose(s): Community Development
 10. Boundary Map on File: 11/03/2014
 11. Creation Document on File: 02/13/2001
 12. Date Established: 04/12/2000
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: Osceola County
 15. Creation Document(s): County Ordinance 00-08
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/9/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: _____ Denied: _____ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

FLORIDACOMMERCE

Transaction Confirmation and Receipt

Print this page for your records.

Special District:	Brighton Lakes Community Development District
Transaction No:	234392930
Payment Date:	10/09/2025
Invoice Number:	91899
Amount Paid:	175.00
Full Name:	Anna Golovan-Cifelli
Address:	11555 HERON BAY BLVD, STE 201 CORAL SPRINGS, Florida 33076
Phone Number:	561-209-3951
Email Address:	anna.golovan@inframark.com

Prepare and Provide Your Annual Update

To ensure that the Official List of Special Districts remains up-to-date, complete the annual update process as follows, even if no changes are necessary.

Steps:

1. Review the information on the Special District State Fee Invoice and Profile Update document.
2. Mark any changes directly on the document.
3. Write "Paid online" and the date paid directly on the document.
4. Sign and Date the document
5. Email the document to SpecialDistricts@Commerce.fl.gov or mail it to:

Florida Department of Economic Opportunity
Bureau of Budget Management
107 East Madison Street, MSC 120
Tallahassee, Florida 32399-4124



Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Page: 1 of 9
Bill Date: Sep. 22, 2025

IMPORTANT NEWS

Payment Summary

Previous Balance	400.36
Payment by check received on SEP 15	400.36 CR

Balance			0.00
----------------	--	--	-------------

Adjustments/Credits Summary

Adjustments to Previous Balance	0.00
---------------------------------	------

Total Adjustments	0.00
--------------------------	-------------

Current Charge Summary

Monthly Charges	392.42
One-Time Charges	0.00
Usage Charges	0.00
Discount	0.00
Adjustments	0.00
Taxes, Fees, and Surcharges	7.94

Total Current Charges	400.36
------------------------------	---------------

Due Date	Oct. 14, 2025	Amount Drafted	400.36
----------	---------------	----------------	--------

ACH TRANSFER INFORMATION:
I would like to pay us by electronic ACH.
Below is Lumens bank information.
JPMorgan Chase Bank
ACH Routing # 065400137
Account # 6800443735
Send in CTX, EDI820,
or CCD+ format with remit

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

THANK YOU FOR PAYING BY AUTOPAY

FOR CHANGE OF ADDRESS OR PAYMENT AUTHORIZATION:

☐ Please check here and complete reverse. Thank You

Account Number: 311362871
Amount Drafted By Oct. 14, 2025 400.36

62201000 C7 RP 21 20250821 NNNNNNNN 0048301 0205

BRIGHTON COMM DEVL
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361



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



000031136287190000000000000000000000000000000000000000000000000000



Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Page: 2 of 9
Bill Date: Sep. 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.

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>.

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 () _____



Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Page: 3 of 9
Bill Date: Sep. 22, 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 implementación de nuevas disposiciones de Resolución de Disputas y términos y condiciones relacionados (las "Actualizaciones sobre Resolución de Disputas") para ciertos suscriptores del servicio. A partir del 1 de noviembre de 2025, estos servicios se regirán por los acuerdos actualizados, incluyendo las Actualizaciones sobre Resolución de Disputas.

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

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

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

Si decide aceptar las Actualizaciones sobre Resolución de Disputas, no es necesario que haga nada. El uso continuado de los servicios constituye su aceptación. Si no está de acuerdo con las Actualizaciones sobre Resolución de Disputas, debe proporcionar la información requerida en un plazo de 30 días a partir de este aviso visitando

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

El enlace también contiene respuestas a las preguntas más frecuentes.

Si opta por no participar, las Actualizaciones sobre Resolución de Disputas no serán vinculantes para usted y las limitaciones de resolución de disputas y daños y perjuicios de sus acuerdos existentes seguirán 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 COMM DEVL
Account Number: 311362871

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

Page: 4 of 9
Bill Date: Sep. 22, 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.

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871P.O. Box 1319
Charlotte, NC 28201-1319Page: 5 of 9
Bill Date: Sep. 22, 2025**Current Charges Summary****Service From Sep. 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**



Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Page: 6 of 9
Bill Date: Sep. 22, 2025

Charge Detail

Local Service from SEP 22 to OCT 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: 311362871P.O. Box 1319
Charlotte, NC 28201-1319Page: 7 of 9
Bill Date: Sep. 22, 2025

Charge Detail

Local Service from SEP 22 to OCT 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

Total Charge Detail

272.43

Total Package Summary

119.99

Tax, Fees and Surcharges

7.94

Total Current Charges

400.36

** 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.



CenturyLink®



Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Page: 8 of 9

Bill Date: Sep. 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



CenturyLink®

62201000 07 RP 21 20260021 NNNNNNNN 0048301 0205

Page 151



Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Page: 9 of 9
Bill Date: Sep. 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.



Vendor	TOHO WATER AUTHORITY	
	Brighton Lakes CDD	
Invoice Date	09/23/25	
Invoice #	092325-ACH	
	FY 2023	ACH 10/21/25
ACCT NUMBER	Service Address	8/23-9/23/25
1248670-654500	2552 Pleasant Hill Road	\$ 36.76
1248670-708280	4101 Brighton Lakes Blvd GrdHse	\$ 7.21
1248670-749950	4250 Brighton Lakes Blvd	\$ 841.64
	543021.53901	\$ 885.61



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
Page 1 of 1
Past Due Amount: \$0.00
Current Charges: \$7.21
Total Amount Due: \$7.21

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

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
72767201	31	08/23/2025	201	09/23/2025	201	0

Payment - Thank You \$-7.21

Balance Forward \$0.00

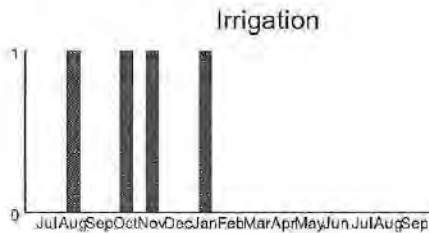
Current Transaction(s)

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	10/21/25	\$7.21

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT



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

0012486700007082800000007214

Ways to pay

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees:

\$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority

PO Box 30527

Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees

MoneyGram participating locations

(Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

\$1.25

eBills

Go paperless by creating an online payment account on www.tohowater.com.

EMERGENCIES – For water or sewer related emergencies call our customer service call center at **407-944-5000**.

Can't pay your bill?

If you are unable to pay your water bill, please visit www.tohowater.com or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the QR code below.

Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. – Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. – Payments made after 2 p.m. to 7 p.m. will incur an additional fee of **\$25** for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

Same day reconnection – All payments must be made before 2 p.m. Payments after 2 p.m. services will be restored the following day.

Payments after 2 p.m. Sundays/holidays – Services will be restored next business day without \$25 premium reconnect fee.

Meter tampering

Metering tampering is prohibited by Florida State Law and incurs a \$300 fine for the first offense and a \$500 fine for the second offense. Only Toho Water Authority representatives are permitted to access meters.

Payment Assistance

Life happens and along with it sometimes we experience financial strains. Toho has two programs to help customers. Payment extension requests gives you more time to pay your bill. Visit www.tohowater.com to request an extension. Our Toho Assistance Program (TAP) offers financial assistance to qualifying customers. Scan the QR code to apply



Plumbing Concerns?

If you have a water, backflow or sewer concern please contact Toho before calling a plumber. We can evaluate if the service of a plumber is necessary. If a plumber is contacted first, Toho will not assume responsibility for any incurred costs. Call us at 407-944-5000 or email customerservice@tohowater.com.





RATES SCHEDULE (EFFECTIVE OCTOBER 1, 2025)

Page 156

Toho provides reliable, cost effective and responsive water services to our customers while protecting the public health and the environment. The rates listed below allow us to accomplish this while maintaining some of the lowest rates in Central Florida. If you have questions, please contact our customer service at 407-944-5000 or email customerservice@tohowater.com.

WATER RATES

Monthly Base Charge by Meter Size

All Customer Classes

Meter Size	Base Charge
3/4"	\$7.75
1"	\$14.54
1 1/2"	\$25.92
2"	\$39.52
3"	\$75.84
4"	\$116.69
6"	\$230.16
8"	\$366.31
10"	\$525.17

Water Usage Rates

Residential Class	Charge (per 1,000 gal)
Tier 1 - First 2,000 gallons	\$0.71
Tier 2 - Next 3,000 gallons	\$2.49
Tier 3 - Next 5,000 gallons	\$4.48
Tier 4 - Next 10,000 gallons	\$7.14
Tier 5 - Above 20,000 gallons	\$10.75
Commercial Class - All Use	Charge
	\$2.49
Flat Rate Water (Based on 4,000 gallons of monthly usage)	Charge
Usage Charge	\$6.41
Base Charge	\$7.75
Flat Rate	\$14.17

WASTEWATER RATES

Monthly Base Charge by Meter Size

All Customer Classes

Meter Size	Base Charge
3/4"	\$19.26
1"	\$43.37
1 1/2"	\$83.51
2"	\$131.66
3"	\$260.12
4"	\$404.61
6"	\$806.06
8"	\$1,287.75
10"	\$1,849.75

Wastewater Usage Rates

Residential Class	Charge (per 1,000 gal)
Tier 1 - First 2,000 gallons	\$2.43
Tier 2 - Above 2,000 gallons	\$8.34
Commercial Class - All Use	Charge
	\$8.34
Flat Rate Sewer (Based on 4,000 gallons of monthly usage)	Charge
Usage Charge	\$21.54
Base Charge	\$19.26
Flat Rate	\$40.80

IRRIGATION RATES

Irrigation Structure and Rates

All Customer Classes

Meter Size	Base Charge	Tier 1 (per 1,000 gal)	Tier 2 (per 1,000 gal)	Tier 3 (per 1,000 gal)
3/4"	\$7.75	First 10	Next 10	Above 20
1"	\$14.54	First 25	Next 25	Above 50
1 1/2"	\$25.92	First 50	Next 50	Above 100
2"	\$39.52	First 80	Next 80	Above 160
3"	\$75.84	First 160	Next 160	Above 320
4"	\$116.69	First 250	Next 250	Above 500
6"	\$230.16	First 500	Next 500	Above 1,000
8"	\$366.31	First 800	Next 800	Above 1,600
10"	\$525.17	First 1,150	Next 1,150	Above 2,300
Tier Rates		\$4.48	\$7.14	\$10.75

Irrigation Backflow Maintenance Monthly Charge


Residential Only

Meter Size	Charge
3/4", 1", 1 1/2" and 2"	\$3.00

GREASE TRAPS

All Customer Classes

Monthly Flat Rate Charge Per Grease Trap	\$37.55
-----------------------------------------------------	---------

Rates continued 

Reclaimed Structure and Rates

All Customer Classes

*Or Allocation Based Formula

Meter Size	Base Charge	Tier 1 (per 1,000 gal)	Tier 2 (per 1,000 gal)	Tier 3 (per 1,000 gal)
3/4"	\$6.20	First 10	Next 10	Above 20
1"	\$11.63	First 25	Next 25	Above 50
1 1/2"	\$20.74	First 50	Next 50	Above 100
2"	\$31.62	First 80*	Next 80*	Above 160*
3"	\$60.67	First 160*	Next 160*	Above 320*
4"	\$93.35	First 250*	Next 250*	Above 500*
6"	\$184.13	First 500*	Next 500*	Above 1,000*
8"	\$293.05	First 800*	Next 800*	Above 1,600*
10"	\$420.14	First 1,150*	Next 1,150*	Above 2,300*
Tier Rates		\$3.58	\$5.71	\$8.60

Reclaimed Backflow Maintenance Monthly Charge

Residential Only

Meter Size	Charge
3/4", 1", 1 1/2" and 2"	\$3.00

Bulk Reclaimed Water Rates

Per Equivalent Irrigation Consumption (EIC)

Capacity Base Charge	Charge
Class A	\$2.58
Class B	\$1.48

Per Bill

Customer Service/Admin Charge	Charge
Class A	\$3.14
Class B	\$3.14

Per 1,000 Gallons

Consumption Charge	Charge
Class A	\$1.68
Class B	\$0.96

Flat Rate Reclaim

(Based on 14,000 gallons usage)

	Charge
Flat Rate	\$64.84

RESIDENTIAL RATES CALCULATOR

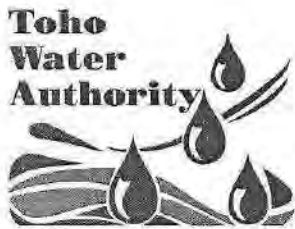
The tables on the right represent the water, wastewater, irrigation and reclaimed residential service charges at various levels of usage. Calculated amounts are based on a 3/4 inch residential, irrigation or reclaimed meter.

HOW WE BILL

Consumption is billed in thousand gallon increments. Any partial thousand gallon increment is not billed in the current month and will be applied toward the following month's consumption.



Water and Wastewater (Per 1,000 gallons)		Irrigation (Per 1,000 gallons)		Reclaimed (Per 1,000 gallons)	
Water Use	Charge	Water Use	Charge	Water Use	Charge
0	\$27.01	0	\$7.75	0	\$6.20
1	\$30.15	1	\$12.23	1	\$9.78
2	\$33.29	2	\$16.71	2	\$13.36
3	\$44.12	3	\$21.19	3	\$16.94
4	\$54.95	4	\$25.67	4	\$20.52
5	\$65.78	5	\$30.15	5	\$24.10
6	\$78.60	6	\$34.63	6	\$27.68
7	\$91.42	7	\$39.11	7	\$31.26
8	\$104.24	8	\$43.59	8	\$34.84
9	\$117.06	9	\$48.07	9	\$38.42
10	\$129.88	10	\$52.55	10	\$42.00
11	\$145.36	11	\$58.26	11	\$47.71
12	\$160.84	12	\$63.97	12	\$53.42
13	\$176.32	13	\$69.68	13	\$59.13
14	\$191.80	14	\$75.39	14	\$64.84
15	\$207.28	15	\$81.10	15	\$70.55
16	\$222.76	16	\$86.81	16	\$76.26
17	\$238.24	17	\$92.52	17	\$81.97
18	\$253.72	18	\$98.23	18	\$87.68
19	\$269.20	19	\$103.94	19	\$93.39
20	\$284.68	20	\$109.65	20	\$99.10



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

Account Number: 0012486758000749950
Past Due Amount: \$0.00
Current Charges: \$841.61
Total Amount Due: \$841.61

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

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14019746	31	08/23/2025	5043	09/23/2025	5124	81

Payment - Thank You \$-861.77

Balance Forward \$0.00

Current Transaction(s)

Water Base Charge \$7.21

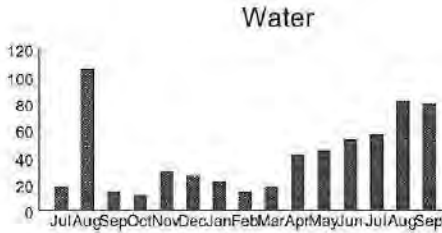
Water Usage \$187.92

Wastewater Base Charge \$17.92

Wastewater Usage \$628.56

Current Transaction Total **\$841.61**

Total Amount Due **\$841.61**



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 001248670-000749950

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$841.61	10/21/25	\$841.61

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT



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

0012486700007499500000841614

Ways to pay

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees:

\$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority

PO Box 30527

Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees

MoneyGram participating locations

(Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

\$1.25

eBills

Go paperless by creating an online payment account on www.tohowater.com.

EMERGENCIES - For water or sewer related emergencies call our customer service call center at **407-944-5000**.

Can't pay your bill?

If you are unable to pay your water bill, please visit www.tohowater.com or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the QR code below.

Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. - Payments made after 2 p.m. to 7 p.m. will incur an additional fee of \$25 for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

Same day reconnection - All payments must be made before 2 p.m. Payments after 2 p.m. services will be restored the following day.

Payments after 2 p.m. Sundays/holidays - Services will be restored next business day without \$25 premium reconnect fee.

Meter tampering

Metering tampering is prohibited by Florida State Law and incurs a \$300 fine for the first offense and a \$500 fine for the second offense. Only Toho Water Authority representatives are permitted to access meters.

Payment Assistance

Life happens and along with it sometimes we experience financial strains. Toho has two programs to help customers. Payment extension requests gives you more time to pay your bill. Visit www.tohowater.com to request an extension. Our Toho Assistance Program (TAP) offers financial assistance to qualifying customers. Scan the QR code to apply



Plumbing Concerns?

If you have a water, backflow or sewer concern please contact Toho before calling a plumber. We can evaluate if the service of a plumber is necessary. If a plumber is contacted first, Toho will not assume responsibility for any incurred costs. Call us at 407-944-5000 or email customerservice@tohowater.com.





RATES SCHEDULE (EFFECTIVE OCTOBER 1, 2025)

Page 160

Toho provides reliable, cost effective and responsive water services to our customers while protecting the public health and the environment. The rates listed below allow us to accomplish this while maintaining some of the lowest rates in Central Florida. If you have questions, please contact our customer service at 407-944-5000 or email customerservice@tohowater.com.

WATER RATES

Monthly Base Charge by Meter Size

All Customer Classes

Meter Size	Base Charge
3/4"	\$7.75
1"	\$14.54
1 1/2"	\$25.92
2"	\$39.52
3"	\$75.84
4"	\$116.69
6"	\$230.16
8"	\$366.31
10"	\$525.17

Water Usage Rates

Residential Class	Charge (per 1,000 gal)
Tier 1 - First 2,000 gallons	\$0.71
Tier 2 - Next 3,000 gallons	\$2.49
Tier 3 - Next 5,000 gallons	\$4.48
Tier 4 - Next 10,000 gallons	\$7.14
Tier 5 - Above 20,000 gallons	\$10.75
Commercial Class - All Use	Charge
	\$2.49
Flat Rate Water (Based on 4,000 gallons of monthly usage)	Charge
Usage Charge	\$6.41
Base Charge	\$7.75
Flat Rate	\$14.17

WASTEWATER RATES

Monthly Base Charge by Meter Size

All Customer Classes

Meter Size	Base Charge
3/4"	\$19.26
1"	\$43.37
1 1/2"	\$83.51
2"	\$131.66
3"	\$260.12
4"	\$404.61
6"	\$806.06
8"	\$1,287.75
10"	\$1,849.75

Wastewater Usage Rates

Residential Class	Charge (per 1,000 gal)
Tier 1 - First 2,000 gallons	\$2.43
Tier 2 - Above 2,000 gallons	\$8.34
Commercial Class - All Use	Charge
	\$8.34
Flat Rate Sewer (Based on 4,000 gallons of monthly usage)	Charge
Usage Charge	\$21.54
Base Charge	\$19.26
Flat Rate	\$40.80

IRRIGATION RATES

Irrigation Structure and Rates

All Customer Classes

Meter Size	Base Charge	Tier 1 (per 1,000 gal)	Tier 2 (per 1,000 gal)	Tier 3 (per 1,000 gal)
3/4"	\$7.75	First 10	Next 10	Above 20
1"	\$14.54	First 25	Next 25	Above 50
1 1/2"	\$25.92	First 50	Next 50	Above 100
2"	\$39.52	First 80	Next 80	Above 160
3"	\$75.84	First 160	Next 160	Above 320
4"	\$116.69	First 250	Next 250	Above 500
6"	\$230.16	First 500	Next 500	Above 1,000
8"	\$366.31	First 800	Next 800	Above 1,600
10"	\$525.17	First 1,150	Next 1,150	Above 2,300
Tier Rates		\$4.48	\$7.14	\$10.75

Irrigation Backflow Maintenance Monthly Charge


Residential Only

Meter Size	Charge
3/4", 1", 1 1/2" and 2"	\$3.00

GREASE TRAPS

All Customer Classes

Monthly Flat Rate Charge Per Grease Trap	\$37.55
-----------------------------------------------------	----------------

Rates continued 

Reclaimed Structure and Rates

All Customer Classes

*Or Allocation Based Formula

Meter Size	Base Charge	Tier 1 (per 1,000 gal)	Tier 2 (per 1,000 gal)	Tier 3 (per 1,000 gal)
3/4"	\$6.20	First 10	Next 10	Above 20
1"	\$11.63	First 25	Next 25	Above 50
1 1/2"	\$20.74	First 50	Next 50	Above 100
2"	\$31.62	First 80*	Next 80*	Above 160*
3"	\$60.67	First 160*	Next 160*	Above 320*
4"	\$93.35	First 250*	Next 250*	Above 500*
6"	\$184.13	First 500*	Next 500*	Above 1,000*
8"	\$293.05	First 800*	Next 800*	Above 1,600*
10"	\$420.14	First 1,150*	Next 1,150*	Above 2,300*
Tier Rates		\$3.58	\$5.71	\$8.60

Reclaimed Backflow Maintenance Monthly Charge

Residential Only

Meter Size	Charge
3/4", 1", 1 1/2" and 2"	\$3.00

Bulk Reclaimed Water Rates

Per Equivalent Irrigation Consumption (EIC)

Capacity Base Charge	Charge
Class A	\$2.58
Class B	\$1.48

Per Bill

Customer Service/Admin Charge	Charge
Class A	\$3.14
Class B	\$3.14

Per 1,000 Gallons

Consumption Charge	Charge
Class A	\$1.68
Class B	\$0.96

Flat Rate Reclaim

(Based on 14,000 gallons usage)

	Charge
Flat Rate	\$64.84

RESIDENTIAL RATES CALCULATOR

The tables on the right represent the water, wastewater, irrigation and reclaimed residential service charges at various levels of usage. Calculated amounts are based on a 3/4 inch residential, irrigation or reclaimed meter.

HOW WE BILL

Consumption is billed in thousand gallon increments. Any partial thousand gallon increment is not billed in the current month and will be applied toward the following month's consumption.



Water and Wastewater (Per 1,000 gallons)		Irrigation (Per 1,000 gallons)		Reclaimed (Per 1,000 gallons)	
Water Use	Charge	Water Use	Charge	Water Use	Charge
0	\$27.01	0	\$7.75	0	\$6.20
1	\$30.15	1	\$12.23	1	\$9.78
2	\$33.29	2	\$16.71	2	\$13.36
3	\$44.12	3	\$21.19	3	\$16.94
4	\$54.95	4	\$25.67	4	\$20.52
5	\$65.78	5	\$30.15	5	\$24.10
6	\$78.60	6	\$34.63	6	\$27.68
7	\$91.42	7	\$39.11	7	\$31.26
8	\$104.24	8	\$43.59	8	\$34.84
9	\$117.06	9	\$48.07	9	\$38.42
10	\$129.88	10	\$52.55	10	\$42.00
11	\$145.36	11	\$58.26	11	\$47.71
12	\$160.84	12	\$63.97	12	\$53.42
13	\$176.32	13	\$69.68	13	\$59.13
14	\$191.80	14	\$75.39	14	\$64.84
15	\$207.28	15	\$81.10	15	\$70.55
16	\$222.76	16	\$86.81	16	\$76.26
17	\$238.24	17	\$92.52	17	\$81.97
18	\$253.72	18	\$98.23	18	\$87.68
19	\$269.20	19	\$103.94	19	\$93.39
20	\$284.68	20	\$109.65	20	\$99.10



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: 00124867000654500
Past Due Amount: \$0.00
Current Charges: \$36.76
Total Amount Due: \$36.76

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

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14039970	31	08/23/2025	77	09/23/2025	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	10/21/25	\$36.76

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT



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

0012486700006545000000036768

Ways to pay

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

*Using one-time payment option will incur convenience fees:

\$1.25 for every \$100.00 for credit/debit cards.

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

\$1.25 for every \$100.00 for credit/debit cards

BY MAIL

Please remit your check or money order in advance of your due date to avoid late fees. Penalties are assessed on all accounts if payment is not received by the due date.

Please remit your payment to:

Toho Water Authority

PO Box 30527

Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees

MoneyGram participating locations

(Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source

Cash

Fees

\$1.25

eBills

Go paperless by creating an online payment account on www.tohowater.com.

EMERGENCIES - For water or sewer related emergencies call our customer service call center at **407-944-5000**.

Can't pay your bill?

If you are unable to pay your water bill, please visit www.tohowater.com or call us before your bill goes past due and ask us about our Payment Assistance options. Call us at 407-944-5000 or scan the QR code below.

Disconnection for nonpayment

Accounts that become delinquent will be assessed a \$50 fee and are subject to possible interruption of water services. Customers must notify our call center at 407-944-5000 that the account has been paid in full.

RECONNECTION SCHEDULE

WEEKDAYS

Before 2 p.m. - Payments made before 2 p.m. will be connected the same day with no additional fee.

After 2 p.m. - Payments made after 2 p.m. to 7 p.m. will incur an additional fee of \$25 for premium same day reconnection. If the \$25 premium fee is declined, services will be reconnected on the next business day.

WEEKENDS AND HOLIDAYS (\$25 Premium Reconnect Fee)

Any reconnection of services that occur on a weekend or holiday will incur an additional \$25 premium reconnect fee. If the \$25 premium fee is declined, services will be reconnected the next business day.

Same day reconnection - All payments must be made before 2 p.m. Payments after 2 p.m. services will be restored the following day.

Payments after 2 p.m. Sundays/holidays - Services will be restored next business day without \$25 premium reconnect fee.

Meter tampering

Metering tampering is prohibited by Florida State Law and incurs a \$300 fine for the first offense and a \$500 fine for the second offense. Only Toho Water Authority representatives are permitted to access meters.

Payment Assistance

Life happens and along with it sometimes we experience financial strains. Toho has two programs to help customers. Payment extension requests gives you more time to pay your bill. Visit www.tohowater.com to request an extension. Our Toho Assistance Program (TAP) offers financial assistance to qualifying customers. Scan the QR code to apply



Plumbing Concerns?

If you have a water, backflow or sewer concern please contact Toho before calling a plumber. We can evaluate if the service of a plumber is necessary. If a plumber is contacted first, Toho will not assume responsibility for any incurred costs. Call us at 407-944-5000 or email customerservice@tohowater.com.





RATES SCHEDULE (EFFECTIVE OCTOBER 1, 2025)

Page 164

Toho provides reliable, cost effective and responsive water services to our customers while protecting the public health and the environment. The rates listed below allow us to accomplish this while maintaining some of the lowest rates in Central Florida. If you have questions, please contact our customer service at 407-944-5000 or email customerservice@tohowater.com.

WATER RATES

Monthly Base Charge by Meter Size

All Customer Classes

Meter Size	Base Charge
3/4"	\$7.75
1"	\$14.54
1 1/2"	\$25.92
2"	\$39.52
3"	\$75.84
4"	\$116.69
6"	\$230.16
8"	\$366.31
10"	\$525.17

Water Usage Rates

Residential Class	Charge (per 1,000 gal)
Tier 1 - First 2,000 gallons	\$0.71
Tier 2 - Next 3,000 gallons	\$2.49
Tier 3 - Next 5,000 gallons	\$4.48
Tier 4 - Next 10,000 gallons	\$7.14
Tier 5 - Above 20,000 gallons	\$10.75
Commercial Class - All Use	Charge
	\$2.49
Flat Rate Water (Based on 4,000 gallons of monthly usage)	Charge
Usage Charge	\$6.41
Base Charge	\$7.75
Flat Rate	\$14.17

IRRIGATION RATES

Irrigation Structure and Rates

All Customer Classes

Meter Size	Base Charge	Tier 1 (per 1,000 gal)	Tier 2 (per 1,000 gal)	Tier 3 (per 1,000 gal)
3/4"	\$7.75	First 10	Next 10	Above 20
1"	\$14.54	First 25	Next 25	Above 50
1 1/2"	\$25.92	First 50	Next 50	Above 100
2"	\$39.52	First 80	Next 80	Above 160
3"	\$75.84	First 160	Next 160	Above 320
4"	\$116.69	First 250	Next 250	Above 500
6"	\$230.16	First 500	Next 500	Above 1,000
8"	\$366.31	First 800	Next 800	Above 1,600
10"	\$525.17	First 1,150	Next 1,150	Above 2,300
Tier Rates		\$4.48	\$7.14	\$10.75

Irrigation Backflow Maintenance Monthly Charge

Residential Only

Meter Size	Charge
3/4", 1", 1 1/2" and 2"	\$3.00

WASTEWATER RATES

Monthly Base Charge by Meter Size

All Customer Classes

Meter Size	Base Charge
3/4"	\$19.26
1"	\$43.37
1 1/2"	\$83.51
2"	\$131.66
3"	\$260.12
4"	\$404.61
6"	\$806.06
8"	\$1,287.75
10"	\$1,849.75

Wastewater Usage Rates

Residential Class	Charge (per 1,000 gal)
Tier 1 - First 2,000 gallons	\$2.43
Tier 2 - Above 2,000 gallons	\$8.34
Commercial Class - All Use	Charge
	\$8.34
Flat Rate Sewer (Based on 4,000 gallons of monthly usage)	Charge
Usage Charge	\$21.54
Base Charge	\$19.26
Flat Rate	\$40.80

GREASE TRAPS

All Customer Classes

Monthly Flat Rate Charge Per Grease Trap	\$37.55
-----------------------------------------------------	---------

Rates continued



Reclaimed Structure and Rates

All Customer Classes

*Or Allocation Based Formula

Meter Size	Base Charge	Tier 1 (per 1,000 gal)	Tier 2 (per 1,000 gal)	Tier 3 (per 1,000 gal)
3/4"	\$6.20	First 10	Next 10	Above 20
1"	\$11.63	First 25	Next 25	Above 50
1 1/2"	\$20.74	First 50	Next 50	Above 100
2"	\$31.62	First 80*	Next 80*	Above 160*
3"	\$60.67	First 160*	Next 160*	Above 320*
4"	\$93.35	First 250*	Next 250*	Above 500*
6"	\$184.13	First 500*	Next 500*	Above 1,000*
8"	\$293.05	First 800*	Next 800*	Above 1,600*
10"	\$420.14	First 1,150*	Next 1,150*	Above 2,300*
Tier Rates		\$3.58	\$5.71	\$8.60

Reclaimed Backflow Maintenance Monthly Charge

Residential Only

Meter Size	Charge
3/4", 1", 1 1/2" and 2"	\$3.00

Bulk Reclaimed Water Rates

Per Equivalent Irrigation Consumption (EIC)

Capacity Base Charge	Charge
Class A	\$2.58
Class B	\$1.48

Per Bill

Customer Service/Admin Charge	Charge
Class A	\$3.14
Class B	\$3.14

Per 1,000 Gallons

Consumption Charge	Charge
Class A	\$1.68
Class B	\$0.96

Flat Rate Reclaim

(Based on 14,000 gallons usage)

	Charge
Flat Rate	\$64.84

RESIDENTIAL RATES CALCULATOR

The tables on the right represent the water, wastewater, irrigation and reclaimed residential service charges at various levels of usage. Calculated amounts are based on a 3/4 inch residential, irrigation or reclaimed meter.

HOW WE BILL

Consumption is billed in thousand gallon increments. Any partial thousand gallon increment is not billed in the current month and will be applied toward the following month's consumption.



Water and Wastewater

(Per 1,000 gallons)

Water Use	Charge
0	\$27.01
1	\$30.15
2	\$33.29
3	\$44.12
4	\$54.95
5	\$65.78
6	\$78.60
7	\$91.42
8	\$104.24
9	\$117.06
10	\$129.88
11	\$145.36
12	\$160.84
13	\$176.32
14	\$191.80
15	\$207.28
16	\$222.76
17	\$238.24
18	\$253.72
19	\$269.20
20	\$284.68

Irrigation

(Per 1,000 gallons)

Water Use	Charge
0	\$7.75
1	\$12.23
2	\$16.71
3	\$21.19
4	\$25.67
5	\$30.15
6	\$34.63
7	\$39.11
8	\$43.59
9	\$48.07
10	\$52.55
11	\$58.26
12	\$63.97
13	\$69.68
14	\$75.39
15	\$81.10
16	\$86.81
17	\$92.52
18	\$98.23
19	\$103.94
20	\$109.65

Reclaimed

(Per 1,000 gallons)

Water Use	Charge
0	\$6.20
1	\$9.78
2	\$13.36
3	\$16.94
4	\$20.52
5	\$24.10
6	\$27.68
7	\$31.26
8	\$34.84
9	\$38.42
10	\$42.00
11	\$47.71
12	\$53.42
13	\$59.13
14	\$64.84
15	\$70.55
16	\$76.26
17	\$81.97
18	\$87.68
19	\$93.39
20	\$99.10

VENDOR:	KUA #6	
DISTRICT:	BRIGHTON LAKES CDD	
DATE:	10/03/25	
INVOICE #	100325-ACH	
	FY2023	ACH 10/21
Account #	Service Address	8-25-9/24
1248670-659590	Brighton Lakes Vlite	\$ 2,649.95
1248670-681110	2552 Pleasant Hill Rd Entr Wall	\$ 41.35
1248670-687700	4101 Brighton Lakes Blvd Block	\$ 283.86
1248670-708280	4101 Brighton Lakes Blvd Gdhse	\$ 94.61
1248670-749950	4250 Brighton Lakes Blvd	\$ 1,443.58
1248670-761450	4101 Brighton Lakes Blvd	\$ 90.61
1248670-789380	4200 Brighton Lakes Blvd S Light	\$ 45.70
1248670-801580	4200 Brighton Lakes Blvd Block	\$ 40.83
1248670-820220	Maggiore Cir Vlite	\$ 194.20
1248670-859970	2500 Volta Cir Gate	\$ 38.49
1248670-862780	3600 Kariba Ct Gate	\$ 36.61
1248670-877890	5200 Brighton Lakes Blvd Well	\$ 11.36
1248670-878320	5200 Brighton Lakes Blvd Block Pump	\$ 24.63
1248670-905180	5200 Brighton Lakes Blvd Well3	\$ 19.97
1248670-905400	2900 Sweetspire Cir Block Well	\$ 10.43
15	Total - 543006-53901	\$ 5,026.18



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



PAY BILL

Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 0 BRIGHTON LKS COMM DEV DISTRICT
Bill Date: 10/03/25
Next Scheduled Read Date:

BILL SUMMARY

Previous Balance \$2,649.95	-	Payments \$2,649.95	+	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

5-30 PM

FREE! GRATIS!

INFLATABLES
INFLABLES

POPCORN
PALOMITAS DE MAÍZ

PHOTO BOOTH
CABINA DE FOTOS

TOUCH-A-TRUCK
TOCA UN CAMIÓN

5:30 PM - 7:00 PM

HOT DOGS*
PERROS CALIENTES*

CAKE BITES*
BOCADOS DE PASTEL*

*WHILE SUPPLIES LAST
*MIENTRAS DUREN

AT SUNSET

MINECRAFT MOVIE
ON A 50-FOOT SCREEN

AL ATARDECER PELÍCULA
MINECRAFT EN UNA
PANTALLA DE 50 PIES



**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, ¡VEN Y CELEBRA CON NOSOTROS!
FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE
KISSIMMEE LAKEFRONT PARK
**KUA MOVIE
IN THE PARK**

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 10/21/25
Total Amount Due		\$2,649.95

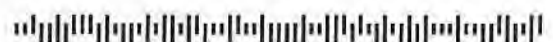
* \$2,649.95 will be drafted from your bank account on 10/21/2025 via E-Payment.



0028485193

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



0012486700006595900002649950002779142025102100



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



PAY BILL

Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 2552 PLEASANT HILL ROAD
Bill Date: 10/02/25
Next Scheduled Read Date: 10/25/25

BILL SUMMARY

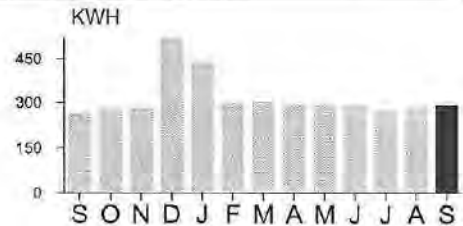
Previous Balance	-	Payments	+	Current Charges	=	Balance Due
\$40.62		\$40.62		\$41.35		\$41.35

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$37.09
Electric	\$35.94
Fuel Adjustment	-\$9.02
Customer Charge	\$10.17
CITY/COUNTY TAXES & TRANSFER FEE	\$4.26
TOTAL CURRENT CHARGES	\$41.35

USAGE DETAILS

Electric - Residential
Daily Avg. - 9.73 kWh/Day
Use One Year Ago - 8.83 kWh/Day
Daily Avg. Cost - \$1.24



METER DATA

Meter #:	0160633987
Current:	26,193 on 09/24/25
Previous:	25,901 on 08/25/25
Total Usage:	292 kWh
Days Of Service:	30

MESSAGE from KUA

5:30 PM

FREE! GRATIS!

INFIATABLES
INFLABLES
CRAFTS
MANUALIDADES
POPCORN
PALOMITAS DE MAÍZ
PHOTO BOOTH
CARINA DE FOTOS
TOUCH-A-TRUCK
TOCA UN CAMIÓN

5:30 PM - 7:00 PM

HOT DOGS*
PERROS CALIENTES
CAKE BITES*
BOCADOS DE PASTEL
*WHILE SUPPLIES LAST
*MIENTRAS DUREN

AT SUNSET

MINECRAFT MOVIE
ON A 50-FOOT SCREEN
AL ATARDECER PELÍCULA
MINECRAFT EN UNA
PANTALLA DE 50 PIES



**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, ¡VEN Y CELEBRA CON NOSOTROS!
FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE
KISSIMMEE LAKEFRONT PARK
**KUA MOVIE
IN THE PARK**

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID	Past Due Pay Now	Due Date
001248670-000681110	\$0.00	10/20/25
Total Amount Due		\$41.35

* \$41.35 will be drafted from your bank account on 10/20/2025 via E-Payment.

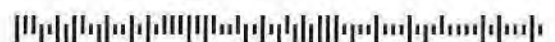


0028482700

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



0012486700006811100000041350000043372025102010



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



PAY BILL

Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4101 BRIGHTON LAKES BLVD / ARD BLOCK
Bill Date: 10/02/25
Next Scheduled Read Date: 10/25/25

BILL SUMMARY

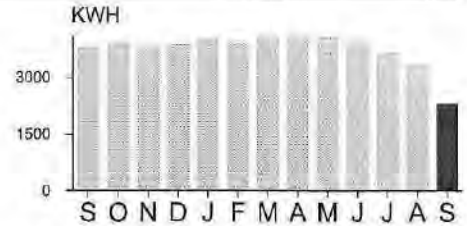
Previous Balance	-	Payments	+	Current Charges	=	Balance Due
\$403.84		\$403.84		\$283.86		\$283.86

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$251.09
Electric	\$311.69
Fuel Adjustment	-\$71.68
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$32.77
TOTAL CURRENT CHARGES	\$283.86

USAGE DETAILS

Electric - Commercial
Daily Avg. - 77.36 kWh/Day
Use One Year Ago - 126.80 kWh/Day
Daily Avg. Cost - \$8.37



METER DATA

Meter #:	0153570372
Current:	260,262 on 09/24/25
Previous:	257,941 on 08/25/25
Total Usage:	2,321 kWh
Days Of Service:	30

MESSAGE from KUA

5:30 PM
INFLATABLES
CRAFTS
MANUALIDADES
PHOTO BOOTH
CABINA DE FOTOS
TOUCH-A-TRUCK
TOCA UN CAMIÓN

FREE! GRATIS!
POPCORN
PALOMITAS DE MAÍZ

5:30 PM - 7:00 PM
HOT DOGS*
PERROS CALIENTES*
CAKE BITES*
BOCADOS DE PASTEL*
*WHILE SUPPLIES LAST
*MIENTRAS DUREN

AT SUNSET
MINECRAFT MOVIE
ON A 50-FOOT SCREEN
AL ATARDECER PELÍCULA
MINECRAFT EN UNA
PANTALLA DE 50 PIES

40TH ANNIVERSARY
1985 - 2025

KUA TURNS 40, COME CELEBRATE WITH US!
KUA CUMPLE 40, ¡VEN Y CELEBRA CON NOSOTROS!
FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE
KISSIMMEE LAKEFRONT PARK
KUA MOVIE IN THE PARK

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
10/20/25

Total Amount Due

\$283.86

* \$283.86 will be drafted from your bank account on 10/20/2025 via E-Payment.



0028482701

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



0012486700006877000000283860000297702025102060



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



PAY BILL

Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4101 BRIGHTON LAKES BLVD
GDHSE
Bill Date: 10/02/25
Next Scheduled Read Date: 10/25/25

BILL SUMMARY

Previous Balance
\$153.55

-

Payments
\$153.55

+

Current Charges
\$94.61

=

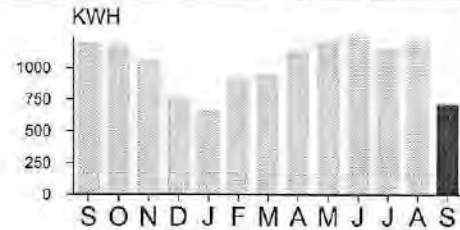
Balance Due
\$94.61

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$84.40
Electric	\$95.21
Fuel Adjustment	-\$21.89
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$10.21
TOTAL CURRENT CHARGES	\$94.61

USAGE DETAILS

Electric - Commercial
Daily Avg. - 23.63 kWh/Day
Use One Year Ago - 40.10 kWh/Day
Daily Avg. Cost - \$2.81



METER DATA

Meter #:	0160639559
Current:	60,779 on 09/24/25
Previous:	60,070 on 08/25/25
Total Usage:	709 kWh
Days Of Service:	30

MESSAGE from KUA

5:30 PM **FREE! GRATIS!**

INFLATABLES
INFLABLES

POPCORN
PALOMITAS DE MAÍZ

CAKE BITES*
BOCADOS DE PASTEL*

HOT DOGS*
PERROS CALIENTES*

AT SUNSET

MINECRAFT MOVIE
ON A 30-FOOT SCREEN

AL ATARDECER PELÍCULA
MINECRAFT EN UNA PANTALLA DE 30 PIES

WHILE SUPPLIES LAST
*MIENTRAS DUREN



**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, VEN Y CELEBRA CON NOSOTROS!

FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE

KISSIMMEE LAKEFRONT PARK

KUA MOVIE IN THE PARK

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID 001248670-000708280	Past Due Pay Now \$0.00	Due Date 10/20/25
Total Amount Due		\$94.61

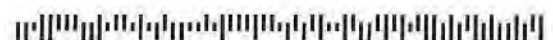
* \$94.61 will be drafted from your bank account on 10/20/2025 via E-Payment.



0028482702

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



0012486700007082800000094610000099222025102010



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



PAY BILL

Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4250 BRIGHTON LAKES BOULEVARD
Bill Date: 10/02/25
Next Scheduled Read Date: 10/25/25

BILL SUMMARY

Previous Balance
\$1,556.77

-

Payments
\$1,556.77

+

Current Charges
\$1,443.58

=

Balance Due
\$1,443.58

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$1,272.57
Electric	\$1,638.20
Fuel Adjustment	-\$376.71
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$171.01
TOTAL CURRENT CHARGES	\$1,443.58

USAGE DETAILS

Electric - Commercial

Daily Avg. - 406.63 kWh/Day

Use One Year Ago - 360.73 kWh/Day

Daily Avg. Cost - \$42.42

KWH



SERVICE TYPE

	Meter Id	Current Read Date	Current Read	Previous Read Date	Previous Reading	Meter Mult.	Billed Usage	Days of Service
Electric	0156883390	09/24/25	618,905	08/25/25	606,706	1	12,199	30
Demand	0156883390	09/24/25	29.41	08/25/25	29.93	1	29.41	30

MESSAGE from KUA

5:30 PM
INFLATABLES
INFLABLES
CRAFTS
MANUALIDADES
POPCORN
PALOMITAS DE MAIZ
PHOTO BOOTH
CABINA DE FOTOS
TOUCH-A-TRUCK
TOCA UN CAMION

FREE!
GRATIS

5:30 PM - 7:00 PM
HOT DOGS*
PERROS CALIENTES
CAKE BITES*
BOCADOS DE PASTEL
*WHILE SUPPLIES LAST
*MIENTRAS DUREN

AT SUNSET
MINECRAFT MOVIE
ON A 50-FOOT SCREEN
AL ATARDECER PELÍCULA
MINECRAFT EN UNA
PANTALLA DE 50 PIES



**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, ¡VEN Y CELEBRA CON NOSOTROS!
FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE
KISSIMMEE LAKEFRONT PARK
**KUA MOVIE
IN THE PARK**

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID
001248670-000749950

Past Due Pay Now
\$0.00

Due Date
10/20/25

Total Amount Due

\$1,443.58

* \$1,443.58 will be drafted from your bank account on 10/20/2025 via E-Payment.



0028482767

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



0012486700007499500001443580001513952025102060



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



PAY BILL

Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4101 BRIGHTON LAKES BOULEVARD
Bill Date: 10/02/25
Next Scheduled Read Date: 10/25/25

Page 1 of 2

BILL SUMMARY

Previous Balance
\$83.11

-

Payments
\$83.11

+

Current Charges
\$90.61

=

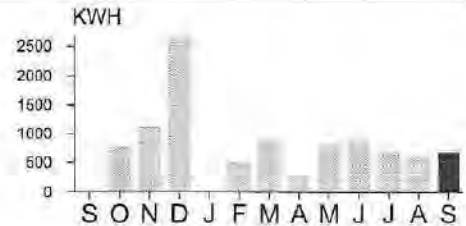
Balance Due
\$90.61

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$80.87
Electric	\$90.64
Fuel Adjustment	-\$20.85
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$9.74
TOTAL CURRENT CHARGES	\$90.61

USAGE DETAILS

Electric - Commercial
Daily Avg. - 22.50 kWh/Day
Use One Year Ago - 0.06 kWh/Day
Daily Avg. Cost - \$2.70



SERVICE TYPE

	Meter Id	Current Read Date	Current Read	Previous Read Date	Previous Reading	Meter Mult.	Billed Usage	Days of Service
Electric	0156887561	09/24/25	50,643	08/25/25	49,968	1	675	30
Demand	0156887561	09/24/25	7.31	08/25/25	7.28	1	7.31	30

MESSAGE from KUA

5:30 PM
FREE! CRAPPS
INFLATABLES
CRAPPS
MANUALIDADES
POP CORN
PALOMITAS DE MAIZ
PHOTO BOOTH
CABINA DE FOTOS
TOUCH-A-TRUCK
TOCA UN CAMION

5:30 PM - 7:00 PM
HOT DOGS*
PERROS CALIENTES*
CAKE BITES*
BOCADOS DE PASTEL*
*WHILE SUPPLIES LAST
*MIENTRAS DUREN

AT SUNSET
MINECRAFT MOVIE
ON A 50-FOOT SCREEN
AL ATARDECER PELICULA
MINECRAFT EN UNA
PANTALLA DE 50 PIES



**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, VEN Y CELEBRA CON NOSOTROS!
FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE
KISSIMMEE LAKEFRONT PARK
KUA MOVIE IN THE PARK

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID
001248670-000761450

Past Due Pay Now
\$0.00

Due Date
10/20/25

Total Amount Due

\$90.61

* \$90.61 will be drafted from your bank account on 10/20/2025 via E-Payment.



0028482774

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



0012486700007614500000090610000095032025102090



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



Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4200 BRIGHTON LAKES BLVD SLIGH
Bill Date: 10/03/25
Next Scheduled Read Date:

BILL SUMMARY

Previous Balance
\$45.70

-

Payments
\$45.70

+

Current Charges
\$45.70

=

Balance Due
\$45.70

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

MESSAGE from KUA

5:30 PM

FREE! GIFTS!

INFLATABLES
INFLABLES

CRAPPS
MANUALIDADES

POPCORN
PALOMITAS DE MAIZ

PHOTO BOOTH
CABINA DE FOTOS

TOUCH-A-TRUCK
TOCA UN CAMION

5:30 PM - 7:00 PM

HOT DOGS*
PERROS CALIENTES*

CAKE BITES*
BOCADOS DE PASTEL*

*WHILE SUPPLIES LAST
*MIENTRAS DUREN

AT SUNSET

MINECRAFT MOVIE
ON A 50-FOOT SCREEN

AL ATARDECER PELICULA
MINECRAFT EN UNA
PANTALLA DE 50 PIES

KUA 40TH ANNIVERSARY 1985 - 2025

**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, VEN Y CELEBRA CON NOSOTROS!

FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE

KISSIMMEE LAKEFRONT PARK

KUA MOVIE IN THE PARK

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID
001248670-000789380

Past Due Pay Now
\$0.00

Due Date
10/21/25

Total Amount Due

\$45.70

* \$45.70 will be drafted from your bank account on 10/21/2025 via E-Payment.

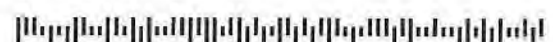


0028485215

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



0012486700007893800000045700000047932025102190



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



PAY BILL

Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4200 BRIGHTON LAKES BOULEVARD
BLOCK
Bill Date: 10/02/25
Next Scheduled Read Date: 10/25/25

BILL SUMMARY

Previous Balance
\$30.14

-

Payments
\$30.14

+

Current Charges
\$40.83

=

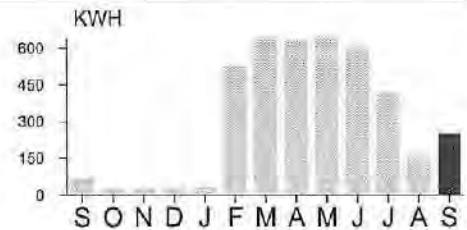
Balance Due
\$40.83

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$37.03
Electric	\$33.70
Fuel Adjustment	-\$7.75
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$3.80
TOTAL CURRENT CHARGES	\$40.83

USAGE DETAILS

Electric - Commercial
Daily Avg. - 8.36 kWh/Day
Use One Year Ago - 2.26 kWh/Day
Daily Avg. Cost - \$1.23



METER DATA

Meter #:	0158887560
Current:	24,421 on 09/24/25
Previous:	24,170 on 08/25/25
Total Usage:	251 kWh
Days Of Service:	30

MESSAGE from KUA

5:30 PM

INFLATABLES

INFLABLES

CRAFTS

MANUALIDADES

PHOTO BOOTH

CABINA DE FOTOS

TOUCH-A-TRUCK

TOCA UN CAMIÓN

FREE!
GREATS

POPCORN

PALOMITAS DE MAÍZ

5:30 PM - 7:00 PM

HOT DOGS*

PERROS CALIENTES*

CAKE BITES*

BOCADOS DE PASTEL*

*WHILE SUPPLIES LAST

*MIENTRAS DUREN

AT SUNSET

MINECRAFT MOVIE

ON A 50-FOOT SCREEN

AL ATARDECER PELÍCULA

MINECRAFT EN UNA

PANTALLA DE 50 PIES



KUA TURNS 40,
COME CELEBRATE WITH US!
KUA CUMPLE 40, ¡VEN Y CELEBRA CON NOSOTROS!

FRIDAY, OCTOBER 3

VIERNES, 3 DE OCTUBRE

KISSIMMEE LAKEFRONT PARK



Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID

001248670-000801580

Past Due Pay Now

\$0.00

Due Date

10/20/25

Total Amount Due

\$40.83

* \$40.83 will be drafted from your bank account on 10/20/2025 via E-Payment.

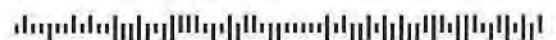


0028482860

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



0012486700008015800000040830000042822025102030



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



PAY BILL

Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 0 MAGGIORE CIRCUIT FLITE
Bill Date: 10/02/25
Next Scheduled Read Date:

BILL SUMMARY

Previous Balance
\$194.20

-

Payments
\$194.20

+

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

MESSAGE from KUA

5:30 PM
INFLATABLES
CRAFTS
MANUALIDADES
POP CORN
PALOMITAS DE MAÍZ
PHOTO BOOTH
CABINA DE FOTOS
TOUCH-A-TRUCK
TOCA UN CAMIÓN

FREE!
GRATIS

5:30 PM - 7:00 PM AT SUNSET
HOT DOGS*
PERROS CALIENTES*
CAKE BITES*
BOCADOS DE PASTEL*
*WHILE SUPPLIES LAST
*MIENTRAS DUREN

MINECRAFT MOVIE
ON A 50-FOOT SCREEN
AL ATARDECER PELÍCULA
MINECRAFT EN UNA
PANTALLA DE 50 PIES



**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, ¡VEN Y CELEBRA CON NOSOTROS!
FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE
KISSIMMEE LAKEFRONT PARK
KUA MOVIE IN THE PARK

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID
001248670-000820220

Past Due Pay Now
\$0.00

Due Date
10/20/25

Total Amount Due

\$194.20

* \$194.20 will be drafted from your bank account on 10/20/2025 via E-Payment.



0028481154

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



0012486700008202200000194200000203672025102000



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



PAY BILL

Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4000 BRIGHTON LAKES BLVD
GATE
Bill Date: 10/02/25
Next Scheduled Read Date: 10/25/25

BILL SUMMARY

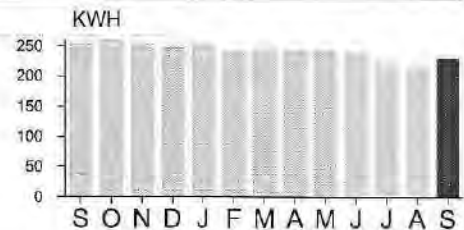
Previous Balance \$36.84	-	Payments \$36.84	+	Current Charges \$38.49	=	Balance Due \$38.49
-----------------------------	---	---------------------	---	----------------------------	---	------------------------

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$34.98
Electric	\$31.03
Fuel Adjustment	-\$7.13
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$3.51
TOTAL CURRENT CHARGES	\$38.49

USAGE DETAILS

Electric - Commercial
Daily Avg. - 7.70 kWh/Day
Use One Year Ago - 8.46 kWh/Day
Daily Avg. Cost - \$1.17



METER DATA

Meter #:	0156883967
Current:	14,748 on 09/24/25
Previous:	14,517 on 08/25/25
Total Usage:	231 kWh
Days Of Service:	30

MESSAGE from KUA

5:30 PM
INFLATABLES
INFLABLES
CRAFTS
MANUALIDADES
PHOTO BOOTH
CABINA DE FOTOS
TOUCH-A-TRUCK
TOCA UN CAMION

FREE! GRATIS!

5:30 PM - 7:00 PM
HOT DOGS*
PERROS CALIENTES*
CAKE BITES*
BOCADOS DE PASTEL*
*WHILE SUPPLIES LAST
*MIENTRAS DUREN

AT SUNSET
MINECRAFT MOVIE
ON A 50-FOOT SCREEN
AL ATARDECER PELICULA
MINECRAFT EN UNA
PANTALLA DE 50 PIES



**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, VEN Y CELEBRA CON NOSOTROS!
FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE
KISSIMMEE LAKEFRONT PARK
**KUA MOVIE
IN THE PARK**

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID 001248670-000859970	Past Due Pay Now \$0.00	Due Date 10/20/25
Total Amount Due		\$38.49

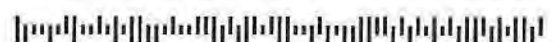
* \$38.49 will be drafted from your bank account on 10/20/2025 via E-Payment.



0028482892

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



0012486700008599700000038490000040372025102020



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



PAY BILL

Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 3600 KARIBU COURT
Bill Date: 10/02/25
Next Scheduled Read Date: 10/25/25

BILL SUMMARY

Previous Balance
\$36.37

-

Payments
\$36.37

+

Current Charges
\$36.61

=

Balance Due
\$36.61

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$33.31
Electric	\$28.87
Fuel Adjustment	-\$6.64
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$3.30
TOTAL CURRENT CHARGES	\$36.61

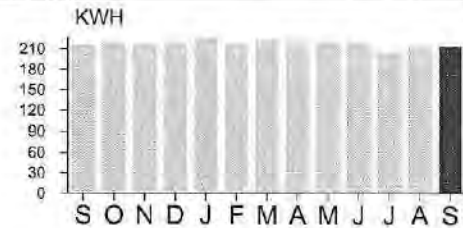
USAGE DETAILS

Electric - Commercial

Daily Avg. - 7.16 kWh/Day

Use One Year Ago - 7.16 kWh/Day

Daily Avg. Cost - \$1.11



METER DATA

Meter #:	0156883790
Current:	3,349 on 09/24/25
Previous:	3,134 on 08/25/25
Total Usage:	215 kWh
Days Of Service:	30

MESSAGE from KUA

5:30 PM **FREE! GRATIS!**

INFLATABLES
INFLABLES
POPCORN
MANUALIDADES PALOMITAS DE MAIZ
PHOTO BOOTH
CABINA DE FOTOS
TOUCH-A-TRUCK
TOCA UN CAMION

5:30 PM - 7:00 PM AT SUNSET

HOT DOGS*
PERROS CALIENTES*
CAKE BITES*
BOCADOS DE PASTEL*

MINECRAFT MOVIE
ON A 50-FOOT SCREEN
AL ATARDECER PELICULA
MINECRAFT EN UNA
PANTALLA DE 50 PIES

*WHILE SUPPLIES LAST
*MIENTRAS DUREN



**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, VEN Y CELEBRA CON NOSOTROS!

FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE
KISSIMMEE LAKEFRONT PARK

**KUA MOVIE
IN THE PARK**

Page 1 of 2



PO Box 423219
Kissimmee, FL 34742-3219

Customer ID - Account ID 001248670-000862780	Past Due Pay Now \$0.00	Due Date 10/20/25
Total Amount Due		\$36.61

* \$36.61 will be drafted from your bank account on 10/20/2025 via E-Payment.



0028481179

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



0012486700008627800000036610000038392025102070



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



Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 5200 BRIGHTON LAKE AVENUE
Bill Date: 10/02/25
Next Scheduled Read Date: 10/25/25

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 09/24/25
Previous:	0 on 08/25/25
Total Usage:	0 kWh
Days Of Service:	30

MESSAGE from KUA

5:30 PM
INFLATABLES
CRAFTS
MANUALIDADES
PHOTO BOOTH
CABINA DE FOTOS
TOUCH-A-TRUCK
TOCA UN CAMIÓN

FREE! GRATIS!

5:30 PM - 7:00 PM
HOT DOGS*
PERROS CALIENTES*
CAKE BITES*
BOCADOS DE PASTEL*
*WHILE SUPPLIES LAST
*MIENTRAS DUREN

AT SUNSET
MINECRAFT MOVIE
ON A 50-FOOT SCREEN
AL ATARDECER PELÍCULA
MINECRAFT EN UNA
PANTALLA DE 50 PIES



**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, ¡VEN Y CELEBRA CON NOSOTROS!
FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE
KISSIMMEE LAKEFRONT PARK
**KUA MOVIE
IN THE PARK**

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
10/20/25

Total Amount Due

\$11.36

* \$11.36 will be drafted from your bank account on 10/20/2025 via E-Payment.

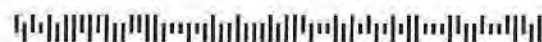


0028484279

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



0012486700008778900000011360000011912025102030



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



Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 5200 BRIGHTON LAKES BOULEVARD
PUMP BLOCK
Bill Date: 09/25/25
Next Scheduled Read Date: 10/16/25

BILL SUMMARY

Previous Balance
\$28.00

-

Payments
\$28.00

+

Current Charges
\$24.63

=

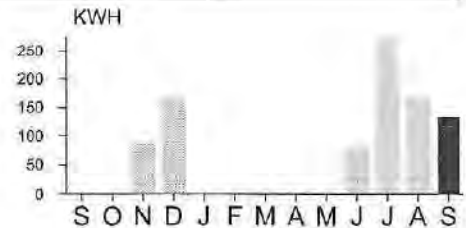
Balance Due
\$24.63

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$22.53
Electric	\$16.49
Fuel Adjustment	-\$4.13
Customer Charge	\$10.17
CITY/COUNTY TAXES & TRANSFER FEE	\$2.10
TOTAL CURRENT CHARGES	\$24.63

USAGE DETAILS

Electric - Residential
Daily Avg. - 4.46 kWh/Day
Use One Year Ago - 0.03 kWh/Day
Daily Avg. Cost - \$0.75



METER DATA

Meter #:	0157347049
Current:	8,685 on 09/16/25
Previous:	8,551 on 08/17/25
Total Usage:	134 kWh
Days Of Service:	30

MESSAGE from KUA

5:30 PM

INFLATABLES

CRAFTS

MANUALIDADES

PHOTO BOOTH

CABINA DE FOTOS

TOUCH-A-TRUCK

TOCA UN CAMIÓN

FREE!
GRATIS

5:30 PM - 7:00 PM

AT SUNSET

HOT DOGS*

PERROS CALIENTES*

CAKE BITES*

BOCADOS DE PASTEL*

*WHILE SUPPLIES LAST

*MIENTRAS DUREN

MINECRAFT MOVIE

ON A 50-FOOT SCREEN

AL ATARDECER PELÍCULA

MINECRAFT EN UNA

PANTALLA DE 50 PIES



**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, ¡VEN Y CELEBRA CON NOSOTROS!

FRIDAY, OCTOBER 3

VIERNES, 3 DE OCTUBRE

KISSIMMEE LAKEFRONT PARK



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

10/13/25

Total Amount Due

\$24.63

*\$24.63 will be drafted from your bank account on 10/13/2025 via E-Payment.



0028467346

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



0012486700008783200000024630000025832025101310



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



PAY BILL

Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 5200 BRIGHTON LAKES BOULEVARD
WELL3
Bill Date: 09/25/25
Next Scheduled Read Date: 10/16/25

BILL SUMMARY

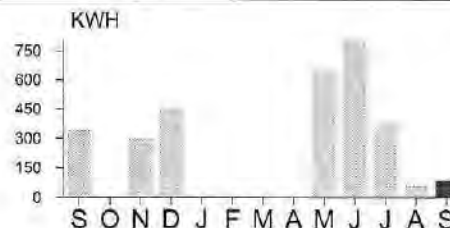
Previous Balance	-	Payments	+	Current Charges	=	Balance Due
\$16.55		\$16.55		\$19.97		\$19.97

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$18.47
Electric	\$11.08
Fuel Adjustment	-\$2.78
Customer Charge	\$10.17
CITY/COUNTY TAXES & TRANSFER FEE	\$1.50
TOTAL CURRENT CHARGES	\$19.97

USAGE DETAILS

Electric - Residential
Daily Avg. - 3.00 kWh/Day
Use One Year Ago - 11.43 kWh/Day
Daily Avg. Cost - \$0.62



METER DATA

Meter #:	0160638939
Current:	12,395 on 09/16/25
Previous:	12,305 on 08/17/25
Total Usage:	90 kWh
Days Of Service:	30

MESSAGE from KUA

5:30 PM **FREE! GRATE!**

INFLATABLES
CRAFTS
MANUALIDADES
PHOTO BOOTH
CABINA DE FOTOS
TOUCH-A-TRUCK
TOCA UN CAMIÓN

5:30 PM - 7:00 PM **AT SUNSET**

HOT DOGS*
PERROS CALIENTES*
CAKE BITES*
BOCADOS DE PASTEL*

MINECRAFT MOVIE
ON A 50-FOOT SCREEN
AL ATARDECER PELÍCULA
MINECRAFT EN UNA
PANTALLA DE 50 PIES

*WHILE SUPPLIES LAST
*MIENTRAS DUREN



**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, ¡VEN Y CELEBRA CON NOSOTROS!
FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE
KISSIMMEE LAKEFRONT PARK
KUA MOVIE IN THE PARK

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
10/13/25

Total Amount Due

\$19.97

* \$19.97 will be drafted from your bank account on 10/13/2025 via E-Payment.

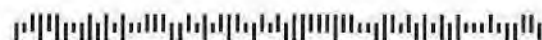


0028467373

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



0012486700009051800000019970000020942025101310



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



Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 2900 SWEETSPIRE CIRCLE #100
Bill Date: 09/25/25
Next Scheduled Read Date: 10/16/25

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 09/16/25
Previous:	0 on 08/17/25
Total Usage:	0 kWh
Days Of Service:	30

MESSAGE from KUA

5:30 PM **FREE! (GRATIS)**

INFLATABLES
INFLABLES
GRAPES
MANUALIDADES
PHOTO BOOTH
CARINA DE FOTOS
TOUCH-A-TRUCK
TOCA UN CAMION

POPCORN
PALOMITAS DE MAIZ

5:30 PM - 7:00 PM **AT SUNSET**

HOT DOGS*
PERROS CALIENTES*
CAKE BITES*
BOCADOS DE PASTEL*

*WHILE SUPPLIES LAST
*MIENTRAS DUREN

MINECRAFT MOVIE
ON A 50-FOOT SCREEN
AL ATARDECER PELICULA
MINECRAFT EN UNA
PANTALLA DE 50 PIES



**KUA TURNS 40,
COME CELEBRATE WITH US!**
KUA CUMPLE 40, VEN Y CELEBRA CON NOSOTROS!

FRIDAY, OCTOBER 3
VIERNES, 3 DE OCTUBRE
KISSIMMEE LAKEFRONT PARK

**KUA MOVIE
IN THE PARK**

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
10/13/25

Total Amount Due

\$10.43

* \$10.43 will be drafted from your bank account on 10/13/2025 via E-Payment.



0028467374

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



001248670000905400000000104300000010942025101300

Page: 1 of 8
Bill Date: Oct. 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

[illegible]

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

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

Page: 2 of 8
 Bill Date: Oct. 01, 2025

Important Notices and Information :

Allocation of charges:

Service Categories	Past Due	Current Month	Total Due
Basic Services	0.00	111.43	111.43
Other Services	0.00	114.87	114.87
All Services	0.00	226.30	226.30

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.

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.

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 8
Bill Date: Oct. 01, 2025

Important Notices and Information :

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 LAKES COMM DEV
Account Number: 311238906

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

Page: 4 of 8
Bill Date: Oct. 01, 2025

Current Charges Summary

Service From Oct. 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 @	4.56	9.12
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			216.12
Taxes, Fees and Surcharges			
Administrative Expense Fee			0.10
Federal Universal Service Fund Surcharge			8.46
Federal and Other Cost Recovery Fee			0.82
Property Surcharge			0.80
Total Taxes, Fees and Surcharges			10.18

Total Current Charges

226.30

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 3.56

Total Package 138.54

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

Page: 5 of 8
Bill Date: Oct. 01, 2025

Charge Detail

Local Service from OCT 01 to OCT 31

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	4.56		
Subscriber Line Charge	9.20		
Total Local Exchange Services		17.08	
Long Distance Line Charge	3.99		
Total Optional Features/Services		3.99	
Total Monthly Charges			21.07

Charge Detail For 407-846-2556	21.07
--------------------------------	-------

Product-ID: 407-846-7420

Monthly Charges

Access Recovery Charge	3.00		
Facility Relocation Cost Recovery Fee	0.32		
Fed Universal Service Chg	4.56		
Subscriber Line Charge	9.20		
Total Local Exchange Services		17.08	
Long Distance Line Charge	3.99		
Toll Rest w/800 Access Allowed	5.00		
Total Optional Features/Services		8.99	
Total Monthly Charges			26.07

Charge Detail For 407-846-7420	26.07
--------------------------------	-------

Product-ID: CTL104633071

Monthly Charges

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

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

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

Page: 6 of 8
Bill Date: Oct. 01, 2025

Charge Detail

Local Service from OCT 01 to OCT 31

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	81.14
Total Package Summary	134.98
Tax, Fees and Surcharges	10.18
Total Current Charges	226.30

** 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: Oct. 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	3.40	
Federal and Other Cost Recovery Fee	0.44	
Property Surcharge	0.44	
Total Taxes, Fees and Surcharges		4.34

Total CenturyLink Long Distance	12.32
----------------------------------------	--------------

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

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

Page: 8 of 8
Bill Date: Oct. 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.

||
||
||
||
||
||



Exclusive savings for Spectrum Business Internet customers

**Spectrum Mobile Business Unlimited
4 lines for**

\$80

/mo total
Business Internet is required.
Corporate Liability plans available.

Add up to 20 lines at the same low price per line

- **Unlimited talk, text and data**
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD

**#1 in Customer
Satisfaction**

for Small Business
Internet Service



Call 1-877-785-9422 or Visit spectrum.com/business/mobile

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. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, Spectrum Business Internet and Auto Pay required. Devices excluded from offer. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit jdpower.com/awards. 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-2509-NM08

SA8PF1QF



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 08 10092025 NNNNNNNN 01 001798 0007

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



833710022200917200160002

Invoice Number: 2009172100825
Account Number: 8337 10 022 2009172
Security Code: 5867

Brighton Lakes- Kariba Gate

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

8633 2390 DY RP 08 10092025 NNNNNNNN 01 001798 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 1-855-281-1805Visit 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

SA8PF1QA

October 8, 2025
Invoice Number: 2009172100825
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 10/08/25 through 11/07/25
details on following pages*

Previous Balance	160.00
Payments Received -Thank You!	-160.00
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 10/25/25	
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.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call **1-866-439-5143** 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 10092025 NNNNNNNN 01 001798 0007

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

October 8, 2025

Brighton Lakes- Kariba Gate

Invoice Number: 2009172100825
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: 2009172100825
 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 10092025 NNNNNNNN 01 001798 0007

Charge Details

Previous Balance		160.00
EFT Payment	09/25	-160.00
Remaining Balance		\$0.00

Payments received after 10/08/25 will appear on your next bill.

Service from 10/08/25 through 11/07/25

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 \$2.41, 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: 2009172100825
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 10092025 NNNNNNNN 01 001798 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: 2009172100825
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 10092025 NNNNNNNN 01 001798 0007



October 14, 2025
Invoice Number: 1981488101425
Account Number: **8337 10 022 1981488**
Security Code: **1007**
Service At: 4250 BRIGHTON LAKES BLVD
KISSIMMEE FL 34746

Auto Pay Notice

Contact Us

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

Summary Service from 10/14/25 through 11/13/25
details on following pages

Previous Balance	317.35
Payments Received -Thank You!	-317.35
Remaining Balance	\$0.00
Spectrum Business™ TV	96.00
Spectrum Business™ Internet	140.00
Spectrum Business™ Voice	40.00
Other Charges	28.00
Taxes, Fees and Charges	13.35
Current Charges	\$317.35
YOUR AUTO PAY WILL BE PROCESSED 10/31/25	
Total Due by Auto Pay	\$317.35

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.

Enjoy multi-line savings on Business Mobile with 4 lines for \$80/mo total. Call **1-866-706-3793** to claim this exclusive offer.



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 14 10152025 NNNNNNNN 01 001440 0005

ATTN: ACCOUNTS PAYABLE
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361

October 14, 2025

ATTN: ACCOUNTS PAYABLE

Invoice Number: 1981488101425
Account Number: 8337 10 022 1981488
Service At: 4250 BRIGHTON LAKES BLVD
KISSIMMEE FL 34746

Total Due by Auto Pay **\$317.35**



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833710022198148800317354

Invoice Number: 1981488101425
 Account Number: 8337 10 022 1981488
 Security Code: 1007

ATTN: ACCOUNTS PAYABLE

Contact Us

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

8633 2390 DY RP 14 10152025 NNNNNNNN 01 001440 0005

Charge Details

Previous Balance		317.35
EFT Payment	10/01	-317.35
Remaining Balance		\$0.00

Payments received after 10/14/25 will appear on your next bill.

Service from 10/14/25 through 11/13/25

Spectrum Business™ TV

Spectrum Business TV		45.00
Promotional Discount		-5.00
Spectrum Receivers	4 Receivers at 14.00 each	56.00
		\$96.00

Spectrum Business™ TV Total **\$96.00**

Spectrum Business™ Internet

Spectrum Business Internet		130.00
Promotional Discount		-30.00
Spectrum WiFi		0.00
Business WiFi		10.00
Web Hosting		0.00
Security Suite		0.00
Domain Name		0.00
Vanity Email		0.00
Static IP 5		30.00
		\$140.00

Spectrum Business™ Internet Total **\$140.00**

Spectrum Business™ Voice

Phone number (407) 201-8680	
Spectrum Business Voice	40.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

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

Other Charges

Broadcast TV Surcharge	28.00
Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$28.00

Taxes, Fees and Charges

State and Local Sales Tax	4.20
Communications Services Tax	9.15
Taxes, Fees and Charges Total	\$13.35

Current Charges **\$317.35**

Total Due by Auto Pay **\$317.35**

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.

Continued on the next page....

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



ATTN: ACCOUNTS PAYABLE

Invoice Number: 1981488101425
Account Number: 8337 10 022 1981488
Security Code: **1007**

Contact Us

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

8633 2390 DY RP 14 10152025 NNNNNNNN 01 001440 0005

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 \$2.41, 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.

Video Closed Captioning Inquiries - Spectrum provided set-top boxes for video consumption support the ability for the user to enable or disable Closed Captions for customers with hearing impairment.

For immediate closed captioning concerns, call **855-70-SPECTRUM** or email closedcaptioningsupport@charter.com.

To report a complaint on an ongoing closed captioning issue, please send your concerns via US Mail to W. Wesselman, Sr. Director, 2 Digital Place, Simpsonville, SC 29681, send a fax to **1-704-697-4935**, call **1-877-276-7432** or email closedcaptioningissues@charter.com.

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





Invoice Number: 1981488101425
Account Number:: 8337 10 022 1981488
Security Code: **1007**

ATTN: ACCOUNTS PAYABLE

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 14 10152025 NNNNNNNN 01 001440 0005





Exclusive savings for Spectrum Business Internet customers

Spectrum Mobile Business Unlimited 4 lines for

\$80

/mo total
Business Internet is required.
Corporate Liability plans available.

Add up to 20 lines at the same low price per line

- **Unlimited talk, text and data**
(reduced speeds after 30 GB)
- **No fees** for mobile hotspot data
- **Nationwide 5G** included

J.D. POWER AWARD

#1 in Customer Satisfaction

for Small Business
Internet Service



Call 1-877-785-9422 or Visit spectrum.com/business/mobile

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. **BUSINESS UNLIMITED MOBILE:** Per line activation fee, Spectrum Business Internet and Auto Pay required. Devices excluded from offer. Smartwatch does not qualify as a line. Reduced speeds after 30 GB of usage per line, 10 GB for Mobile Hotspots. **J.D. POWER AWARD:** For J.D. Power 2025 award information, visit jdpower.com/awards. 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-2509-NM08

SA8PF1QF



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 14 10152025 NNNNNNNN 01 001440 0005

ATTN: ACCOUNTS PAYABLE
11555 HERON BAY BLVD STE 201
CORAL SPRINGS FL 33076-3361



833710022198148800317354



Invoice Number: 1981488101425
Account Number:: 8337 10 022 1981488
Security Code: **1007**

[Attn: Accounts Payable](#)

Contact Us

Visit us at SpectrumBusiness.net

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

8633 2390 DY RP 14 10152025 NNNNNNNN 01 001440 0005

