



# *Brighton Lakes Community Development District*

**January 14, 2026**

## **Agenda Package**

### **TEAMS MEETING INFORMATION**

MEETING ID: 242 572 715 486      PASSCODE: CrkZ63

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11555 HERON BAY SUITE 201  
CORAL SPRINGS, FLORIDA 33076

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

## 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  
 Kyle Goldberg, Field Inspection Coordinator  
 Dennis Hisler, CDD Landscaping & Maintenance Liaison  
 John Khatiblou, District Accountant  
 Melinda Gallo, Administrative Assistant

### **Meeting Agenda** **Wednesday, January 14, 2026 – 6:00 p.m.**

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<b>1.</b>	<b>Call to Order and Roll Call</b>	
<b>2.</b>	<b>Approval of Agenda</b>	
<b>3.</b>	<b>Audience Comments</b> - Limited to Three (3) Minutes	
<b>4.</b>	<b>Staff Reports</b>	
	A. District Accountant Report.....	P. 3
	i. Review of the Expenditure Report .....	P. 22
	B. Blade Runners Report.....	P. 32
	i. Review of Irrigation Report .....	P. 35
	C. District Engineer	
	D. Field Inspection Report .....	P. 42
	i. Consideration of Motion Sensor Installation Proposal .....	P. 48
	E. Magnosec Report	
	F. Envera Report	
	G. Solitude Lake Management Report .....	P. 52
	H. CDD Liaison Report.....	P. 61
	I. District Counsel	
	J. District Manager	
	i. Review of Project Board .....	P. 83
<b>5.</b>	<b>Business Items</b>	
	A. Consideration of 2026-01 General Election Resolution and Notice.....	P. 84
<b>6.</b>	<b>Business Administration Items</b>	
	A. Consideration of Minutes from the Meeting held November 12, 2025 .....	P. 87
<b>7.</b>	<b>Supervisors' Requests</b>	
<b>8.</b>	<b>Adjournment</b>	

*The next meeting is scheduled for Wednesday, February 11, 2026, at 6:00 p.m.*

### **District Office:**

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

### **Meeting Location:**

Brighton Lakes Clubhouse  
 4250 Brighton Lakes Boulevard  
 Kissimmee, FL 34746

**BRIGHTON LAKES  
Community Development District**

*Financial Report*

*November 30, 2025*

Prepared by:



**BRIGHTON LAKES**  
Community Development District

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**BRIGHTON LAKES  
Community Development District**

**Financial Statements**

**(Unaudited)**

**November 30, 2025**

**BRIGHTON LAKES**

Community Development District

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

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	TOTAL
<b>ASSETS</b>					
Cash - Checking Account	\$ 336,229	\$ -	\$ -	\$ -	\$ 336,229
Due From Other Funds	-	20,564	25,099	16,720	62,383
Investments:					
Money Market Account	2,113,544	-	-	-	2,113,544
SBA Account	15,124	-	-	-	15,124
Reserve Fund	-	23,530	-	-	23,530
Revenue Fund	-	27,201	108,788	19,222	155,211
<b>TOTAL ASSETS</b>	<b>\$ 2,464,897</b>	<b>\$ 71,295</b>	<b>\$ 133,887</b>	<b>\$ 35,942</b>	<b>\$ 2,706,021</b>
<b>LIABILITIES</b>					
Accounts Payable	\$ 19,486	\$ -	\$ -	\$ -	\$ 19,486
Accrued Expenses	5,924	-	-	-	5,924
Due To Other Funds	62,383	-	-	-	62,383
<b>TOTAL LIABILITIES</b>	<b>87,793</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>87,793</b>
<b>FUND BALANCES</b>					
Restricted for:					
Debt Service	-	71,295	133,887	35,942	241,124
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:	114,240	-	-	-	114,240
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,377,104</b>	<b>\$ 71,295</b>	<b>\$ 133,887</b>	<b>\$ 35,942</b>	<b>\$ 2,618,228</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,464,897</b>	<b>\$ 71,295</b>	<b>\$ 133,887</b>	<b>\$ 35,942</b>	<b>\$ 2,706,021</b>

**BRIGHTON LAKES**

Community Development District

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 75,000	\$ 12,500	\$ 12,867	\$ 367	17.16%
Room Rentals	50	8	-	(8)	0.00%
Interest - Tax Collector	2,800	933	-	(933)	0.00%
Special Assmnts- Tax Collector	1,246,851	107,037	123,843	16,806	9.93%
Special Assmnts- Discounts	(49,874)	(4,281)	(5,270)	(989)	10.57%
Gate Bar Code/Remotes	1,500	250	201	(49)	13.40%
Access Cards	100	25	-	(25)	0.00%
<b>TOTAL REVENUES</b>	<b>1,276,427</b>	<b>116,472</b>	<b>131,641</b>	<b>15,169</b>	<b>10.31%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
P/R-Board of Supervisors	14,400	2,400	2,400	-	16.67%
FICA Taxes	1,102	184	184	-	16.70%
ProfServ-Arbitrage Rebate	600	-	-	-	0.00%
ProfServ-Engineering	35,000	5,833	788	5,045	2.25%
ProfServ-Legal Services	30,000	5,000	-	5,000	0.00%
ProfServ-Mgmt Consulting	60,742	10,124	10,124	-	16.67%
ProfServ-Property Appraiser	387	-	-	-	0.00%
ProfServ-Special Assessment	5,305	-	-	-	0.00%
ProfServ-Trustee Fees	11,045	4,256	4,256	-	38.53%
Auditing Services	3,800	-	-	-	0.00%
Website Compliance	2,000	333	-	333	0.00%
Communication - Telephone	15,000	2,500	2,200	300	14.67%
Postage and Freight	1,200	200	123	77	10.25%
Insurance - General Liability	27,008	6,174	6,174	-	22.86%
Printing and Binding	1,500	250	60	190	4.00%
Legal Advertising	2,500	417	-	417	0.00%
Miscellaneous Services	2,000	333	997	(664)	49.85%
Misc-Assessment Collection Cost	24,151	2,074	2,371	(297)	9.82%
Annual District Filing Fee	175	175	175	-	100.00%
<b>Total Administration</b>	<b>237,915</b>	<b>40,253</b>	<b>29,852</b>	<b>10,401</b>	<b>12.55%</b>
<b>Field</b>					
ProfServ-Field Management	43,911	7,319	7,319	-	16.67%
ProfServ - Field Mangmnt Onsite Staff	63,851	10,642	10,642	-	16.67%
Contracts-Landscape	255,000	42,500	40,833	1,667	16.01%
Electricity - General	71,000	11,833	10,238	1,595	14.42%

**BRIGHTON LAKES**

Community Development District

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility - Water & Sewer	5,000	833	1,610	(777)	32.20%
R&M-Common Area	60,000	10,000	6,074	3,926	10.12%
R&M-Irrigation	20,000	3,333	1,383	1,950	6.92%
R&M-Lake	51,000	8,500	7,650	850	15.00%
R&M-Trees and Trimming	10,000	-	-	-	0.00%
R&M-Bush Hogging	12,000	2,000	3,070	(1,070)	25.58%
Misc-Contingency	750	125	-	125	0.00%
<b>Total Field</b>	<b>592,512</b>	<b>97,085</b>	<b>88,819</b>	<b>8,266</b>	<b>14.99%</b>
<b>Gatehouse</b>					
Contracts-Security Services	74,574	12,429	10,450	1,979	14.01%
R&M-Gate	10,000	1,667	-	1,667	0.00%
<b>Total Gatehouse</b>	<b>84,574</b>	<b>14,096</b>	<b>10,450</b>	<b>3,646</b>	<b>12.36%</b>
<b>Capital Expenditures &amp; Projects</b>					
Capital Reserve	263,100	-	-	-	0.00%
<b>Total Capital Expenditures &amp; Projects</b>	<b>263,100</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>Road and Street Facilities</b>					
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%
<b>Total Road and Street Facilities</b>	<b>22,000</b>	<b>6,750</b>	<b>16,279</b>	<b>(9,529)</b>	<b>74.00%</b>
<b>Community Center</b>					
Contracts-Security Services	66,000	11,000	10,340	660	15.67%
R&M-Clubhouse	10,000	1,667	175	1,492	1.75%
R&M-Pools	30,000	5,000	13,437	(8,437)	44.79%
Miscellaneous Services	3,500	583	-	583	0.00%
Capital Projects	10,545	-	-	-	0.00%
<b>Total Community Center</b>	<b>120,045</b>	<b>18,250</b>	<b>23,952</b>	<b>(5,702)</b>	<b>19.95%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,320,146</b>	<b>176,434</b>	<b>169,352</b>	<b>7,082</b>	<b>12.83%</b>

**BRIGHTON LAKES**

Community Development District

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues					
Over (under) expenditures	<u>(43,719)</u>	<u>(59,962)</u>	<u>(37,711)</u>	<u>22,251</u>	<u>86.26%</u>
Net change in fund balance	<u>\$ (43,719)</u>	<u>\$ (59,962)</u>	<u>\$ (37,711)</u>	<u>\$ 22,251</u>	<u>86.26%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>2,414,815</b>	<b>2,414,815</b>	<b>2,414,815</b>		
<b>FUND BALANCE, ENDING</b>	<b><u>\$ 2,371,096</u></b>	<b><u>\$ 2,354,853</u></b>	<b><u>\$ 2,377,104</u></b>		

**BRIGHTON LAKES  
Community Development District**

**Debt Service Schedules**

**November 30, 2025**

**BRIGHTON LAKES**

Community Development District

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 2,400	\$ 400	\$ 409	\$ 9	17.04%
Special Assmnts- Tax Collector	220,651	18,942	21,916	2,974	9.93%
Special Assmnts- Discounts	(8,826)	(787)	(933)	(146)	10.57%
<b>TOTAL REVENUES</b>	<b>214,225</b>	<b>18,555</b>	<b>21,392</b>	<b>2,837</b>	<b>9.99%</b>
<b>EXPENDITURES</b>					
<b>Administration</b>					
Misc-Assessment Collection Cost	4,413	379	420	(41)	9.52%
<b>Total Administration</b>	<b>4,413</b>	<b>379</b>	<b>420</b>	<b>(41)</b>	<b>9.52%</b>
<b>Debt Service</b>					
Principal Debt Retirement	173,000	-	-	-	0.00%
Interest Expense	36,693	18,346	18,346	-	50.00%
<b>Total Debt Service</b>	<b>209,693</b>	<b>18,346</b>	<b>18,346</b>	<b>-</b>	<b>8.75%</b>
<b>TOTAL EXPENDITURES</b>	<b>214,106</b>	<b>18,725</b>	<b>18,766</b>	<b>(41)</b>	<b>8.76%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	119	(170)	2,626	2,796	2206.72%
Net change in fund balance	\$ 119	\$ (170)	\$ 2,626	\$ 2,796	2206.72%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>68,669</b>	<b>68,669</b>	<b>68,669</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 68,788</b>	<b>\$ 68,499</b>	<b>\$ 71,295</b>		

**BRIGHTON LAKES**

Community Development District

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 1,500	\$ 250	\$ 875	\$ 625	58.33%
Special Assmnts- Tax Collector	269,315	23,120	26,750	3,630	9.93%
Special Assmnts- Discounts	(10,773)	(925)	(1,138)	(213)	10.56%
<b>TOTAL REVENUES</b>	<b>260,042</b>	<b>22,445</b>	<b>26,487</b>	<b>4,042</b>	<b>10.19%</b>
<b>EXPENDITURES</b>					
<u>Administration</u>					
Misc-Assessment Collection Cost	5,386	462	512	(50)	9.51%
<b>Total Administration</b>	<b>5,386</b>	<b>462</b>	<b>512</b>	<b>(50)</b>	<b>9.51%</b>
<u>Debt Service</u>					
Principal Debt Retirement	192,000	-	-	-	0.00%
Interest Expense	62,714	31,357	31,357	-	50.00%
<b>Total Debt Service</b>	<b>254,714</b>	<b>31,357</b>	<b>31,357</b>	<b>-</b>	<b>12.31%</b>
<b>TOTAL EXPENDITURES</b>	<b>260,100</b>	<b>31,819</b>	<b>31,869</b>	<b>(50)</b>	<b>12.25%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(58)	(9,374)	(5,382)	3,992	9279.31%
Net change in fund balance	\$ (58)	\$ (9,374)	\$ (5,382)	\$ 3,992	\$ 9279.31%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>139,269</b>	<b>139,269</b>	<b>139,269</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 139,211</b>	<b>\$ 129,895</b>	<b>\$ 133,887</b>		

**BRIGHTON LAKES**

Community Development District

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>					
Interest - Investments	\$ 750	\$ 125	\$ 225	\$ 100	30.00%
Special Assmnts- Tax Collector	179,405	15,401	17,819	2,418	9.93%
Special Assmnts- Discounts	(7,176)	(616)	(758)	(142)	10.56%
<b>TOTAL REVENUES</b>	<b>172,979</b>	<b>14,910</b>	<b>17,286</b>	<b>2,376</b>	<b>9.99%</b>
<b>EXPENDITURES</b>					
<u>Administration</u>					
Misc-Assessment Collection Cost	3,588	308	341	(33)	9.50%
<b>Total Administration</b>	<b>3,588</b>	<b>308</b>	<b>341</b>	<b>(33)</b>	<b>9.50%</b>
<u>Debt Service</u>					
Principal Debt Retirement	135,000	-	-	-	0.00%
Interest Expense	35,227	17,613	17,613	-	50.00%
<b>Total Debt Service</b>	<b>170,227</b>	<b>17,613</b>	<b>17,613</b>	<b>-</b>	<b>10.35%</b>
<b>TOTAL EXPENDITURES</b>	<b>173,815</b>	<b>17,921</b>	<b>17,954</b>	<b>(33)</b>	<b>10.33%</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(836)	(3,011)	(668)	2,343	79.90%
Net change in fund balance	\$ (836)	\$ (3,011)	\$ (668)	\$ 2,343	79.90%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>36,610</b>	<b>36,610</b>	<b>36,610</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 35,774</b>	<b>\$ 33,599</b>	<b>\$ 35,942</b>		

**Notes to the Financial Statements**

**November 30, 2025**

**General Fund**

► **Assets**

- **Cash and Investments** - The District has one Money Market and Checking account with Bank United (See Cash & Investments Report for further details) and one trust fund account with the State Board of Administration.
- **Due From Other Funds** - Assessment collected by tax collector to be transferred from the GF in December.

► **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.
- **Accrued Expenses** - Electric and water.
- **Due To Other Funds** - Assessments collected by tax collector. Payments to US Bank transferred in December.

► **Fund Balance**

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

Operating Reserve	303,036	1st Q Operating reserves sch A FY25-26 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	"
<b>Total Reserves</b>	<b><u>\$ 2,235,864</u></b>	

**Notes to the Financial Statements**

**November 30, 2025**

**Financial Overview / Highlights**

- Interest revenue from the Money Market is 17% and total revenue is 10% of adopted budget.
- General Fund expenditures are approximately 13% of the Adopted budget.
- Significant variances explained below.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Trustee Fees	\$ 11,045	\$ 4,256	39%	Trustee fees paid for 2017 series.
Insurance - General Liability	\$ 27,008	\$ 6,174	23%	Florida Municipal Insurance Trust - 1st. Install FY26.
Miscellaneous Services	\$ 2,000	\$ 997	50%	ADP fees, domain renewals & supplies.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<b><u>Field</u></b>				
Utility - Water & Sewer	\$ 5,000	\$ 1,610	32%	Water usage for meter # 14019746 has greatly increased from PY.
R&M-Bush Hogging	\$ 12,000	\$ 3,070	26%	Monthly trapping fees YTD.
<b><u>Road and Street Facilities</u></b>				
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.
<b><u>Community Center</u></b>				
R&M-Pools	\$ 30,000	\$ 13,437	45%	Monthly pool maintenance and new pump for kiddie pool.

**BRIGHTON LAKES  
Community Development District**

**Supporting Schedules**

**November 30, 2025**

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector**  
**(Monthly Collection Distributions)**  
**For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND						
					General Fund	Series 2017 Debt Service Fund	Series 2022-1 Debt Service Fund	Series 2022-2 Debt Service Fund			
<b>Assessments Levied FY 2025</b>				\$ 1,916,220	\$ 1,246,850	\$ 220,651	\$ 269,315	\$ 179,405			
Allocation %				100%	65.07%	11.51%	14.05%	9.36%			
11/14/25	\$ 40,485	\$ 2,228	\$ 826	\$ 43,539	\$ 28,330	\$ 5,013	\$ 6,119	\$ 4,076			
11/21/25	138,099	5,872	2,818	146,789	95,513	16,903	20,630	13,743			
<b>TOTAL</b>	<b>\$ 178,584</b>	<b>\$ 8,100</b>	<b>\$ 3,645</b>	<b>\$ 190,327</b>	<b>\$ 123,843</b>	<b>\$ 21,916</b>	<b>\$ 26,750</b>	<b>\$ 17,819</b>			
<b>% COLLECTED</b>					<b>10%</b>	<b>10%</b>	<b>10%</b>	<b>10%</b>			
<b>Total O/S</b>					<b>\$ 1,725,893</b>	<b>\$ 1,123,008</b>	<b>\$ 198,735</b>	<b>\$ 242,565</b>			
								<b>\$ 161,585</b>			

**Cash and Investment Report**

***November 30, 2025***

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
Checking Account - Operating	BankUnited	Public Funds Checking	N/A	0.00%	\$ 336,229 (1)
Money Market Account	BankUnited	MMA	N/A	3.60%	\$ 2,113,544
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	4.15%	\$ 15,124
					<b>GF Subtotal</b> <u>\$ 2,464,897</u>

**DEBT SERVICE FUNDS**

Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 23,530
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 27,201
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 108,788
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 19,222
					<b>DS Subtotal</b> <u>\$ 178,741</u>
					<b>Total</b> <u><u>\$ 2,643,638</u></u>

Note (1) - Transferring \$63K to US Bank for Debt Service in December.

# Bank Account Statement

Brighton Lakes CDD

Thursday, December 4, 2025

Page 1

JKHATIBLOU

Bank Account No. 9878

Statement No. 11-25

Statement Date 11/30/2025

<b>G/L Account No. 101003 Balance</b>	336,229.20	<b>Statement Balance</b>	336,996.55
<b>Positive Adjustments</b>	0.00	<b>Outstanding Deposits</b>	0.00
<b>Subtotal</b>	<hr/> 336,229.20	<b>Subtotal</b>	336,996.55
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-767.35
<b>Ending G/L Balance</b>	<hr/> 336,229.20	<b>Ending Balance</b>	336,229.20

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>							
10/31/2025	Payment	300074	CHARTER COMMUNICATION S - ACH	Inv: 1981488101425-ACH			-317.35
11/25/2025	Payment	100197	HANSON, WALTER & ASSOCIATES	Inv: 5295107			-450.00
<b>Total Outstanding Checks</b>							
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

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

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**Payment Register by Bank Account**

For the Period from 11/1/25 to 11/30/25

(Sorted by Check / ACH No.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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**BANKUNITED, N.A. - (ACCT#XXXXX9878)**

<b>ACH #100190</b>							
11/05/25	Vendor	ENVERA SYSTEMS LLC	760487	November 2025 Monitoring system	Contracts-Security Services	001-534037-53904	\$5,142.90
							<b>ACH Total</b> \$5,142.90
<b>ACH #100191</b>							
11/07/25	Vendor	BLADE RUNNERS COMMERCIAL	178360	November 2025 Monthly landscaping services	Contracts-Landscape	001-534050-53901	\$20,416.67
							<b>ACH Total</b> \$20,416.67
<b>ACH #100192</b>							
11/07/25	Vendor	SOLITUDE LAKE MGMT	PSI213861	November 2025 Monthly pond services	November 2025 Monthly pond services	001-546042-53901	\$3,825.00
							<b>ACH Total</b> \$3,825.00
<b>ACH #100193</b>							
11/14/25	Vendor	INFRAMARK LLC	1163341	10/31/2025 Stop sign maintenance	R&M-Signage	001-546085-54101	\$1,244.75
							<b>ACH Total</b> \$1,244.75
<b>ACH #100194</b>							
11/14/25	Vendor	U.S. BANK	7942806	TRUSTEE FEES - 2017 SERIES	TRUSTEE FEES - SERIES 2017	001-531045-51301	\$4,256.13
							<b>ACH Total</b> \$4,256.13
<b>ACH #100195</b>							
11/14/25	Vendor	MAGNOSEC CORP	2238	10/27 - 11/9/2025 Security services	Contracts-Security Services	001-534037-57204	\$2,576.00
							<b>ACH Total</b> \$2,576.00
<b>ACH #100196</b>							
11/19/25	Vendor	INFRAMARK LLC	163464	November 2025 District management services	ProfServ-Mgmt Consulting	001-531027-51201	\$5,061.83
11/19/25	Vendor	INFRAMARK LLC	163464	November 2025 District management services	November 2025 Field management services	001-531016-53901	\$3,659.25
11/19/25	Vendor	INFRAMARK LLC	163464	November 2025 District management services	November 2025 Onsite management services	001-531106-53901	\$5,320.91
							<b>ACH Total</b> \$14,041.99
<b>ACH #100197</b>							
11/25/25	Vendor	HANSON, WALTER & ASSOCIATES	5295107	November 2025 District engineer services	ProfServ-Engineering	001-531013-51501	\$450.00
							<b>ACH Total</b> \$450.00
<b>ACH #100198</b>							
11/25/25	Vendor	TECHNI-POOLS	61735	11/19/2025 Replace 3THP motor at kiddie pool	R&M-Pools	001-546074-57204	\$1,281.36
11/25/25	Vendor	TECHNI-POOLS	61509	November 2025 Monthly pool services	R&M-Pools	001-546074-57204	\$7,070.64
							<b>ACH Total</b> \$8,352.00
<b>ACH #100199</b>							
11/25/25	Vendor	BLADE RUNNERS COMMERCIAL	180181	11/17/2025 Bush hog	R&M-Bush Hogging	001-546212-53901	\$3,069.66
							<b>ACH Total</b> \$3,069.66
<b>CHECK # 1341</b>							
11/18/25	Vendor	CHARTER COMMUNICATIONS - ACH	2009180110925-ACH	BILL PRD 11/9-12/5/25	Communication - Telephone	001-541003-51301	\$175.00
							<b>Check Total</b> \$175.00

## **BRIGHTON LAKES Community Development District**

## Payment Register by Bank Account

For the Period from 11/1/25 to 11/30/25

(Sorted by Check / ACH No.)

Total Amount Paid	\$75,170.23
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## Brighton Lakes Community Development District

Expenditure Report - General Fund  
 For the Period(s) from Oct 01, 2025 to Nov 30, 2025  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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### DEPARTMENT NAME: LEGISLATIVE

#### **Account Name: P/R-Board of Supervisors**

10/14/25	511001-51101-5000	ADP00022		ADP Wages	1,200.00	
11/17/25	511001-51101-5000	ADP00023	JE	ADP Wages	1,200.00	
					<b>YTD Total</b>	<b>2,400.00</b>
					<b>Annual Budget</b>	<b>\$14,400.00</b>
					<i>Amount Remaining / (Budget overage)</i>	<i>\$12,000.00</i>
					<i>% of Budget</i>	<i>16.7%</i>

#### **Account Name: FICA Taxes**

10/14/25	521001-51101-5000	ADP00022	JE	ER FICA	91.80	
11/17/25	521001-51101-5000	ADP00023	JE	ER FICA	91.80	
					<b>YTD Total</b>	<b>183.60</b>
					<b>Annual Budget</b>	<b>\$1,102.00</b>
					<i>Amount Remaining / (Budget overage)</i>	<i>\$918.40</i>
					<i>% of Budget</i>	<i>16.7%</i>

<b>Legislative Department Total:</b>	<b>\$2,583.60</b>
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### DEPARTMENT NAME: EXECUTIVE

#### **Account Name: ProfServ-Mgmt Consulting**

10/08/25	531027-51201-5000	160709	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	5,061.83
11/11/25	531027-51201-5000	163464	VENDOR	INFRAMARK LLC	November 2025 District management services	5,061.83
					<b>YTD Total</b>	<b>10,123.66</b>
					<b>Annual Budget</b>	<b>\$60,742.00</b>
					<i>Amount Remaining / (Budget overage)</i>	<i>\$50,618.34</i>
					<i>% of Budget</i>	<i>16.7%</i>

<b>Executive Department Total:</b>	<b>\$10,123.66</b>
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### DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

#### **Account Name: ProfServ-Trustee Fees**

11/11/25	531045-51301-5000	7942806	VENDOR	U.S. BANK	TRUSTEE FEES - 2017 SERIES	4,256.13
					<b>YTD Total</b>	<b>4,256.13</b>
					<b>Annual Budget</b>	<b>\$11,045.00</b>
					<i>Amount Remaining / (Budget overage)</i>	<i>\$6,788.87</i>
					<i>% of Budget</i>	<i>38.5%</i>

#### **Account Name: Communication - Telephone**

10/01/25	541003-51301-5000	100125-8906-ACH	VENDOR	CENTURYLINK - ACH	10/1-10/31/25 Phone	226.30
10/14/25	541003-51301-5000	2009180100925-CHK	VENDOR	CHARTER COMMUNICATIONS - ACH	10/9 - 11/8/2025 Internet services	175.00
10/14/25	541003-51301-5000	2009172100825-ACH	VENDOR	CHARTER COMMUNICATIONS - ACH	10/8 - 11/7/2025 Internet services	160.00
10/14/25	541003-51301-5000	1981488101425-ACH	VENDOR	CHARTER COMMUNICATIONS - ACH	BILL PRD 10/14-11/13/25	317.35
11/03/25	541003-51301-5000	102225-2871-ACH	VENDOR	CENTURYLINK - ACH	BILL PRD 10/22-11/21/25	402.34
11/04/25	541003-51301-5000	102125-2125	VENDOR	CHARTER COMMUNICATIONS - ACH	BILL PRD 10/21-11/20/25	40.00
11/12/25	541003-51301-5000	2009180110925-ACH	VENDOR	CHARTER COMMUNICATIONS - ACH	BILL PRD 11/9-12/5/25	175.00
11/12/25	541003-51301-5000	2009172110825-ACH	VENDOR	CHARTER COMMUNICATIONS - ACH	BIL PRD 11/8-12/7/25	160.00
11/12/25	541003-51301-5000	110125-8906-ACH	VENDOR	CENTURYLINK - ACH	SVCS PRD NOV 2025	226.30
11/17/25	541003-51301-5000	1981488111425-ACH	VENDOR	CHARTER COMMUNICATIONS - ACH	BILL PRD 11/14-12/13/25	317.35
					<b>YTD Total</b>	<b>2,199.64</b>
					<b>Annual Budget</b>	<b>\$15,000.00</b>
					<i>Amount Remaining / (Budget overage)</i>	<i>\$12,800.36</i>
					<i>% of Budget</i>	<i>14.7%</i>

#### **Account Name: Postage and Freight**

10/15/25	541006-51301-5000	9-018-98472	VENDOR	FEDEX	Postage	27.51
10/21/25	541006-51301-5000	9-028-87666	VENDOR	FEDEX	Postage	18.35
10/24/25	541006-51301-5000	161772	VENDOR	INFRAMARK LLC	Postage	2.40
11/25/25	541006-51301-5000	164520	VENDOR	INFRAMARK LLC	11/25/2025 Agendas, postage, home depot	0.74
11/25/25	541006-51301-5000	9-070-51229	VENDOR	FEDEX	Postage	74.16
					<b>YTD Total</b>	<b>123.16</b>

## Brighton Lakes Community Development District

### Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Nov 30, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					Annual Budget	\$1,200.00
					Amount Remaining / (Budget overage)	\$1,076.84
					% of Budget	10.3%
<b>Account Name: Insurance - General Liability</b>						
10/01/25	545002-51301-5000	JE003399	JE		1st Installment - Insurance FY26	6,174.25
					YTD Total	6,174.25
					Annual Budget	\$27,008.00
					Amount Remaining / (Budget overage)	\$20,833.75
					% of Budget	22.9%
<b>Account Name: Printing and Binding</b>						
10/24/25	547001-51301-5000	161773	VENDOR	INFRAMARK LLC	Agenda Packages	30.00
11/25/25	547001-51301-5000	164520	VENDOR	INFRAMARK LLC	11/25/2025 Agendas, postage, home depot	30.00
					YTD Total	60.00
					Annual Budget	\$1,500.00
					Amount Remaining / (Budget overage)	\$1,440.00
					% of Budget	4.0%
<b>Account Name: Miscellaneous Services</b>						
10/06/25	549001-51301-5000	ADP FEES	JE		ADP FEES - OCT'25	66.00
10/24/25	549001-51301-5000	161774	VENDOR	INFRAMARK LLC	Go Daddy Email Renewal/ Home depot supplies	895.62
11/03/25	549001-51301-5000	ADP FEES	JE		ADP FEES - Nov'25	35.60
					YTD Total	997.22
					Annual Budget	\$2,000.00
					Amount Remaining / (Budget overage)	\$1,002.78
					% of Budget	49.9%
<b>Account Name: Misc-Assessment Collection Cost</b>						
11/14/25	549070-51301-5000	ASSESSMENTS	JE		Osceola County Tax Collector - Cost - FY25-26	537.61
11/21/25	549070-51301-5000	ASSESSMENTS	JE		Osceola County Tax Collector - Cost - FY25-26	1,833.86
					YTD Total	2,371.47
					Annual Budget	\$24,151.00
					Amount Remaining / (Budget overage)	\$21,779.53
					% of Budget	9.8%
<b>Account Name: Annual District Filing Fee</b>						
10/09/25	554007-51301-5000	91899-ACH	VENDOR	FLORIDA COMMERCE	DISTRICT FILING FEES 2025	175.00
					YTD Total	175.00
					Annual Budget	\$175.00
					Amount Remaining / (Budget overage)	\$0.00
					% of Budget	100.0%
<b>Financial And Administrative Department Total:</b>						
<hr/>						
<b>DEPARTMENT NAME: COMPREHENSIVE PLANNING</b>						
<b>Account Name: ProfServ-Engineering</b>						
10/15/25	531013-51501-5000	5294900	VENDOR	HANSON, WALTER & ASSOCIATES	September 2025 District engineering services	337.50
11/17/25	531013-51501-5000	5295107	VENDOR	HANSON, WALTER & ASSOCIATES	November 2025 District engineer services	450.00
					YTD Total	787.50
					Annual Budget	\$35,000.00
					Amount Remaining / (Budget overage)	\$34,212.50
					% of Budget	2.3%
<b>Comprehensive Planning Department Total:</b>						
<hr/>						
<b>DEPARTMENT NAME: FIELD</b>						
<b>Account Name: ProfServ-Field Management</b>						
10/08/25	531016-53901-5000	160709	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	3,659.25
11/11/25	531016-53901-5000	163464	VENDOR	INFRAMARK LLC	November 2025 District management services	3,659.25
					YTD Total	7,318.50
					Annual Budget	\$43,911.00
					Amount Remaining / (Budget overage)	\$36,592.50

## Brighton Lakes Community Development District

Expenditure Report - General Fund  
 For the Period(s) from Oct 01, 2025 to Nov 30, 2025  
 (Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						% of Budget 16.7%
<b>Account Name: ProfServ - Field Management Onsite Staff</b>						
10/08/25	531106-53901-5000	160709	VENDOR	INFRAMARK LLC	October 2025 Monthly management services	5,320.92
11/11/25	531106-53901-5000	163464	VENDOR	INFRAMARK LLC	November 2025 District management services	5,320.91
					<b>YTD Total</b> 10,641.83	
					<b>Annual Budget</b> \$63,851.00	
					<i>Amount Remaining / (Budget overage)</i> \$53,209.17	
					% of Budget 16.7%	
<b>Account Name: Contracts-Landscape</b>						
10/01/25	534050-53901-5000	173320	VENDOR	BLADE RUNNERS COMMERCIAL	October 2025 Monthly landscaping services	20,416.67
11/01/25	534050-53901-5000	178360	VENDOR	BLADE RUNNERS COMMERCIAL	November 2025 Monthly landscaping services	20,416.67
					<b>YTD Total</b> 40,833.34	
					<b>Annual Budget</b> \$255,000.00	
					<i>Amount Remaining / (Budget overage)</i> \$214,166.66	
					% of Budget 16.0%	
<b>Account Name: Electricity - General</b>						
10/01/25	543006-53901-5000	ACCRUED EXP	JE		Accrue KUA Electric General - Sep'25	(5,026.18)
10/01/25	543006-53901-5000	ACCRUED EXP	JE		Accrue KUA Electric General - Sep'25	5,026.18
10/31/25	543006-53901-5000	ACCRUED EXP	JE		Accrue KUA Electric General - Oct'25	5,027.00
10/31/25	543006-53901-5000	110525-ACH	VENDOR	KUA - ACH	BILL PRD 9/24-10/25/25	5,119.06
11/01/25	543006-53901-5000	ACCRUED EXP	JE		Accrue KUA Electric General - Oct'25	(5,027.00)
11/30/25	543006-53901-5000	ACCRUED EXP	JE		Accrue KUA Electric General - Nov'25	5,119.00
					<b>YTD Total</b> 10,238.06	
					<b>Annual Budget</b> \$71,000.00	
					<i>Amount Remaining / (Budget overage)</i> \$60,761.94	
					% of Budget 14.4%	
<b>Account Name: Utility - Water &amp; Sewer</b>						
10/01/25	543021-53901-5000	ACCRUED EXP	JE		Accrue Toho Water Authority - Sep'25	(885.61)
10/01/25	543021-53901-5000	ACCRUED EXP	JE		Accrue Toho Water Authority - Sep'25	885.61
10/22/25	543021-53901-5000	JE003397	JE		TOHO Adjustment Oct 25	(0.03)
10/31/25	543021-53901-5000	102325-ACH	VENDOR	TOHO WATER AUTHORITY - ACH	BILL PRD 9/23-10/23/25	804.94
11/30/25	543021-53901-5000	ACCRUED EXP	JE		Accrue Toho Water Authority - Nov'25	805.00
					<b>YTD Total</b> 1,609.91	
					<b>Annual Budget</b> \$5,000.00	
					<i>Amount Remaining / (Budget overage)</i> \$3,390.09	
					% of Budget 32.2%	
<b>Account Name: R&amp;M-Common Area</b>						
10/10/25	546016-53901-5000	1162897	VENDOR	INFRAMARK LLC	10/10/2025 Dog station, pond 9 gate, sidewalk grind and replacement, st	2,309.24
10/10/25	546016-53901-5000	1162897	VENDOR	INFRAMARK LLC	10/10/2025 Dog station, pond 9 gate, sidewalk grind and replacement, st	1,372.50
10/10/25	546016-53901-5000	1162897	VENDOR	INFRAMARK LLC	10/10/2025 Dog station, pond 9 gate, sidewalk grind and replacement, st	638.45
10/24/25	546016-53901-5000	161774	VENDOR	INFRAMARK LLC	Go Daddy Email Renewal/ Home depot supplies	964.04
11/25/25	546016-53901-5000	164520	VENDOR	INFRAMARK LLC	11/25/2025 Agendas, postage, home depot	37.59
11/25/25	546016-53901-5000	103074	VENDOR	ENVERA SYSTEMS LLC	11/24/2025 Security camera down repair	752.00
					<b>YTD Total</b> 6,073.82	
					<b>Annual Budget</b> \$60,000.00	
					<i>Amount Remaining / (Budget overage)</i> \$53,926.18	
					% of Budget 10.1%	
<b>Account Name: R&amp;M-Irrigation</b>						
10/15/25	546041-53901-5000	175590	VENDOR	BLADE RUNNERS COMMERCIAL	Irrigation repair, valve replacement zone 21	1,383.12
					<b>YTD Total</b> 1,383.12	
					<b>Annual Budget</b> \$20,000.00	
					<i>Amount Remaining / (Budget overage)</i> \$18,616.88	
					% of Budget 6.9%	
<b>Account Name: R&amp;M-Lake</b>						
10/02/25	546042-53901-5000	PSI207756	VENDOR	SOLITUDE LAKE MGMT	October 2025 Monthly pond services	3,825.00
11/02/25	546042-53901-5000	PSI213861	VENDOR	SOLITUDE LAKE MGMT	November 2025 Monthly pond services	3,825.00
					<b>YTD Total</b> 7,650.00	
					<b>Annual Budget</b> \$51,000.00	
					<i>Amount Remaining / (Budget overage)</i> \$43,350.00	
					% of Budget 15.0%	
<b>Account Name: R&amp;M-Bush Hogging</b>						
11/17/25	546212-53901-5000	180181	VENDOR	BLADE RUNNERS COMMERCIAL	11/17/2025 Bush hog	3,069.66
					<b>YTD Total</b> 3,069.66	
					<b>Annual Budget</b> \$12,000.00	
					<i>Amount Remaining / (Budget overage)</i> \$8,930.34	

## Brighton Lakes Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Nov 30, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
					% of Budget	25.6%
						<b>Field Department Total:</b> <b>\$88,818.24</b>

### DEPARTMENT NAME: GATEHOUSE

Account Name: Contracts-Security Services						
10/01/25	534037-53904-5000	759351	VENDOR	ENVERA SYSTEMS LLC	October 2025 Monitoring system quarterly services	163.80
10/01/25	534037-53904-5000	759350	VENDOR	ENVERA SYSTEMS LLC	October 2025 Monitoring system monthly services	5,142.90
11/03/25	534037-53904-5000	760487	VENDOR	ENVERA SYSTEMS LLC	November 2025 Monitoring system	5,142.90
					<b>YTD Total</b>	<b>10,449.60</b>
					<b>Annual Budget</b>	<b>\$74,574.00</b>
					<i>Amount Remaining / (Budget overage)</i>	<i>\$64,124.40</i>
					<i>% of Budget</i>	<i>14.0%</i>
						<b>Gatehouse Department Total:</b> <b>\$10,449.60</b>

### DEPARTMENT NAME: ROAD AND STREET FACILITIES

Account Name: R&M-Sidewalks						
10/10/25	546084-54101-5000	1162897	VENDOR	INFRAMARK LLC	10/10/2025 Dog station, pond 9 gate, sidewalk grind and replacement, stc	13,977.75
					<b>YTD Total</b>	<b>13,977.75</b>
					<b>Annual Budget</b>	<b>\$5,000.00</b>
					<i>Amount Remaining / (Budget overage)</i>	<i>(\$8,977.75)</i>
					<i>% of Budget</i>	<i>279.6%</i>
Account Name: R&M-Signage						
10/10/25	546085-54101-5000	1162897	VENDOR	INFRAMARK LLC	10/10/2025 Dog station, pond 9 gate, sidewalk grind and replacement, stc	850.00
10/23/25	546085-54101-5000	159225	VENDOR	PIP PRINTING & MARKETING	10/17/2025 Low Clearance sign	206.38
10/31/25	546085-54101-5000	1163341	VENDOR	INFRAMARK LLC	10/31/2025 Stop sign maintenance	1,244.75
					<b>YTD Total</b>	<b>2,301.13</b>
					<b>Annual Budget</b>	<b>\$2,000.00</b>
					<i>Amount Remaining / (Budget overage)</i>	<i>(\$301.13)</i>
					<i>% of Budget</i>	<i>115.1%</i>
						<b>Road And Street Facilities Department Total:</b> <b>\$16,278.88</b>

### DEPARTMENT NAME: COMMUNITY CENTER

Account Name: Contracts-Security Services						
10/13/25	534037-57204-5000	2210	VENDOR	MAGNOSEC CORP	9/29 - 10/12/2025 Security services	2,544.00
10/27/25	534037-57204-5000	2224	VENDOR	MAGNOSEC CORP	10/13 - 10/26/2025 Security services	2,576.00
11/10/25	534037-57204-5000	2238	VENDOR	MAGNOSEC CORP	10/27 - 11/9/2025 Security services	2,576.00
11/24/25	534037-57204-5000	2251	VENDOR	MAGNOSEC CORP	11/10 - 11/23 Security services	2,644.00
					<b>YTD Total</b>	<b>10,340.00</b>
					<b>Annual Budget</b>	<b>\$66,000.00</b>
					<i>Amount Remaining / (Budget overage)</i>	<i>\$55,660.00</i>
					<i>% of Budget</i>	<i>15.7%</i>
Account Name: R&M-Clubhouse						
10/03/25	546015-57204-5000	464532543	VENDOR	TERMINIX PROCESSING CENTER	10/2/2025 Pest control service	93.81
10/03/25	546015-57204-5000	464532227	VENDOR	TERMINIX PROCESSING CENTER	10/2/2025 Pest control service	81.32
					<b>YTD Total</b>	<b>175.13</b>
					<b>Annual Budget</b>	<b>\$10,000.00</b>
					<i>Amount Remaining / (Budget overage)</i>	<i>\$9,824.87</i>
					<i>% of Budget</i>	<i>1.8%</i>
Account Name: R&M-Pools						
11/18/25	546074-57204-5000	61509	VENDOR	TECHNI-POOLS	November 2025 Monthly pool services	7,070.64
11/19/25	546074-57204-5000	61735	VENDOR	TECHNI-POOLS	11/19/2025 Replace 3THP motor at kiddie pool	1,281.36
11/21/25	546074-57204-5000	60663	VENDOR	TECHNI-POOLS	REPLACED MAXEPRO POOL PUMP FILTER	278.64

## Brighton Lakes Community Development District

Expenditure Report - General Fund

For the Period(s) from Oct 01, 2025 to Nov 30, 2025

(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
11/21/25	546074-57204-5000	61162	VENDOR	TECHNI-POOLS	October 2025 Monthly pool services	2,264.00
11/21/25	546074-57204-5000	60788	VENDOR	TECHNI-POOLS	Sep 2025 Monthly pool services	2,542.64
						<b>YTD Total</b> 13,437.28
						<b>Annual Budget</b> \$30,000.00
						<i>Amount Remaining / (Budget overage)</i> \$16,562.72
						% of Budget 44.8%
						<b>Community Center Department Total:</b> \$23,952.41

<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	\$ 169,350.76
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## Brighton Lakes Community Development District

Expenditure Report - Series 2015 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Nov 30, 2025

(Sorted by Department)

<u>Posting</u>	<u>Trans.</u>									<u>Amount</u>
<u>Date</u>	<u>Account #</u>	<u>Document #</u>	<u>Type</u>	<u>Vendor Name</u>						
	#VALUE!	#VALUE!	#VALUE!	#VALUE!						#VALUE!
									<b>YTD Total</b>	#VALUE!
									<b>Annual Budget</b>	#VALUE!
									<i>Amount Remaining / (Budget overage)</i>	#VALUE!
									<i>% of Budget</i>	#VALUE!
<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>										<b>#VALUE!</b>

## Brighton Lakes Community Development District

Expenditure Report - Series 2017 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Nov 30, 2025

(Sorted by Department)

Posting	Trans.					
Date	Account #	Document #	Type	Vendor Name	Description	Amount

### DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

#### Account Name: Misc-Assessment Collection Cost

11/14/25	549070-51301-5000	ASSESSMENTS		Osceola County Tax Collector - Cost 2017 - FY25-26	95.14	
11/21/25	549070-51301-5000	ASSESSMENTS	JE	Osceola County Tax Collector - Cost 2017 - FY25-26	324.53	
					<b>YTD Total</b>	419.67
					<b>Annual Budget</b>	\$4,413.00
					<i>Amount Remaining / (Budget overage)</i>	\$3,993.33
					<i>% of Budget</i>	9.5%

<b>Financial And Administrative Department Total:</b>	<b>\$419.67</b>
---	-----------------

### DEPARTMENT NAME: DEBT SERVICE PAYMENTS

#### Account Name: Interest Expense

11/03/25	572001-51701-5000	INT PYMNT 3001	JE	205 2017 SERIES - INTEREST PYMNT	18,346.25	
					<b>YTD Total</b>	18,346.25
					<b>Annual Budget</b>	\$36,693.00
					<i>Amount Remaining / (Budget overage)</i>	\$18,346.75
					<i>% of Budget</i>	50.0%

<b>Debt Service Payments Department Total:</b>	<b>\$18,346.25</b>
--	--------------------

<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$ 18,765.92</b>
---	---------------------

## Brighton Lakes Community Development District

Expenditure Report - Series 2022-1 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Nov 30, 2025

(Sorted by Department)

Posting	Trans.					
Date	Account #	Document #	Type	Vendor Name	Description	Amount

### DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

#### Account Name: Misc-Assessment Collection Cost

11/14/25	549070-51301-5000	ASSESSMENTS		Osceola County Tax Collector - Cost 2022-1 - FY25-26	116.12	
11/21/25	549070-51301-5000	ASSESSMENTS	JE	Osceola County Tax Collector - Cost 2022-1 - FY25-26	396.11	
					<b>YTD Total</b>	512.23
					<b>Annual Budget</b>	\$5,386.00
					<i>Amount Remaining / (Budget overage)</i>	\$4,873.77
					<i>% of Budget</i>	9.5%

<b>Financial And Administrative Department Total:</b>	<b>\$512.23</b>
---	-----------------

### DEPARTMENT NAME: DEBT SERVICE PAYMENTS

#### Account Name: Interest Expense

11/01/25	572001-51701-5000	INTEREST PYMNT	JE	INTEREST PAYMENT - SERIES 2022-1	31,356.80	
					<b>YTD Total</b>	31,356.80
					<b>Annual Budget</b>	\$62,714.00
					<i>Amount Remaining / (Budget overage)</i>	\$31,357.20
					<i>% of Budget</i>	50.0%

<b>Debt Service Payments Department Total:</b>	<b>\$31,356.80</b>
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<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$ 31,869.03</b>
---	---------------------

## Brighton Lakes Community Development District

Expenditure Report - Series 2022-2 Debt Service Fund

For the Period(s) from Oct 01, 2025 to Nov 30, 2025

(Sorted by Department)

Posting	Trans.					
Date	Account #	Document #	Type	Vendor Name	Description	Amount

### DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

#### Account Name: Misc-Assessment Collection Cost

11/14/25	549070-51301-5000	ASSESSMENTS		Osceola County Tax Collector - DS 2022-2 Cost FY25-26	77.36
11/21/25	549070-51301-5000	ASSESSMENTS	JE	Osceola County Tax Collector - DS 2022-2 Cost FY25-26	263.85
					<b>YTD Total</b> 341.21
					<b>Annual Budget</b> \$3,588.00
					<i>Amount Remaining / (Budget overage)</i> \$3,246.79
					<i>% of Budget</i> 9.5%

<b>Financial And Administrative Department Total:</b>	<b>\$341.21</b>
---	-----------------

### DEPARTMENT NAME: DEBT SERVICE PAYMENTS

#### Account Name: Interest Expense

11/03/25	572001-51701-5000	INTEREST PYMNT	JE	INTEREST PAYMENT - 2022-2	17,613.25
					<b>YTD Total</b> 17,613.25
					<b>Annual Budget</b> \$35,227.00
					<i>Amount Remaining / (Budget overage)</i> \$17,613.75
					<i>% of Budget</i> 50.0%

<b>Debt Service Payments Department Total:</b>	<b>\$17,613.25</b>
--	--------------------

<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>	<b>\$ 17,954.46</b>
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## Brighton Lakes Community Development District

Expenditure Report - Series 2022-1 Capital Projects Fund

For the Period(s) from Oct 01, 2025 to Nov 30, 2025

(Sorted by Department)

<u>Posting</u>	<u>Trans.</u>									<u>Amount</u>
<u>Date</u>	<u>Account #</u>	<u>Document #</u>	<u>Type</u>	<u>Vendor Name</u>						
#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!						#VALUE!
									<b>YTD Total</b>	#VALUE!
									<b>Annual Budget</b>	#VALUE!
									<i>Amount Remaining / (Budget overage)</i>	#VALUE!
									<i>% of Budget</i>	#VALUE!
<b>TOTAL EXPENDITURES &amp; OTHER FINANCING USES:</b>										<b>#VALUE!</b>

Landscape Check List for (Month)		<u>December</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	
	Hibiscus Week 1 ✓ Week 2 ✓ Week 3 ✓ Week 4 ✓ Week 5	
V	Weed Control (If Acceptable To Contractor = ✓) [Contractor to list Area(s) of Application] <i>Beds in pool Area and play grounds. Cameras pols add as requested by HOA.</i>	4.1.4(a)
VI	Disease/Fungus Control (If Acceptable to Contractor = ✓) [Contractor to list Area(s) of Application] <i>V.O spray with micronutrients.</i>	4.1.4(b)
VII	Pruning of Shrubs & Ground Cover A Detailing of Planted Areas (Monthly) ✓ B Summer Flowering Shrubs (April) ✓ C Spring Flowering Shrubs (After Blooming) ✓ D Broad Leaf Evergreen Shrubs (Yearly) ✓ E Conifers (Yearly) ✓ F Selective Pruning to Expose Landscape Lights (As Needed) ✓ G Remove All Dead Wood (As Needed) ✓	4.2.1(a) 4.2.1(d) 4.2.1(e) 4.2.1(f) 4.2.1(g) 4.2.1(h) 4.2.1(l)
VIII	Fertilization (Turf)(Four Times Per Year) First Application Second Application Third Application Fourth Application <i>Trugreen will fert on schedule date</i>	4.1.5(a)
IX	Pest Control (If Acceptable To Contractor = ✓) [Contractor to list below the Area(s) of Application(s)] <i>Ants on Blud + play grounds, + camera pols.</i>	4.1.6
X	A Soil Tests for Turf Care and Tree Care (Listed as "As Needed") First Test Second Test Third Test Fourth Test Fifth Test Sixth Test	4.1.7 and 4.3.5
	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) Week 1 ✓ Week 2 ✓ Week 3 ✓ Week 4 ✓	4.2.2(a)

	Week 5	
XII	Fertilization (Shrubs/Ground Cover)(Three Times Per Year)(Reapplication at contractor's expense) First Application Second Application Third Application	42.3
	<i>- November - December .</i>	
XIII	Mulching (Invoiced Separately, Work Authorization Required) Planting Beds Tree Rings	42.5 43.4 <i>N/A</i>
XIV	Tree Care	
	A Pruning - Removal of Dead Branches to 15 Feet (one time per year) First Pruning	43.1(a) <i>Done ✓</i>
	B Pruning - Trees in Buffer areas (one times per year) First Pruning	43.1(c) <i>to wet - but working on it.</i>
	C Pruning - Ornamental Trees (Yearly) Date(s) of Pruning	43.1(d)
	D Fertilization (Trees)(Three Times Per Year) First Application Second Application Third Application	43.2 <i>Done ✓</i>
	E Pest Control (Invoiced Separately, Work Authorization Required) [Contractor to list below the Area(s) of Application(s)]	43.3
XV	Quarterly Bush Hogging (Invoiced Separately, Work Authorization Required) First Service Second Service Third Service Fourth Service	41.1h <i>to wet but working on it.</i>
XVI	Mowing between Devon Court and Wingfield Place (Every Other Week) Week 1 ✓ Week 2	41.1h
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]	45.2 <i>Done .</i>



COMMERCIAL LANDSCAPING ORLANDO, LLC.

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CURRENT

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

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

ADJUSTED

CLOCK A

A/START TIME	10:00
B/START TIME	PM
A/START TIME	7:00
B/START TIME	PM

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
SPRAY OR ROTO TO 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			2X								1X	
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												
HEAD MISSING/BROKEN												1X
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED SHRUB												
SEVERE CLOG							3X					
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER-SEE COMMENTS										1-9V		

COMMENTS: (Attach extra sheet if necessary)

Line lateral fix by sidewalk, also zone 9 for annuals, having issues with battery timer, will need to be replace in the near future.

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



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CURRENT

ADJUSTED

M	T	W	T	F	S	S	AREN DAYS
M	T	W	T	F	S	S	AREN DAYS

M	T	W	T	F	S	S	AREN DAYS
M	T	W	T	F	S	S	AREN DAYS

A START TIME	
B START TIME	
C START TIME	
D START TIME	

ZONE NUMBER	13	14	15	16	17	18	19	20	21	22	23	24
SPRAY OR ROTOR (S) (R)	S	S	S	R/S	S	S	S	S	R	R	R	R
CURRENT	20	20	20	20	20	20	20	20	20	20	20	20
ADJUSTED RUN TIME												
MAINTENANCE/REPAIR					1X					1X		
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

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CURRENT

ADJUSTED

M	T	W	T	F	S	S	AV RUN DAYS
M	T	W	T	F	S	S	AV RUN DAYS

M	T	W	T	F	S	S	AV RUN DAYS
M	T	W	T	F	S	S	AV RUN DAYS

A START TIME	
B START TIME	

ZONE NUMBER	25	26	27	28	29	30	31	32
SPRAY OR ROTOR OR SPRINKLER	S/R	S/R	S/R	S/R	S/R	R	S/R	S/R → New jasmin by bridge zone xtra fine
CURRENT								
ADJUSTED RUN TIME								
MAINTENANCE REPAIR						1X		2X
PARTIAL CLOG								
ARC OR RADIUS ADJ.								
HEAD STRAIGHTENED								
HEAD MISSING/BROKEN								
CHANGE 4" TO 6" POP UP								
CHANGE 6" TO 12" POP UP								
HEAD RAISED SHREB								
SEVERE CLOG	2X		1X					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



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CURRENT

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

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

ADJUSTED

A. START TIME	12:00 AM
B. END TIME	

CLOCK B

ZONE NUMBER	1	2	3	4	S	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
SPRAY OR ROTOR SPRAY	S/R	S/R	R	S	S	R																									
CURRENT																															
ADJUSTED RUN TIME																															
MAINTENANCE REPAIR																															
PARTIAL CLOG																															
ARC OR RADIUS ADJ.																															
HEAD STRAIGHTENED																															
HEAD MISSING/BROKEN																															
CHANGE 4" TO 6" POP UP																															
CHANGE 6" TO 12" POP UP																															
HEAD RAISED SHRUB																															
SEVERE CLOG																															
INCORRECT NOZZLE																															
RELOCATION																															
LEAK IN HEAD																															
LEAK IN PIPE																															
HEAD NOT ROTATING																															
VALVE NOT OPERATING																															
OTHER- SEE COMMENTS																															

COMMENTS: (Attach extra sheet if necessary)

Zone 6 will get add spray heads  
for new V.O plants along hedge as requested by HOA.  
spray been added to help new plant (V.O) material.

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



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## CURRENT

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

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

TIMER C pool

**ADJUSTED**

ESTATE TAX	10:00 PM
ESTATE TAX	

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



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CURRENT

M	○	W	○	○	S	S	A	R	E	N	D	A	S
M	1	W	1	1	S	S	E	R	E	N	D	A	S

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

ADJUSTED

TIMER D

A START TIME	10:00
RE-START TIME	pm

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
SPRAY OR ROTO OR 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	16x	2x								1x			
PARTIAL CLOG													
ARC OR RADIUS ADJ.													
HEAD STRAIGHTENED													
HEAD MISSING/BROKEN													
CHANGE 4" TO 6" POP UP													
CHANGE 6" TO 12" POP UP													
HEAD RAISED SHREB													
SEVERE CLOG							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) zone complete fix after car's and trucks park over grass! as requested by HOA.  
house corner of 2581 Chupalon Dr.

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



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CURRENT

M	0	W	0	0	S	S	A	R	E	N	D	A	S
M	1	W	1	1	S	S	B	R	E	N	D	A	S

M	T	W	T	F	S	S	A	R	E	N	D	A	S
M	T	W	T	0	S	S	B	R	E	N	D	A	S

ADJUSTED

TIMER E

A	START TIME	10:00 PM
B	START TIME	4:00 AM.

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11		
SPRAY OR ROTO OR SORR	S	S	S/R	S	S	S	S	S	S	S	R		
CURRENT													
ADJUSTED RUN TIME													
MAINTENANCE/REPAIR		1X								1X			
PARTIAL CLOG													
ARC OR RADIUS ADJ.													
HEAD STRAIGHTENED													
HEAD MISSING/BROKEN													
CHANGE 4" TO 6" POP UP													
CHANGE 6" TO 12" POP UP													
HEAD RAISED SHREB													
SEVERE CLOG	2X						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)

Zone #10 takes long to close, tech, clean it (valve), but still have issues to close! will need to be replaced. zone been located and ready to be replaced.

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



## Brighton Lakes CDD December Field Inspection

Monday, December 22, 2025

13 Items Identified

13 Items Incomplete

Kyle Goldberg

Inframark

## Item 1 - Bench Repair

Assigned To: Inframark

The bench repair project has started, this will be completed before the new year.



## Item 2 - Drain Install

Assigned To: Inframark

A proposal will be provided to install a new drain in the corner of the basketball court.



## Item 3 - Secure Ends

Assigned To: Inframark

Inframark field services to secure the bottom of fabric surrounding pool pumps.



#### Item 4 - Trash

Assigned To: Techni-Pools

During the day of inspection, a Techni-Pools technician was directed to clean up trash by the pool pumps.



#### Item 5 - Irrigation

Assigned To: Bladerunners

Is irrigation functioning properly in this area? The annuals do not appear to be doing too well.

#### Item 6 - Plant Install

Assigned To: Bladerunners

Bladerunners to provide a proposal to install plants in missing areas around the front entrance.





### Item 7 - Washout

Assigned To: Bladerunners

The appears to be a washout on the berm at the front entrance.



### Item 8 - Mulch

Assigned To: Bladerunners

Will mulch be installed in this area?



### Item 9 - Damaged Sign

Assigned To: Inframark

This sign was damaged and repaired but could need additional support.



## Item 10 - Raise Canopy

Assigned To: Bladerunners

This tree's canopy should be raised by the Sweetspire Pond Park.



## Item 11 - Trim Hedges

Assigned To: Bladerunners

Hedges should be trimmed during routine maintenance.

Location: 3235 Victoria Dr



## Item 12 - Stop Sign

Assigned To: Inframark

The stop sign at the corner of Devon Ct and Sweetspire to be replaced.



### Item 13 - Fix Sign

Assigned To: Inframark

There's a sign that's knocked down by 4384 Conservatory Pl.



# MAINTENANCE Solutions

 **INFRAMARK**  
COMMUNITY MANAGEMENT

[www.inframark.com/communitymanagement/maintenance](http://www.inframark.com/communitymanagement/maintenance) Page 48

# MAINTENANCE SOLUTIONS

With over 25 years of maintenance and project management construction experience, Inframark can align with your community's maintenance goals. From general maintenance service orders to large scale building renovations, let us know how we can serve your community.

- ◆ ADA Skid Pad Replacements
- ◆ Community Inspections/Reporting
- ◆ Debris Removal
- ◆ General Maintenance
- ◆ Landscape Inspections/Reporting
- ◆ Light Changeouts and Maintenance
- ◆ Maintenance of Storm Structures
- ◆ Management of Vendor Contracts
- ◆ Minor Boardwalk and Wood Structure Repairs
- ◆ Minor Electrical
- ◆ Minor Patch Repairs in Roadways or Alleyways
- ◆ On-site Staff
- ◆ Painting
- ◆ Pressure Washing
- ◆ Porter Services
- ◆ Review of Landscape Architectural Designs
- ◆ Sidewalk Grinding and Replacement
- ◆ Sign Installations and Maintenance
- ◆ Fence Projects
- ◆ Vacuum Truck Services

## CONTACT US TODAY

to see how we can provide quality maintenance for your community.

GC# CBC1257480

**CALL 407.566.1935 or**

**EMAIL** [maintenance@inframark.com](mailto:maintenance@inframark.com)

[www.inframark.com/community-management/maintenance](http://www.inframark.com/community-management/maintenance)





Inframark  
**313 Campus Street,  
Celebration, FL 34747**

**Date: 01/6/2026  
Work Order # 097-001-1-26  
Customer ID: Brighton Lakes CDD**

Phone: 904-540-3018

Quotation valid until 02/1/2026

Prepared by: **Kyle Goldberg**

<b>Description</b>		<b>Unit Price</b>	<b>Quantity</b>	<b>Amount</b>
Motion Sensor Install:				
✓ Motion Sensor Switch		\$28.73	2	\$57.46
✓ Installation:		\$115.00	2.5	\$287.50
<b>Total</b>	<b>Labor and Materials</b>			<b>\$344.96</b>

**Full payment is due within 60 days of finalizing the project.**

If you have any questions concerning this quotation, contact Kyle Goldberg  
at [Kyle.Goldberg@Inframark.com](mailto:Kyle.Goldberg@Inframark.com)

By: \_\_\_\_\_  
Kyle Goldberg

By: \_\_\_\_\_

Date: \_\_\_\_\_  
1/6/26  
Inframark

Date: \_\_\_\_\_  
Brighton Lakes CDD





Work Order	00903286	Account	Brighton Lakes CDD
Work Order Number	00903286	Contact	Michael Perez
		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	12/24/2025		

### Work Details

Specialist Comments to Customer	Location ponds had low water levels and clear of algae. Pond's exposed shorelines and perimeters were sprayed with herbicides to eliminate invasive vegetation. Please allow 7-14 days for best results. Thank you.	Prepared By	Braulio Lugo
---------------------------------	---	-------------	--------------

### Work Order Assets

Asset	Status	Product Work Type
pond 2	Inspected	
pond 1	Inspected	
pond 5	Inspected	
pond 4	Inspected	
pond 7	Inspected	
pond 6	Inspected	
pond 3	Inspected	
pond 9	Inspected	
pond 8	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	00903286	Account	Brighton Lakes CDD
Work Order Number	00903286	Contact	Michael Perez
		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Created Date 12/24/2025

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 00903286

Work Order 00903286  
Number

Created Date 12/24/2025

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

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 8		
pond 9		
pond 3		
pond 6		
pond 7		
pond 4		
pond 5		
pond 1		
pond 2		



Work Order	00911380	Account	Brighton Lakes CDD
Work Order Number	00911380	Contact	Michael Perez
		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	12/24/2025		

### Work Details

Specialist	Location ponds all had low water levels and	Prepared By	Braulio Lugo
Comments to Customer	clear of algae at the time of visit. Pond's exposed shorelines and perimeters were sprayed with herbicides to eliminate invasive vegetation.		
	Please allow 7-14 days for best results. Thank you		

### Work Order Assets

Asset	Status	Product Work Type
pond 9	Inspected	
pond 3	Inspected	
pond 6	Inspected	
pond 7	Inspected	
pond 4	Inspected	
pond 5	Inspected	
pond 1	Inspected	
pond 2	Inspected	
pond 8	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	00911380	Account	Brighton Lakes CDD
Work Order Number	00911380	Contact	Michael Perez
		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Created Date 12/24/2025

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 00911380

Work Order 00911380  
Number

Created Date 12/24/2025

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

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 8		
pond 2		
pond 1		
pond 5		
pond 4		
pond 7		
pond 6		
pond 3		
pond 9		



Work Order	00913279	Account	Brighton Lakes CDD
Work Order Number	00913279	Contact	Michael Perez
		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	12/29/2025		

### Work Details

Specialist Comments to Customer	Today I treated for shoreline grasses. Thank you.	Prepared By	Stephen Reynolds
---------------------------------	---	-------------	------------------

### Work Order Assets

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

### Service Parameters

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



Work Order	00913279	Account	Brighton Lakes CDD
Work Order Number	00913279	Contact	Michael Perez
		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Created Date 12/29/2025

pond 9	MONITORING	
pond 9	LAKE WEED CONTROL	
pond 9	ALGAE CONTROL	
pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 7	DYE APPLICATION	
pond 7	SHORELINE WEED CONTROL	
pond 7	MONITORING	
pond 7	LAKE WEED CONTROL	
pond 7	ALGAE CONTROL	
pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 6	DYE APPLICATION	
pond 6	SHORELINE WEED CONTROL	
pond 6	MONITORING	
pond 6	LAKE WEED CONTROL	
pond 6	ALGAE CONTROL	
pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 5	DYE APPLICATION	
pond 5	SHORELINE WEED CONTROL	
pond 5	MONITORING	
pond 5	LAKE WEED CONTROL	
pond 5	ALGAE CONTROL	
pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 4	DYE APPLICATION	
pond 4	SHORELINE WEED CONTROL	
pond 4	MONITORING	
pond 4	LAKE WEED CONTROL	
pond 4	ALGAE CONTROL	
pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 2	DYE APPLICATION	
pond 2	SHORELINE WEED CONTROL	
pond 2	MONITORING	
pond 2	LAKE WEED CONTROL	
pond 2	ALGAE CONTROL	
pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	



Work Order 00913279

Work Order 00913279  
Number

Created Date 12/29/2025

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

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

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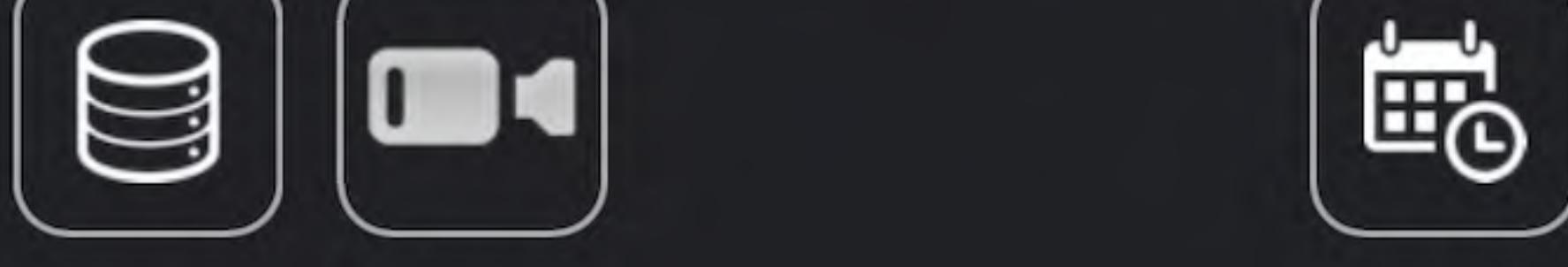
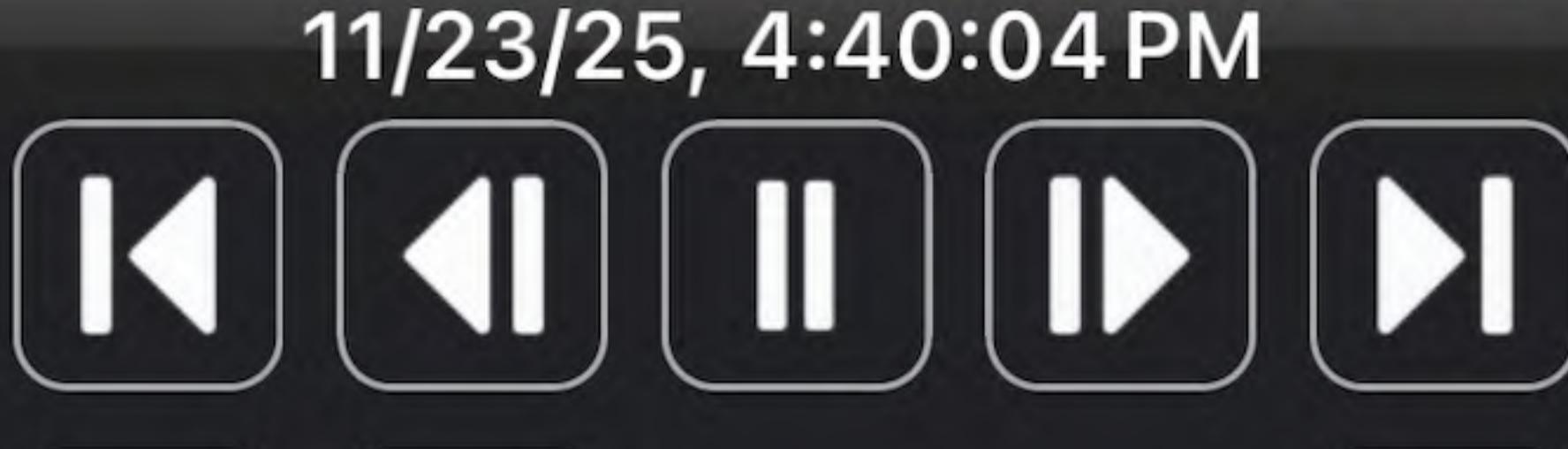
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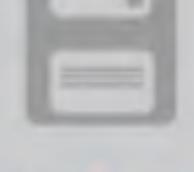
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Live



Multisplit



Playback



Events



6:51



Photo











6:52



Photo







## 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
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	1.7.2026 DM has followed up again 12.19.2025 DM has followed up about the proposal for new 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.	
154	Envera Credit	1.7.2026 DM followed up with Envera as he has not received the paperwork to sign and invoices are still coming through for the monthly services. 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
157	Exit Gate LED Lights	12.3.2025 Exit gate lights not turning on and have been reported to Envera.	
159	Holiday Lights Removal	To be scheduled	
160	GigaPower	12.10.2025 Representatives from GigaPower presented a proposal to run FiberOptics through the district. Information was sent to the board and counsel to review	Yes
161	Hotwire	1.5.2026 Upon the presentation of GigaPower, John has reached out to Hotwire to see if this is something they will be interested in. They are and will be onsite 1/7/2026 with engineers to review the district.	Yes

**RESOLUTION NO. 2026-01**

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT  
IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND  
REQUESTING THAT THE OSCEOLA COUNTY SUPERVISOR OF  
ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS;  
PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF  
OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND  
PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Brighton Lakes Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Osceola County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Osceola County Supervisor of Elections ("Supervisor") to conduct the District's elections by the qualified electors of the District at the general election ("General Election").

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

**1. GENERAL ELECTION SEATS.** Seat 1, currently held by Nadine Singh, Seat 2, currently held by Mark Peters, and Seat 3, currently held by Marcial Rodriguez, Jr., are scheduled for the General Election beginning in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

**2. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

**3. COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

**4. TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 14th day of January 2026.

**BRIGHTON LAKES COMMUNITY  
DEVELOPMENT DISTRICT**

---

Chair/Vice Chair, Board of Supervisors

ATTEST:

---

Secretary/Assistant Secretary

**EXHIBIT A****NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Brighton Lakes Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Osceola County Supervisor of Elections located at 2509 E. Irlo Bronson Memorial Highway, Kissimmee, Florida 34744; Ph: (407) 742-6000. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Osceola County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Brighton Lakes Community Development District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Osceola County Supervisor of Elections.

Publish on or before May 25, 2026.

**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, December 10, 2025, at 6:01 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
Mark Vincutonis	District Engineer, Hanson, Walter & Assoc. Inc.
John Khatiblou	District Accountant, Inframark
Dennis Hisler	District Agent, CDD Liaison
Kyle Goldberg	Field Inspection Coordinator, Inframark
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**

32 Mr. Perez called the meeting to order at 6:01 p.m. and called the roll. A quorum was  
33 established.

## **SECOND ORDER OF BUSINESS**

## **Approval of Agenda**

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

### **THIRD ORDER OF BUSINESS**

## Audience Comments

41 Mr. Rodriguez opened the floor for audience comments. Mr. Joe thanked Ms. Singh  
42 for the holiday lights and asked about the right-turn arrow at the entrance, the entrance gate,  
43 and a crooked sign.

44 Ms. Mel spoke regarding road painting completed earlier in the day and concerns  
45 with the gate arm.

## Brighton Lakes CDD December 10, 2025

46 Ms. Marlene thanked Ms. Singh and discussed mulching activities and the practice of  
47 blowing leaves onto mulch areas. Discussion was held regarding percentages shown in the  
48 reserve section of the budget.

49 Representatives from Gigapower provided a presentation regarding running fiber  
50 optic lines through the District, and discussion ensued.

51  
52 **FOURTH ORDER OF BUSINESS** Staff Reports

54 The Board requested that Mr. Rivera and the law enforcement officer who prepared  
55 prior incident reports related to pool violations be present at a future meeting.

56  
57       **B. District Engineer**  
58        Mr. Vincutonis addressed the Board regarding arrows being painted at the District  
59        entrance and discussed Hamm Brown Development and grading activities. The Board asked  
60        questions regarding gutters holding water following the paving project.

61                   **A. Blade Runners Report**  
62                    **i. Review of Irrigation Report**  
63                   The Board requested that Mr. Ramirez, or another representative if unavailable, be  
64                   present at the next meeting.  
65

67       **C. Field Management Report**  
68        Mr. Goldberg advised the Board that the District would receive a credit in the amount  
69        of \$1,989 for an overcharge associated with the sidewalk project.

70 Mr. Goldberg reviewed his report with the Board. Bench proposal No. 097-001-14-  
71 2025 in the amount of \$728.69 was discussed. Mr. Goldberg stated that larger outstanding  
72 items would be addressed by Inframark's Business Development Department.

On MOTION by Ms. Incandela, seconded by Mr. Peters, with all in favor, authorization was granted for Ms. Singh to purchase additional holiday lights for the next holiday season in an amount not to exceed \$1,000. (5-0)

78 Mr. Crary asked questions regarding District items and letters sent to residents with  
79 fences encroaching on easements.

80  
81 **H. District Counsel**  
82 Mr. Dugan discussed the Fence Improvement Request Agreement to be sent to the  
83 homeowners' association and advised the item would be discussed again in January.

Brighton Lakes CDD  
December 10, 2025

84

**i. Consideration of Assignment of Blade Runners to Florida ULS**

Discussion was held regarding the assignment of Blade Runners to Florida ULS. The Board requested that a representative attend a future meeting to discuss a plan.

88

*Ms. Incandela left the meeting at approximately 8:45 p.m.*

90

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, Assignment of Blade Runners to Florida ULS was approved. (4-0)

93

Discussion followed regarding a fishing policy from 2018, a resident loitering on CDD property, and enforcement options.

96

**C. Field Management Report (Continued)**

Mr. Crary discussed previously agreed-upon District items with Mr. Goldberg.

99

**E. Envera Report**

Discussion was held regarding outstanding proposals.

102

**G. CDD Liaison Report**

Mr. Hisler discussed the lift station scenario and damage to District property caused by TOHO.

105

**F. Solitude Lake Management Report**

There was no report.

108

**I. District Manager**

**i. Review of Project Board**

Mr. Perez advised the Board of the next meeting date, seats up for election in 2026, and ongoing District updates. Mr. Crary requested that additional items be added for future agendas.

114

**SIXTH ORDER OF BUSINESS**

**Business Item**

116

There were no business items to discuss.

117

**SEVENTH ORDER OF BUSINESS**

**Business Administration Items**

119

**A. Consideration of Minutes from the Meeting held November 12, 2025**

120

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, Minutes from the Meeting held November 12, 2025, were approved. (4-0)

123

Brighton Lakes CDD  
December 10, 2025

124      **B. Financial Statements**

125

126      On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the  
127      financial statements were approved. (4-0)

128

129      **C. Check Register**

130      The check register was accepted.

131

132      **EIGHTH ORDER OF BUSINESS                      Supervisor Requests**

133      Mr. Peters asked questions regarding several District electric bills.

134

135      **NINTH ORDER OF BUSINESS                      Adjournment**

136

137      On MOTION by Ms. Singh, seconded by Mr. Peters, with all in favor, the  
138      meeting was adjourned at 9:46 p.m. (4-0)

139

140

141

142      Assistant Secretary                              Chair/Vice Chair