



Brighton Lakes Community Development District

January 14, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 242 572 715 486

PASSCODE: CkZ63

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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.

-
- 1. Call to Order and Roll Call**
 - 2. Approval of Agenda**
 - 3. Audience Comments - Limited to Three (3) Minutes**
 - 4. Staff Reports**
 - A. District Accountant Report.....P. 3
 - i. Review of the Expenditure ReportP. 22
 - B. Blade Runners Report.....P. 32
 - i. Review of Irrigation ReportP. 35
 - C. District Engineer
 - D. Field Inspection ReportP. 42
 - i. Consideration of Motion Sensor Installation ProposalP. 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
 - 5. Business Items**
 - A. Consideration of 2026-01 General Election Resolution and Notice.....P. 84
 - 6. Business Administration Items**
 - A. Consideration of Minutes from the Meeting held November 12, 2025P. 87
 - 7. Supervisors' Requests**
 - 8. Adjournment**

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

www.BrightonLakesCDD.org

BRIGHTON LAKES
Community Development District

Financial Report

November 30, 2025

Prepared by:



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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
ASSETS					
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
TOTAL ASSETS	\$ 2,464,897	\$ 71,295	\$ 133,887	\$ 35,942	\$ 2,706,021
LIABILITIES					
Accounts Payable	\$ 19,486	\$ -	\$ -	\$ -	\$ 19,486
Accrued Expenses	5,924	-	-	-	5,924
Due To Other Funds	62,383	-	-	-	62,383
TOTAL LIABILITIES	87,793	-	-	-	87,793
FUND BALANCES					
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
TOTAL FUND BALANCES	\$ 2,377,104	\$ 71,295	\$ 133,887	\$ 35,942	\$ 2,618,228
TOTAL LIABILITIES & FUND BALANCES	\$ 2,464,897	\$ 71,295	\$ 133,887	\$ 35,942	\$ 2,706,021

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
REVENUES					
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%
TOTAL REVENUES	1,276,427	116,472	131,641	15,169	10.31%
EXPENDITURES					
Administration					
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%
Total Administration	237,915	40,253	29,852	10,401	12.55%
Field					
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%
Total Field	592,512	97,085	88,819	8,266	14.99%
<u>Gatehouse</u>					
Contracts-Security Services	74,574	12,429	10,450	1,979	14.01%
R&M-Gate	10,000	1,667	-	1,667	0.00%
Total Gatehouse	84,574	14,096	10,450	3,646	12.36%
<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	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%
Total Community Center	120,045	18,250	23,952	(5,702)	19.95%
TOTAL EXPENDITURES	1,320,146	176,434	169,352	7,082	12.83%

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	(43,719)	(59,962)	(37,711)	22,251	86.26%
Net change in fund balance	\$ (43,719)	\$ (59,962)	\$ (37,711)	\$ 22,251	86.26%
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,414,815	2,414,815	2,414,815		
FUND BALANCE, ENDING	\$ 2,371,096	\$ 2,354,853	\$ 2,377,104		

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
<u>REVENUES</u>					
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%
TOTAL REVENUES	214,225	18,555	21,392	2,837	9.99%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	4,413	379	420	(41)	9.52%
Total Administration	4,413	379	420	(41)	9.52%
<u>Debt Service</u>					
Principal Debt Retirement	173,000	-	-	-	0.00%
Interest Expense	36,693	18,346	18,346	-	50.00%
Total Debt Service	209,693	18,346	18,346	-	8.75%
TOTAL EXPENDITURES	214,106	18,725	18,766	(41)	8.76%
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%
FUND BALANCE, BEGINNING (OCT 1, 2025)	68,669	68,669	68,669		
FUND BALANCE, ENDING	\$ 68,788	\$ 68,499	\$ 71,295		

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
REVENUES					
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%
TOTAL REVENUES	260,042	22,445	26,487	4,042	10.19%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,386	462	512	(50)	9.51%
Total Administration	5,386	462	512	(50)	9.51%
Debt Service					
Principal Debt Retirement	192,000	-	-	-	0.00%
Interest Expense	62,714	31,357	31,357	-	50.00%
Total Debt Service	254,714	31,357	31,357	-	12.31%
TOTAL EXPENDITURES	260,100	31,819	31,869	(50)	12.25%
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%
FUND BALANCE, BEGINNING (OCT 1, 2025)	139,269	139,269	139,269		
FUND BALANCE, ENDING	\$ 139,211	\$ 129,895	\$ 133,887		

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
<u>REVENUES</u>					
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%
TOTAL REVENUES	172,979	14,910	17,286	2,376	9.99%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	3,588	308	341	(33)	9.50%
Total Administration	3,588	308	341	(33)	9.50%
<u>Debt Service</u>					
Principal Debt Retirement	135,000	-	-	-	0.00%
Interest Expense	35,227	17,613	17,613	-	50.00%
Total Debt Service	170,227	17,613	17,613	-	10.35%
TOTAL EXPENDITURES	173,815	17,921	17,954	(33)	10.33%
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%
FUND BALANCE, BEGINNING (OCT 1, 2025)	36,610	36,610	36,610		
FUND BALANCE, ENDING	\$ 35,774	\$ 33,599	\$ 35,942		

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	" "
Total Reserves	\$ 2,235,864	

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
Expenditures				
<u>Administrative</u>				
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.
<u>Field</u>				
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.
<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.
<u>Community Center</u>				
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**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2017 Debt Service Fund	Series 2022-1 Debt Service Fund	Series 2022-2 Debt Service Fund
Assessments Levied FY 2025				\$ 1,916,220	\$ 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
TOTAL	\$ 178,584	\$ 8,100	\$ 3,645	\$ 190,327	\$ 123,843	\$ 21,916	\$ 26,750	\$ 17,819
% COLLECTED					10%	10%	10%	10%
Total O/S					\$ 1,725,893	\$ 1,123,008	\$ 198,735	\$ 242,565
						\$	161,585	

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
GF Subtotal					<u>\$ 2,464,897</u>
 <u>DEBT SERVICE FUNDS</u>					
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
DS Subtotal					<u>\$ 178,741</u>
Total					<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

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
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
Total Outstanding Checks							-767.35
Outstanding Deposits							
Total Outstanding Deposits							

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.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>BANKUNITED, N.A. - (ACCT#XXXXX9878)</u>							
ACH #100190							
11/05/25	Vendor	ENVERA SYSTEMS LLC	760487	November 2025 Monitoring system	Contracts-Security Services	001-534037-53904	\$5,142.90
ACH Total							<u>\$5,142.90</u>
ACH #100191							
11/07/25	Vendor	BLADE RUNNERS COMMERCIAL	178360	November 2025 Monthly landscaping services	Contracts-Landscape	001-534050-53901	\$20,416.67
ACH Total							<u>\$20,416.67</u>
ACH #100192							
11/07/25	Vendor	SOLITUDE LAKE MGMT	PSI213861	November 2025 Monthly pond services	November 2025 Monthly pond services	001-546042-53901	\$3,825.00
ACH Total							<u>\$3,825.00</u>
ACH #100193							
11/14/25	Vendor	INFRAMARK LLC	1163341	10/31/2025 Stop sign maintenance	R&M-Signage	001-546085-54101	\$1,244.75
ACH Total							<u>\$1,244.75</u>
ACH #100194							
11/14/25	Vendor	U.S. BANK	7942806	TRUSTEE FEES - 2017 SERIES	TRUSTEE FEES - SERIES 2017	001-531045-51301	\$4,256.13
ACH Total							<u>\$4,256.13</u>
ACH #100195							
11/14/25	Vendor	MAGNOSEC CORP	2238	10/27 - 11/9/2025 Security services	Contracts-Security Services	001-534037-57204	\$2,576.00
ACH Total							<u>\$2,576.00</u>
ACH #100196							
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
ACH Total							<u>\$14,041.99</u>
ACH #100197							
11/25/25	Vendor	HANSON, WALTER & ASSOCIATES	5295107	November 2025 District engineer services	ProfServ-Engineering	001-531013-51501	\$450.00
ACH Total							<u>\$450.00</u>
ACH #100198							
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
ACH Total							<u>\$8,352.00</u>
ACH #100199							
11/25/25	Vendor	BLADE RUNNERS COMMERCIAL	180181	11/17/2025 Bush hog	R&M-Bush Hogging	001-546212-53901	\$3,069.66
ACH Total							<u>\$3,069.66</u>
CHECK # 1341							
11/18/25	Vendor	CHARTER COMMUNICATIONS - ACH	2009180110925-ACH	BILL PRD 11/9-12/5/25	Communication - Telephone	001-541003-51301	\$175.00
Check Total							<u>\$175.00</u>

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.)

Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1342							
11/20/25	Vendor	BRIGHTON LAKES CDD C/O U.S BANK N.A.	11142025-2022-2 SER	TRFR ASSESS 2022-2 SERIES FY25/26	Due From Other Funds	131000	\$1,115.59
Check Total							<u>\$1,115.59</u>
CHECK # 1343							
11/20/25	Vendor	BRIGHTON LAKES CDD C/O U.S BANK N.A.	11142025-2017 SER	TRFR ASSESS - 2017 SER FY25/26	TRFR ASSESS 2017 SERIES FY25/26	131000	\$1,372.08
Check Total							<u>\$1,372.08</u>
CHECK # 1344							
11/20/25	Vendor	BRIGHTON LAKES CDD C/O U.S BANK N.A.	11142025-2022-1 SER	TRFR ASSESS 2022-1 SER	TRFR ASSESS 2022-1 SER FY25/26	131000	\$2,062.47
Check Total							<u>\$2,062.47</u>
ACH #300075							
11/05/25	Vendor	CHARTER COMMUNICATIONS - ACH	102125-2125	BILL PRD 10/21-11/20/25	Communication - Telephone	001-541003-51301	\$40.00
ACH Total							<u>\$40.00</u>
ACH #300076							
11/10/25	Vendor	CENTURYLINK - ACH	102225-2871-ACH	BILL PRD 10/22-11/21/25	Communication - Telephone	001-541003-51301	\$402.34
ACH Total							<u>\$402.34</u>
ACH #300077							
11/17/25	Vendor	CHARTER COMMUNICATIONS - ACH	2009180110925-ACH	***Voided Voided****			\$0.00
ACH Total							<u>\$0.00</u>
ACH #300078							
11/17/25	Vendor	CHARTER COMMUNICATIONS - ACH	2009172110825-ACH	BIL PRD 11/8-12/7/25	Communication - Telephone	001-541003-51301	\$160.00
ACH Total							<u>\$160.00</u>
ACH #300079							
11/20/25	Vendor	TOHO WATER AUTHORITY - ACH	102325-ACH	BILL PRD 9/23-10/23/25	Utility - Water & Sewer	001-543021-53901	\$804.94
ACH Total							<u>\$804.94</u>
ACH #300080							
11/21/25	Vendor	CHARTER COMMUNICATIONS - ACH	1981488111425-ACH	BILL PRD 11/14-12/13/25	Communication - Telephone	001-541003-51301	\$317.35
ACH Total							<u>\$317.35</u>
ACH #300081							
11/24/25	Vendor	CENTURYLINK - ACH	110125-8906-ACH	SVCS PRD NOV 2025	Communication - Telephone	001-541003-51301	\$226.30
ACH Total							<u>\$226.30</u>
ACH #300082							
11/24/25	Vendor	KUA - ACH	110525-ACH	BILL PRD 9/24-10/25/25	BILL PRD 9/25-10/25/25	001-543006-53901	\$5,119.06
ACH Total							<u>\$5,119.06</u>
Account Total							<u>\$75,170.23</u>

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

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
YTD Total						2,400.00
Annual Budget						\$14,400.00
<i>Amount Remaining / (Budget overage)</i>						\$12,000.00
<i>% of Budget</i>						16.7%

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
YTD Total						183.60
Annual Budget						\$1,102.00
<i>Amount Remaining / (Budget overage)</i>						\$918.40
<i>% of Budget</i>						16.7%

Legislative Department Total:	\$2,583.60
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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
YTD Total						10,123.66
Annual Budget						\$60,742.00
<i>Amount Remaining / (Budget overage)</i>						\$50,618.34
<i>% of Budget</i>						16.7%

Executive Department Total:	\$10,123.66
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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
YTD Total						4,256.13
Annual Budget						\$11,045.00
<i>Amount Remaining / (Budget overage)</i>						\$6,788.87
<i>% of Budget</i>						38.5%

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
YTD Total						2,199.64
Annual Budget						\$15,000.00
<i>Amount Remaining / (Budget overage)</i>						\$12,800.36
<i>% of Budget</i>						14.7%

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
YTD Total						123.16

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			Trans.			
Date	Account #	Document #	Type	Vendor Name	Description	Amount
						<div>Annual Budget\$1,200.00</div> <div>Amount Remaining / (Budget overage)\$1,076.84</div> <div>% of Budget10.3%</div>
Account Name: Insurance - General Liability						
10/01/25	545002-51301-5000	JE003399	JE		1st Installment - Insurance FY26	6,174.25
						<div>YTD Total6,174.25</div> <div>Annual Budget\$27,008.00</div> <div>Amount Remaining / (Budget overage)\$20,833.75</div> <div>% of Budget22.9%</div>
Account Name: Printing and Binding						
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
						<div>YTD Total60.00</div> <div>Annual Budget\$1,500.00</div> <div>Amount Remaining / (Budget overage)\$1,440.00</div> <div>% of Budget4.0%</div>
Account Name: Miscellaneous Services						
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
						<div>YTD Total997.22</div> <div>Annual Budget\$2,000.00</div> <div>Amount Remaining / (Budget overage)\$1,002.78</div> <div>% of Budget49.9%</div>
Account Name: Misc-Assessment Collection Cost						
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
						<div>YTD Total2,371.47</div> <div>Annual Budget\$24,151.00</div> <div>Amount Remaining / (Budget overage)\$21,779.53</div> <div>% of Budget9.8%</div>
Account Name: Annual District Filing Fee						
10/09/25	554007-51301-5000	91899-ACH	VENDOR	FLORIDA COMMERCE	DISTRICT FILING FEES 2025	175.00
						<div>YTD Total175.00</div> <div>Annual Budget\$175.00</div> <div>Amount Remaining / (Budget overage)\$0.00</div> <div>% of Budget100.0%</div>
						<div>Financial And Administrative Department Total:\$16,356.87</div>

DEPARTMENT NAME: COMPREHENSIVE PLANNING

Account Name: ProfServ-Engineering						
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
						<div>YTD Total787.50</div> <div>Annual Budget\$35,000.00</div> <div>Amount Remaining / (Budget overage)\$34,212.50</div> <div>% of Budget2.3%</div>
						<div>Comprehensive Planning Department Total:\$787.50</div>

DEPARTMENT NAME: FIELD

Account Name: ProfServ-Field Management						
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
						<div>YTD Total7,318.50</div> <div>Annual Budget\$43,911.00</div> <div>Amount Remaining / (Budget overage)\$36,592.50</div>

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%
Account Name: ProfServ - Field Management Onsite Staff						
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
						YTD Total 10,641.83
						Annual Budget \$63,851.00
						Amount Remaining / (Budget overage) \$53,209.17
						% of Budget 16.7%
Account Name: Contracts-Landscape						
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
						YTD Total 40,833.34
						Annual Budget \$255,000.00
						Amount Remaining / (Budget overage) \$214,166.66
						% of Budget 16.0%
Account Name: Electricity - General						
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
						YTD Total 10,238.06
						Annual Budget \$71,000.00
						Amount Remaining / (Budget overage) \$60,761.94
						% of Budget 14.4%
Account Name: Utility - Water & Sewer						
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
						YTD Total 1,609.91
						Annual Budget \$5,000.00
						Amount Remaining / (Budget overage) \$3,390.09
						% of Budget 32.2%
Account Name: R&M-Common Area						
10/10/25	546016-53901-5000	1162897	VENDOR	INFRAMARK LLC	10/10/2025 Dog station, pond 9 gate, sidewalk grind and replacement, str	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, str	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, str	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
						YTD Total 6,073.82
						Annual Budget \$60,000.00
						Amount Remaining / (Budget overage) \$53,926.18
						% of Budget 10.1%
Account Name: R&M-Irrigation						
10/15/25	546041-53901-5000	175590	VENDOR	BLADE RUNNERS COMMERCIAL	Irrigation repair, valve replacement zone 21	1,383.12
						YTD Total 1,383.12
						Annual Budget \$20,000.00
						Amount Remaining / (Budget overage) \$18,616.88
						% of Budget 6.9%
Account Name: R&M-Lake						
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
						YTD Total 7,650.00
						Annual Budget \$51,000.00
						Amount Remaining / (Budget overage) \$43,350.00
						% of Budget 15.0%
Account Name: R&M-Bush Hogging						
11/17/25	546212-53901-5000	180181	VENDOR	BLADE RUNNERS COMMERCIAL	11/17/2025 Bush hog	3,069.66
						YTD Total 3,069.66
						Annual Budget \$12,000.00
						Amount Remaining / (Budget overage) \$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			Trans.				
Date	Account #	Document #	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	
						YTD Total	13,437.28
						Annual Budget	\$30,000.00
						<i>Amount Remaining / (Budget overage)</i>	\$16,562.72
						<i>% of Budget</i>	44.8%

Community Center Department Total:	\$23,952.41
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 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)

Posting		Trans.					
Date	Account #	Document #	Type	Vendor Name	Description	Amount	
		#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	
						YTD Total	#VALUE!
						Annual Budget	#VALUE!
						Amount Remaining / (Budget overage)	#VALUE!
						% of Budget	#VALUE!
TOTAL EXPENDITURES & OTHER FINANCING USES:							#VALUE!

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
YTD Total						419.67
Annual Budget						\$4,413.00
Amount Remaining / (Budget overage)						\$3,993.33
% of Budget						9.5%

Financial And Administrative Department Total: \$419.67

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
YTD Total						18,346.25
Annual Budget						\$36,693.00
Amount Remaining / (Budget overage)						\$18,346.75
% of Budget						50.0%

Debt Service Payments Department Total: \$18,346.25

TOTAL EXPENDITURES & OTHER FINANCING USES: \$ 18,765.92

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
YTD Total						512.23
Annual Budget						\$5,386.00
Amount Remaining / (Budget overage)						\$4,873.77
% of Budget						9.5%
Financial And Administrative Department Total:						
						\$512.23

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
YTD Total						31,356.80
Annual Budget						\$62,714.00
Amount Remaining / (Budget overage)						\$31,357.20
% of Budget						50.0%
Debt Service Payments Department Total:						
						\$31,356.80

TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 31,869.03
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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
YTD Total						341.21
Annual Budget						\$3,588.00
Amount Remaining / (Budget overage)						\$3,246.79
% of Budget						9.5%

Financial And Administrative Department Total:	\$341.21
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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
YTD Total						17,613.25
Annual Budget						\$35,227.00
Amount Remaining / (Budget overage)						\$17,613.75
% of Budget						50.0%

Debt Service Payments Department Total:	\$17,613.25
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TOTAL EXPENDITURES & OTHER FINANCING USES:	\$ 17,954.46
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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)

Posting			Trans.					
Date	Account #	Document #	Type	Vendor Name	Description	Amount		
#VALUE!		#VALUE!	#VALUE!	#VALUE!	#VALUE!			#VALUE!
							YTD Total	#VALUE!
							Annual Budget	#VALUE!
						Amount Remaining / (Budget overage)		#VALUE!
						% of Budget		#VALUE!
TOTAL EXPENDITURES & OTHER FINANCING USES:								#VALUE!

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	
	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. Camera poles add as requested by HOA.	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(e)
	D Broad Leaf Evergreen Shrubs (Yearly)	4.2.1(f)
	E Conifers (Yearly)	4.2.1(g)
	F Selective Pruning to Expose Landscape Lights (As Needed)	4.2.1(h)
	G Remove All Dead Wood (As Needed) ✓	4.2.1(i)
VIII	Fertilization (Turf)(Four Times Per Year)	4.1.5(a)
	First Application	
	Second Application	
	Third Application	
	Fourth Application	
	Trugreen will fert on scheduled date	
IX	Pest Control (If Acceptable To Contractor = ✓) [Contractor to list below the Area(s) of Application(s)] Ants on Blvd + play grounds, + Camera poles.	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 - December.	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 times 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 1 h
XVI	Mowing between Devon Court and Wingfield Place (Every Other Week) Week 1 ✓ Week 2 ✓	4 1 1 h
XVII	Litter Removal - Every Weekday Contractor Present (Includes all turf, roadways adjacent to turf, parks, and planting beds) [Contractor to list below each date of litter removal for this month] Done.	4 5 2



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

CURRENT

PROPERTY: Brighton Lakes

NAME: Alexander M.

DATE: 12/6/25 TIME: _____

PAGE: 1 OF 3

CLOCK A

ADJUSTED

START TIME	10:00 PM
END TIME	7:00 PM

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

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

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
SPRAY OR ROTOR S OR R	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						2x						
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



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

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PROPERTY: Brighton Lakes

NAME: AM

DATE: 12-25

TIME: _____

PAGE: 2

OF: 3

CURRENT

ADJUSTED

START TIME	
END TIME	

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

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

ZONE NUMBER	13	14	15	16	17	18	19	20	21	22	23	24
SPRAY OR ROTOR <u>(S)</u> <u>(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				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

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: A.M.
 DATE: W/25 TIME: _____
 PAGE: 3 OF: 3

CURRENT

ADJUSTED

A START TIME	
B START TIME	

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

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

ZONE NUMBER	25	26	27	28	29	30	31	32						
SPRAY OR ROTOR NOZZLE	S/R	S/R	S/R	S/R	S/R	R	S/R	S/R	New jасmin by bridge zone extra time					
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 SHRUB														
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



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

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CURRENT

PROPERTY: Brighton Lakes

NAME: A.η

DATE: 11-25 TIME: _____

PAGE 1 OF 1

CLOCK B

ADJUSTED

START TIME	12:00 AM
END TIME	

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

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

ZONE NUMBER	1	2	3	4	S	G
SPRAY OR ROTOR S.O.R.	S/R	S/R	R	S	S	R
CURRENT						
ADJUSTED RUN TIME						
MAINTENANCE REPAIR						
PARTIAL CLOG				IX		
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					2X
INCORRECT NOZZLE						
RELOCATION						
LEAK IN HEAD						
LEAK IN PIPE						
HEAD NOT ROTATING		IX			2X	
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 HQA. spray been added to help new plant (V.O) material.

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

PROPERTY: Brighton Lakes
NAME: A-11

DATE: 12-20-2025 TIME: _____

PAGE: 1 OF: 1

TIMER D

START TIME	10:00 pm
END TIME	

M	T	W	T	F	S	S	A RUN DAYS	M	T	W	T	F	S	S	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS	M	T	W	T	F	S	S	B RUN 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	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 SHRUB													
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 cars and trucks park over grass! as requested by HOA.
house corner of 2581 Chapala Dr.

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

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CURRENT

PROPERTY: Brighton Lakes

NAME: A.M

DATE: 12-2025

TIME: _____

PAGE: 1

OF: 1

TIMER E

ADJUSTED

START TIME	10:00 PM
END TIME	4:00 AM

M	T	W	T	F	S	S	ABSEN DAYS
M	T	W	T	F	S	S	ABSEN DAYS

M	T	W	T	F	S	S	ABSEN DAYS
M	T	W	T	F	S	S	ABSEN DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11
SPRAY OR ROTOR 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 SHIRUB											
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. 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

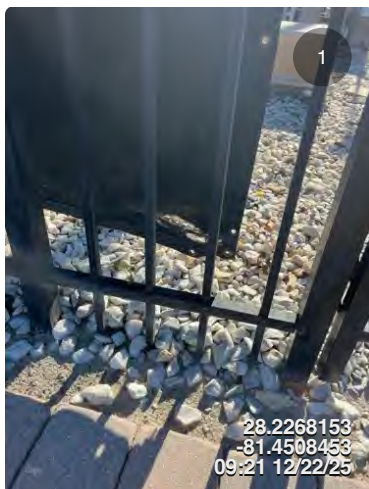
The bench repair project has started, this will be completed before the new year.



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.

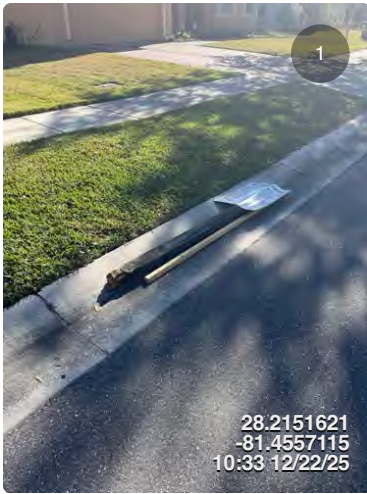
Location: 3235 Victoria Dr



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



www.inframark.com/community-management/maintenance

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.

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- 💧 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

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

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CALL 407.566.1935 or

EMAIL maintenance@inframark.com

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Inframark
313 Campus Street,
Celebration, FL 34747

Phone: 904-540-3018

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

Quotation valid until 02/1/2026

Prepared by: **Kyle Goldberg**

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

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

By: Kyle Goldberg

Date: 1/6/26
Inframark

By: _____

Date: _____
Brighton Lakes CDD





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

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

Work Order 00903286
Number

Account

Brighton Lakes CDD

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

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Created Date 12/24/2025

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

Work Details

Specialist Comments to Customer	Location ponds all had low water levels and 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	Prepared By	Braulio Lugo
---------------------------------------	---	-------------	--------------

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

Work Order 00911380
Number

Account

Brighton Lakes CDD

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

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd

Kissimmee, FL 34746

United States

Created Date 12/24/2025

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



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

Work Details

Specialist
Comments to
CustomerToday 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	00913279	Contact	Michael Perez
Number		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	Account	Brighton Lakes CDD
Work Order	00913279	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	12/29/2025		
pond 1	DYE APPLICATION		
pond 1	SHORELINE WEED CONTROL		
pond 1	MONITORING		
pond 1	LAKE WEED CONTROL		
pond 1	ALGAE CONTROL		
pond 1			
pond 2			
pond 4			
pond 5			
pond 6			
pond 7			
pond 9			
pond 3			
pond 8			



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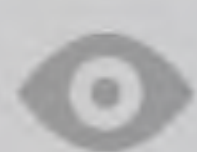
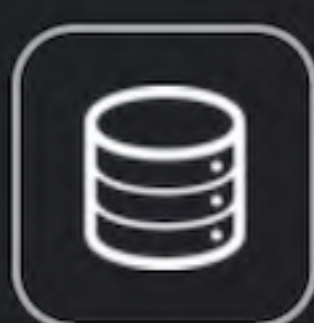
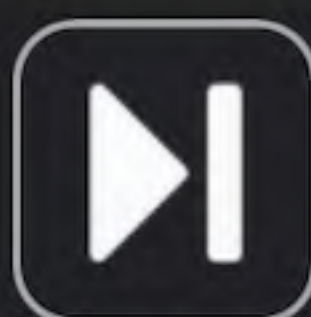
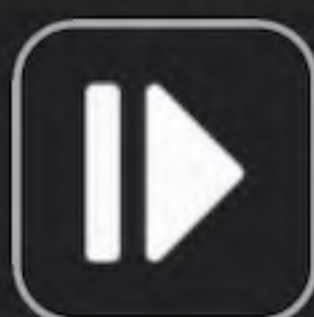
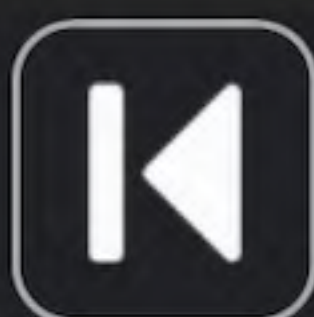




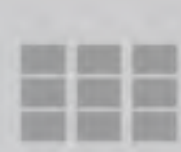
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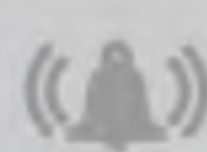
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Photo









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

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

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

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

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

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

FOURTH ORDER OF BUSINESS

Staff Reports

D. Magnosec Report

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

B. District Engineer

Mr. Vincutonis addressed the Board regarding arrows being painted at the District entrance and discussed Hamm Brown Development and grading activities. The Board asked questions regarding gutters holding water following the paving project.

A. Blade Runners Report

i. Review of Irrigation Report

The Board requested that Mr. Ramirez, or another representative if unavailable, be present at the next meeting.

C. Field Management Report

Mr. Goldberg advised the Board that the District would receive a credit in the amount of \$1,989 for an overcharge associated with the sidewalk project.

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

<p>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)</p>

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

H. District Counsel

Mr. Dugan discussed the Fence Improvement Request Agreement to be sent to the homeowners' association and advised the item would be discussed again in January.

84

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

86 Discussion was held regarding the assignment of Blade Runners to Florida ULS. The

87 Board requested that a representative attend a future meeting to discuss a plan.

88

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

90

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

93

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

96

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

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

99

100 **E. Envera Report**

101 Discussion was held regarding outstanding proposals.

102 **G. CDD Liaison Report**

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

105

106 **F. Solitude Lake Management Report**

107 There was no report.

108

109 **I. District Manager**110 **i. Review of Project Board**

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

114

115 **SIXTH ORDER OF BUSINESS****Business Item**

116 There were no business items to discuss.

117

118 **SEVENTH ORDER OF BUSINESS****Business Administration Items**119 **A. Consideration of Minutes from the Meeting held November 12, 2025**

120

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

123

B. Financial Statements

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

C. Check Register

The check register was accepted.

EIGHTH ORDER OF BUSINESS Supervisor Requests

Mr. Peters asked questions regarding several District electric bills.

NINTH ORDER OF BUSINESS Adjournment

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

Assistant Secretary

Chair/Vice Chair