



Brighton Lakes Community Development District

February 11, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 242 572 715 486

PASSCODE: CrkZ63

[Join the meeting now](#)

313 Campus St,
Celebration, Florida 34747

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, February 11, 2026 – 6:00 p.m.

-
- 1. Call to Order and Roll Call**
 - 2. Approval of Agenda**
 - 3. Audience Comments - Three (3) Minute Time Limit**
 - 4. Staff Reports**
 - A. District Accountant Report.....P. 3
 - i. Review of Financials.....P. 14
 - ii. Acceptance of Check RegisterP. 28
 - B. Blade Runners Report
 - i. Review of Irrigation Report
 - C. District Engineer
 - D. Field Inspection ReportP. 33
 - i. Consideration of Inframark Bike Rack Repair Proposal.....P. 38
 - E. Magnosec Report
 - F. Envera Report
 - G. Solitude Lake Management ReportP. 42
 - H. CDD Liaison Report
 - I. District Counsel
 - J. District Manager
 - 5. Business Items**
 - A. Consideration of Resolution 2026-02, Removing and Designating a New Treasurer.....P. 48
 - B. Consideration of Exercise Systems Bi-Monthly Maintenance AgreementP. 49
 - 6. Business Administration Items**
 - A. Consideration of Minutes from the Meeting held January 14, 2026.....P. 50
 - 7. Supervisors' Requests**
 - 8. Adjournment**

The next meeting is scheduled for Wednesday, March 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
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 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
12/16/25	511001-51101-5000	ADP00024	JE		ADP Wages	1,200.00
						YTD Total 3,600.00
						Annual Budget \$14,400.00
						<i>Amount Remaining / (Budget overage)</i> \$10,800.00
						<i>% of Budget</i> 25.0%

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
12/16/25	521001-51101-5000	ADP00024	JE		ER FICA	91.80
						YTD Total 275.40
						Annual Budget \$1,102.00
						<i>Amount Remaining / (Budget overage)</i> \$826.60
						<i>% of Budget</i> 25.0%

Legislative Department Total:	\$3,875.40
-------------------------------	------------

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
12/01/25	531027-51201-5000	165590	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	5,061.83
						YTD Total 15,185.49
						Annual Budget \$60,742.00
						<i>Amount Remaining / (Budget overage)</i> \$45,556.51
						<i>% of Budget</i> 25.0%

Executive Department Total:	\$15,185.49
-----------------------------	-------------

DEPARTMENT NAME: FINANCIAL AND ADMINISTRATIVE

Account Name: ProfServ-Special Assessment

12/01/25	531038-51301-5000	165590	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	5,305.00
						YTD Total 5,305.00
						Annual Budget \$5,305.00
						<i>Amount Remaining / (Budget overage)</i> \$0.00
						<i>% of Budget</i> 100.0%

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: Website Compliance

12/08/25	534397-51301-5000	INV-SN-825	VENDOR	INNERSYNC STUDIO, LTD	7/10/2025 ADA Website Compliance	388.13
12/08/25	534397-51301-5000	INV-SN-1162	VENDOR	INNERSYNC STUDIO, LTD	12/1/2025 ADA Website Compliance	388.13
						YTD Total 776.26
						Annual Budget \$2,000.00
						<i>Amount Remaining / (Budget overage)</i> \$1,223.74
						<i>% of Budget</i> 38.8%

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

Brighton Lakes Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
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
12/01/25	541003-51301-5000	112225-2871-ACH	VENDOR	CENTURYLINK - ACH	SVC PERIOD 11/22-12/21/25	402.34
12/02/25	541003-51301-5000	2002334112125-ACH	VENDOR	CHARTER COMMUNICATIONS - ACH	BILLPRD 11/21-12/20/25	40.00
12/05/25	541003-51301-5000	120125-8906-ACH	VENDOR	CENTURYLINK - ACH	BILL PRD 12/1-12/31/25	226.30
12/31/25	541003-51301-5000	122225-2871-ACH	VENDOR	CENTURYLINK - ACH	service period 12/22 - 01/21	402.34
12/31/25	541003-51301-5000	2009172120825-ACH	VENDOR	CHARTER COMMUNICATIONS - ACH	BILL PRD 12/8-1/7/26	160.00
12/31/25	541003-51301-5000	1981488111425	VENDOR	CHARTER COMMUNICATIONS - ACH	BILL PRD 11/14-12/13/25	317.35
YTD Total						3,747.97
Annual Budget						\$15,000.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$11,252.03</i>
<i>% of Budget</i>						<i>25.0%</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
12/22/25	541006-51301-5000	166659	VENDOR	INFRAMARK LLC	November 2025 Agenda, postage, field supplies	1.77
YTD Total						124.93
Annual Budget						\$1,200.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$1,075.07</i>
<i>% of Budget</i>						<i>10.4%</i>
Account Name: Insurance - General Liability						
10/01/25	545002-51301-5000	JE003399	JE		1st Installment - Insurance FY26	6,174.25
12/15/25	545002-51301-5000	2526-0934-Q2-2	VENDOR	FLORIDA MUNICIPAL INSURANCE TR	FY2026 Insurance renewal - 2nd payment	4,381.75
YTD Total						10,556.00
Annual Budget						\$27,008.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$16,452.00</i>
<i>% of Budget</i>						<i>39.1%</i>
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
12/22/25	547001-51301-5000	166659	VENDOR	INFRAMARK LLC	November 2025 Agenda, postage, field supplies	30.00
YTD Total						90.00
Annual Budget						\$1,500.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$1,410.00</i>
<i>% of Budget</i>						<i>6.0%</i>
Account Name: Legal Advertising						
12/01/25	548002-51301-5000	2025-39009	VENDOR	OSCEOLA NEWS GAZETTE	7/31/2025 NOTICE OF MEETING	1,056.60
12/01/25	548002-51301-5000	2025-38817	VENDOR	OSCEOLA NEWS GAZETTE	NOTICE OF MEETING - JUL'25	1,056.60
YTD Total						2,113.20
Annual Budget						\$2,500.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$386.80</i>
<i>% of Budget</i>						<i>84.5%</i>
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
12/01/25	549001-51301-5000	ADP FEES	JE		ADP FEES - Dec'25	36.20
YTD Total						1,033.42
Annual Budget						\$2,000.00
<i>Amount Remaining / (Budget overage)</i>						<i>\$966.58</i>
<i>% of Budget</i>						<i>51.7%</i>
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
12/12/25	549070-51301-5000	ASSESSMENTS	JE		Osceola County Tax Collector - Cost - FY25-26	33.29
12/12/25	549070-51301-5000	ASSESSMENTS	JE		Osceola County Tax Collector - Cost - FY25-26	37,386.43
12/22/25	549070-51301-5000	ASSESSMENTS	JE		Osceola County Tax Collector - Cost - FY25-26	1,494.70
YTD Total						41,285.89
Annual Budget						\$24,151.00
<i>Amount Remaining / (Budget overage)</i>						<i>(\$17,134.89)</i>

Brighton Lakes Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						% of Budget 170.9%
Account Name: Annual District Filing Fee						
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%
						Financial And Administrative Department Total: \$69,463.80

DEPARTMENT NAME: LEGAL COUNSEL

Account Name: ProfServ-Legal Services						
10/01/25	531023-51401-5000	ACCRUED EXP	JE		Accrue Kutak Rock - Inv#'s 3639714	(5,068.96)
10/01/25	531023-51401-5000	ACCRUED EXP	JE		Accrue Kutak Rock - Inv#'s 3643266	(2,280.38)
10/01/25	531023-51401-5000	ACCRUED EXP	JE		Accrue Kutak Rock - Inv#'s 3611460	(1,615.50)
10/01/25	531023-51401-5000	ACCRUED EXP	JE		Accrue Kutak Rock - Inv#'s 3613672	(1,897.53)
11/21/25	531023-51401-5000	3643266	VENDOR	KUTAK ROCK LLP	September 2025 District counsel services	2,280.38
11/21/25	531023-51401-5000	3613672	VENDOR	KUTAK ROCK LLP	July 2025 District Counsel services	1,897.53
11/21/25	531023-51401-5000	3611460	VENDOR	KUTAK ROCK LLP	June 2025 District Counsel services	1,615.50
11/21/25	531023-51401-5000	3639714	VENDOR	KUTAK ROCK LLP	August 2025 District counsel services	5,068.96
12/09/25	531023-51401-5000	3670530	VENDOR	KUTAK ROCK LLP	October 2025 District counsel services	3,572.21
12/18/25	531023-51401-5000	3673759	VENDOR	KUTAK ROCK LLP	November 2025 District counsel services	3,936.39
						YTD Total 7,508.60
						Annual Budget \$30,000.00
						Amount Remaining / (Budget overage) \$22,491.40
						% of Budget 25.0%
						Legal Counsel Department Total: \$7,508.60

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
12/15/25	531013-51501-5000	5295260	VENDOR	HANSON, WALTER & ASSOCIATES	November 2025 District Engineer services	526.26
						YTD Total 1,313.76
						Annual Budget \$35,000.00
						Amount Remaining / (Budget overage) \$33,686.24
						% of Budget 3.8%
						Comprehensive Planning Department Total: \$1,313.76

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
12/01/25	531016-53901-5000	165590	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	3,659.25
						YTD Total 10,977.75
						Annual Budget \$43,911.00
						Amount Remaining / (Budget overage) \$32,933.25
						% of Budget 25.0%
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
12/01/25	531106-53901-5000	165590	VENDOR	INFRAMARK LLC	December 2025 Monthly Management Services	5,320.92
						YTD Total 15,962.75
						Annual Budget \$63,851.00

Brighton Lakes Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

Posting Date	Account #	Document #	Trans. Type	Vendor Name	Description	Amount
						<i>Amount Remaining / (Budget overage)</i> \$47,888.25 <i>% of Budget</i> 25.0%
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
12/01/25	534050-53901-5000	182179	VENDOR	BLADE RUNNERS COMMERCIAL	December 2025 Monthly landscaping services	20,416.67
						YTD Total 61,250.01 Annual Budget \$255,000.00 <i>Amount Remaining / (Budget overage)</i> \$193,749.99 <i>% of Budget</i> 24.0%
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
12/01/25	543006-53901-5000	ACCRUED EXP	JE		Accrue KUA Electric General - Nov'25	(5,119.00)
12/31/25	543006-53901-5000	ACCRUED EXP	JE		Accrue KUA Electric General - Nov & Dec'25	10,238.00
						YTD Total 15,357.06 Annual Budget \$71,000.00 <i>Amount Remaining / (Budget overage)</i> \$55,642.94 <i>% of Budget</i> 21.6%
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
12/01/25	543021-53901-5000	ACCRUED EXP	JE		Accrue Toho Water Authority - Nov'25	(805.00)
12/31/25	543021-53901-5000	112124-ACH	VENDOR	TOHO WATER AUTHORITY - ACH	BILL PRD 10/23-11/21/25	280.05
12/31/25	543021-53901-5000	ACCRUED EXP	JE		Accrue Toho Water Authority - Dec25	280.00
						YTD Total 1,364.96 Annual Budget \$5,000.00 <i>Amount Remaining / (Budget overage)</i> \$3,635.04 <i>% of Budget</i> 27.3%
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, 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
						YTD Total 6,073.82 Annual Budget \$60,000.00 <i>Amount Remaining / (Budget overage)</i> \$53,926.18 <i>% of Budget</i> 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
12/01/25	546041-53901-5000	182067	VENDOR	BLADE RUNNERS COMMERCIAL	11/26/2025 Irrigation repair, main line Pleasant Hill Rd.	1,358.00
						YTD Total 2,741.12 Annual Budget \$20,000.00 <i>Amount Remaining / (Budget overage)</i> \$17,258.88 <i>% of Budget</i> 13.7%
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
12/02/25	546042-53901-5000	PSI221038	VENDOR	SOLITUDE LAKE MGMT	December 2025 Monthly pond services	3,825.00
						YTD Total 11,475.00 Annual Budget \$51,000.00 <i>Amount Remaining / (Budget overage)</i> \$39,525.00 <i>% of Budget</i> 22.5%
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

Brighton Lakes Community Development District

Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

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

Amount Remaining / (Budget overage) \$8,930.34
% of Budget 25.6%

Account Name: Misc-Contingency

12/11/25	549900-53901-5000	12112025-01	VENDOR	NADINE SINGH	12/11/2025 Holiday lights reimbursement	3,000.00
12/22/25	549900-53901-5000	166659	VENDOR	INFRAMARK LLC	November 2025 Agenda, postage, field supplies	324.17

YTD Total 3,324.17

Annual Budget \$750.00

Amount Remaining / (Budget overage) (\$2,574.17)
% of Budget 443.2%

Field Department Total: \$131,596.30

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
12/01/25	534037-53904-5000	761611	VENDOR	ENVERA SYSTEMS LLC	December 2025 Monthly security monitoring and gate services	5,142.90

YTD Total 15,592.50

Annual Budget \$74,574.00

Amount Remaining / (Budget overage) \$58,981.50
% of Budget 20.9%

Account Name: R&M-Gate

12/23/25	546034-53904-5000	103744	VENDOR	ENVERA SYSTEMS LLC	12/23/2025 Gate repair, entry barrier arm	1,185.00
12/31/25	546034-53904-5000	104042	VENDOR	ENVERA SYSTEMS LLC	12/31/2025 Port manage switch replacement	1,954.00

YTD Total 3,139.00

Annual Budget \$10,000.00

Amount Remaining / (Budget overage) \$6,861.00
% of Budget 31.4%

Gatehouse Department Total: \$18,731.50

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, st	13,977.75
----------	-------------------	---------	--------	---------------	---	-----------

YTD Total 13,977.75

Annual Budget \$5,000.00

Amount Remaining / (Budget overage) (\$8,977.75)
% of Budget 279.6%

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, st	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

YTD Total 2,301.13

Annual Budget \$2,000.00

Amount Remaining / (Budget overage) (\$301.13)
% of Budget 115.1%

Road And Street Facilities Department Total: \$16,278.88

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

Brighton Lakes Community Development District
Expenditure Report - General Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 2025
(Sorted by Department)

Posting			Trans.			
Date	Account #	Document #	Type	Vendor Name	Description	Amount
11/24/25	534037-57204-5000	2251	VENDOR	MAGNOSEC CORP	11/10 - 11/23 Security services	2,644.00
12/10/25	534037-57204-5000	2264	VENDOR	MAGNOSEC CORP	11/24 - 12/9/2025 Security services	2,644.00
12/22/25	534037-57204-5000	2278	VENDOR	MAGNOSEC CORP	12/8 - 12/21/2025 Security services	2,576.00
12/31/25	534037-57204-5000	2291	VENDOR	MAGNOSEC CORP	12/22 - 1/4/2026 Security services	2,760.00
YTD Total						18,320.00
Annual Budget						\$66,000.00
Amount Remaining / (Budget overage)						\$47,680.00
% of Budget						27.8%

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
12/01/25	546015-57204-5000	26802	VENDOR	EXERCISE SYSTEMS INC	December 2025 Bi-Monthly preventative maintenance gym equipment	240.00
12/19/25	546015-57204-5000	467086569	VENDOR	TERMINIX PROCESSING CENTER	12/17/2025 Pest control	81.32
12/19/25	546015-57204-5000	467086426	VENDOR	TERMINIX PROCESSING CENTER	12/17/2025 Pest control	93.81
YTD Total						590.26
Annual Budget						\$10,000.00
Amount Remaining / (Budget overage)						\$9,409.74
% of Budget						5.9%

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
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
12/01/25	546074-57204-5000	61856	VENDOR	TECHNI-POOLS	December 2025 Monthly pool services	2,264.00
YTD Total						15,701.28
Annual Budget						\$30,000.00
Amount Remaining / (Budget overage)						\$14,298.72
% of Budget						52.3%

Community Center Department Total:						\$34,611.54
------------------------------------	--	--	--	--	--	-------------

TOTAL EXPENDITURES & OTHER FINANCING USES:						\$ 298,565.27
--	--	--	--	--	--	---------------

Brighton Lakes Community Development District
Expenditure Report - Series 2017 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 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
12/12/25	549070-51301-5000	ASSESSMENTS	JE	Osceola County Tax Collector - Cost 2017 - FY25-26		5.89
12/12/25	549070-51301-5000	ASSESSMENTS	JE	Osceola County Tax Collector - Cost 2017 - FY25-26		6,616.14
12/22/25	549070-51301-5000	ASSESSMENTS	JE	Osceola County Tax Collector - Cost 2017 - FY25-26		264.51
YTD Total						7,306.21
Annual Budget						\$4,413.00
Amount Remaining / (Budget overage)						(\$2,893.21)
% of Budget						165.6%

Financial And Administrative Department Total:	\$7,306.21
--	------------

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:	\$ 25,652.46
--	--------------

Brighton Lakes Community Development District
Expenditure Report - Series 2022-1 Debt Service Fund
For the Period(s) from Oct 01, 2025 to Dec 31, 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
12/12/25	549070-51301-5000	ASSESSMENTS	JE	Osceola County Tax Collector - Cost 2022-1 - FY25-26		7.19
12/12/25	549070-51301-5000	ASSESSMENTS	JE	Osceola County Tax Collector - Cost 2022-1 - FY25-26		8,075.32
12/22/25	549070-51301-5000	ASSESSMENTS	JE	Osceola County Tax Collector - Cost 2022-1 - FY25-26		322.85
						YTD Total 8,917.59
						Annual Budget \$5,386.00
						Amount Remaining / (Budget overage) (\$3,531.59)
						% of Budget 165.6%

Financial And Administrative Department Total:	\$8,917.59
--	------------

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:	\$ 40,274.39
--	--------------

*Brighton Lakes
Community
Development
District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Page</u>
Balance Sheet - All Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	2 - 3
Debt Service Fund(s)	4 - 6
Notes to the Financial Statements	7 - 8
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments Schedule	9
Cash and Investment Report	10
Bank Reconciliation	11

BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

December 31, 2025

BRIGHTON LAKES

Community Development District

Governmental Funds

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>					
Cash - Checking Account	\$ 1,641,649	\$ -	\$ -	\$ -	\$ 1,641,649
Due From Other Funds	-	188,736	184,699	136,735	510,170
Investments:					
Money Market Account	2,119,655	-	-	-	2,119,655
SBA Account	15,175	-	-	-	15,175
Reserve Fund	-	23,602	-	-	23,602
Revenue Fund	-	182,496	344,215	162,197	688,908
TOTAL ASSETS	\$ 3,776,479	\$ 394,834	\$ 528,914	\$ 298,932	\$ 4,999,159
<u>LIABILITIES</u>					
Accounts Payable	\$ 12,328	\$ 155,211	\$ 189,442	\$ 126,197	\$ 483,178
Accrued Expenses	10,518	-	-	-	10,518
Due To Other Funds	510,170	-	-	-	510,170
TOTAL LIABILITIES	533,016	155,211	189,442	126,197	1,003,866
<u>FUND BALANCES</u>					
Restricted for:					
Debt Service	-	239,623	339,472	172,735	751,830
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:	980,599	-	-	-	980,599
TOTAL FUND BALANCES	\$ 3,243,463	\$ 239,623	\$ 339,472	\$ 172,735	\$ 3,995,293
TOTAL LIABILITIES & FUND BALANCES	\$ 3,776,479	\$ 394,834	\$ 528,914	\$ 298,932	\$ 4,999,159

BRIGHTON LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 75,000	\$ 18,750	\$ 19,027	\$ 277	25.37%
Room Rentals	50	12	-	(12)	0.00%
Interest - Tax Collector	2,800	933	-	(933)	0.00%
Special Assmnts- Tax Collector	1,246,851	1,124,108	1,153,317	29,209	92.50%
Special Assmnts- Discounts	(49,874)	(44,964)	(45,525)	(561)	91.28%
Gate Bar Code/Remotes	1,500	375	394	19	26.27%
Access Cards	100	25	-	(25)	0.00%
TOTAL REVENUES	1,276,427	1,099,239	1,127,213	27,974	88.31%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	14,400	3,600	3,600	-	25.00%
FICA Taxes	1,102	276	275	1	24.95%
ProfServ-Arbitrage Rebate	600	-	-	-	0.00%
ProfServ-Engineering	35,000	8,750	1,314	7,436	3.75%
ProfServ-Legal Services	30,000	7,500	7,509	(9)	25.03%
ProfServ-Mgmt Consulting	60,742	15,185	15,185	-	25.00%
ProfServ-Property Appraiser	387	-	-	-	0.00%
ProfServ-Special Assessment	5,305	5,305	5,305	-	100.00%
ProfServ-Trustee Fees	11,045	4,256	4,256	-	38.53%
Auditing Services	3,800	-	-	-	0.00%
Website Compliance	2,000	500	776	(276)	38.80%
Communication - Telephone	15,000	3,750	3,748	2	24.99%
Postage and Freight	1,200	300	125	175	10.42%
Insurance - General Liability	27,008	10,556	10,556	-	39.08%
Printing and Binding	1,500	375	90	285	6.00%
Legal Advertising	2,500	625	2,113	(1,488)	84.52%
Miscellaneous Services	2,000	500	1,033	(533)	51.65%
Misc-Assessment Collection Cost	24,151	21,774	41,286	(19,512)	170.95%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	237,915	83,427	97,346	(13,919)	40.92%
Field					
ProfServ-Field Management	43,911	10,978	10,978	-	25.00%
ProfServ - Field Management Onsite Staff	63,851	15,963	15,963	-	25.00%
Contracts-Landscape	255,000	63,750	61,250	2,500	24.02%
Electricity - General	71,000	17,750	15,357	2,393	21.63%

BRIGHTON LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility - Water & Sewer	5,000	1,250	1,365	(115)	27.30%
R&M-Common Area	60,000	15,000	6,074	8,926	10.12%
R&M-Irrigation	20,000	5,000	2,741	2,259	13.71%
R&M-Lake	51,000	12,750	11,475	1,275	22.50%
R&M-Trees and Trimming	10,000	-	-	-	0.00%
R&M-Bush Hogging	12,000	3,000	3,070	(70)	25.58%
Misc-Contingency	750	188	3,324	(3,136)	443.20%
Total Field	592,512	145,629	131,597	14,032	22.21%
<u>Gatehouse</u>					
Contracts-Security Services	74,574	18,644	15,593	3,051	20.91%
R&M-Gate	10,000	2,500	3,139	(639)	31.39%
Total Gatehouse	84,574	21,144	18,732	2,412	22.15%
<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	3,750	-	3,750	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	5,500	16,279	(10,779)	74.00%
<u>Community Center</u>					
Contracts-Security Services	66,000	16,500	18,320	(1,820)	27.76%
R&M-Clubhouse	10,000	2,500	590	1,910	5.90%
R&M-Pools	30,000	7,500	15,701	(8,201)	52.34%
Miscellaneous Services	3,500	875	-	875	0.00%
Capital Projects	10,545	-	-	-	0.00%
Total Community Center	120,045	27,375	34,611	(7,236)	28.83%
TOTAL EXPENDITURES	1,320,146	283,075	298,565	(15,490)	22.62%
Excess (deficiency) of revenues					
Over (under) expenditures	(43,719)	816,164	828,648	12,484	-1895.40%
Net change in fund balance	\$ (43,719)	\$ 816,164	\$ 828,648	\$ 12,484	-1895.40%
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,414,815	2,414,815	2,414,815		
FUND BALANCE, ENDING	\$ 2,371,096	\$ 3,230,979	\$ 3,243,463		

BRIGHTON LAKES
Community Development District

Debt Service Schedules

December 31, 2025

BRIGHTON LAKES

Community Development District

Series 2017 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 2,400	\$ 600	\$ 564	\$ (36)	23.50%
Special Assmnts- Tax Collector	220,651	198,930	204,098	5,168	92.50%
Special Assmnts- Discounts	(8,826)	(7,646)	(8,056)	(410)	91.28%
TOTAL REVENUES	214,225	191,884	196,606	4,722	91.78%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	4,413	3,979	7,306	(3,327)	165.56%
Total Administration	4,413	3,979	7,306	(3,327)	165.56%
<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	22,325	25,652	(3,327)	11.98%
Excess (deficiency) of revenues					
Over (under) expenditures	119	169,559	170,954	1,395	143658.82%
Net change in fund balance	\$ 119	\$ 169,559	\$ 170,954	\$ 1,395	143658.82%
FUND BALANCE, BEGINNING (OCT 1, 2025)	68,669	68,669	68,669		
FUND BALANCE, ENDING	\$ 68,788	\$ 238,228	\$ 239,623		

BRIGHTON LAKES

Community Development District

Series 2022-1 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 1,500	\$ 375	\$ 1,199	\$ 824	79.93%
Special Assmnts- Tax Collector	269,315	242,803	249,112	6,309	92.50%
Special Assmnts- Discounts	(10,773)	(9,713)	(9,833)	(120)	91.27%
TOTAL REVENUES	260,042	233,465	240,478	7,013	92.48%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	5,386	4,855	8,918	(4,063)	165.58%
Total Administration	5,386	4,855	8,918	(4,063)	165.58%
<u>Debt Service</u>					
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	36,212	40,275	(4,063)	15.48%
Excess (deficiency) of revenues					
Over (under) expenditures	(58)	197,253	200,203	2,950	-345177.59%
Net change in fund balance	\$ (58)	\$ 197,253	\$ 200,203	\$ 2,950	-345177.59%
FUND BALANCE, BEGINNING (OCT 1, 2025)	139,269	139,269	139,269		
FUND BALANCE, ENDING	\$ 139,211	\$ 336,522	\$ 339,472		

BRIGHTON LAKES

Community Development District

Series 2022-2 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ 750	\$ 188	\$ 283	\$ 95	37.73%
Special Assmnts- Tax Collector	179,405	161,744	165,946	4,202	92.50%
Special Assmnts- Discounts	(7,176)	(6,470)	(6,550)	(80)	91.28%
TOTAL REVENUES	172,979	155,462	159,679	4,217	92.31%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	3,588	3,235	5,940	(2,705)	165.55%
Total Administration	3,588	3,235	5,940	(2,705)	165.55%
<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	20,848	23,553	(2,705)	13.55%
Excess (deficiency) of revenues					
Over (under) expenditures	(836)	134,614	136,126	1,512	-16283.01%
Net change in fund balance	\$ (836)	\$ 134,614	\$ 136,126	\$ 1,512	-16283.01%
FUND BALANCE, BEGINNING (OCT 1, 2025)	36,610	36,610	36,610		
FUND BALANCE, ENDING	\$ 35,774	\$ 171,224	\$ 172,736		

Notes to the Financial Statements
December 31, 2025

General Fund

► **Assets**

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

December 31, 2025

Financial Overview / Highlights

- ▶ Interest revenue from the Money Market is 25% and total revenue is 88% of adopted budget.
- ▶ General Fund expenditures are approximately 23% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ-Special Assessment	\$ 5,305	\$ 5,305	100%	Assessments paid in full.
ProfServ-Trustee Fees	\$ 11,045	\$ 4,256	39%	Trustee fees paid for 2017 series.
Website Compliance	\$ 2,000	\$ 776	39%	Website compliance fees YTD.
Insurance - General Liability	\$ 27,008	\$ 10,556	39%	Florida Municipal Insurance Trust - 2nd. Install FY26.
Legal Advertising	\$ 2,500	\$ 2,113	85%	Notices for workshops & public hearings.
Miscellaneous Services	\$ 2,000	\$ 1,033	52%	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	\$ 1,365	27%	Meter #14019746 has increased from PY.
R&M-Bush Hogging	\$ 12,000	\$ 3,070	26%	Monthly trapping fees YTD.
Misc.-Contingency	\$ 750	\$ 3,324	443%	Maintenance supplies & holiday lighting.
<u>Gatehouse</u>				
R&M-Gate	\$ 10,000	\$ 3,139	31%	New barrier arm and switch replacement.
<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>				
Contracts-Security Services	\$ 66,000	\$ 18,320	28%	Monthly fee based on number of hours worked.
R&M-Pools	\$ 30,000	\$ 15,701	52%	Monthly pool maintenance and new pump for kiddie pool.

BRIGHTON LAKES
Community Development District

Supporting Schedules

December 31, 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
12/12/25	2,507	39	51	2,597	1,690	299	365	243
12/12/25	1,345,407	57,203	57,457	1,460,067	950,040	168,125	205,205	136,698
12/22/25	112,560	4,624	2,297	119,481	77,744	13,758	16,792	11,186
TOTAL	\$ 1,639,058	\$ 69,965	\$ 63,450	\$ 1,772,473	\$ 1,153,317	\$ 204,098	\$ 249,112	\$ 165,946
% COLLECTED					92%	92%	92%	92%
Total O/S				\$ 143,748	\$ 93,535	\$ 16,552	\$ 20,203	\$ 13,458

Cash and Investment Report
December 31, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
Checking Account - Operating	BankUnited	Public Funds Checking	N/A	0.00%	\$ 1,641,649 ⁽¹⁾
Money Market Account	BankUnited	MMA	N/A	3.40%	\$ 2,119,655
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	4.15%	\$ 15,175
GF Subtotal					<u>\$ 3,776,479</u>
 <u>DEBT SERVICE FUNDS</u>					
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 23,602
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	5.25%	\$ 182,496
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 344,215
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	4.90%	\$ 162,197
DS Subtotal					<u>\$ 712,510</u>
Total					<u><u>\$ 4,488,989</u></u>

Note (1) - Transferring \$471K to US Bank for Debt Service and \$800K to the Money Market in January.

Brighton Lakes CDD

Statement Date 12/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
12/24/2025	Payment	300091	CHARTER COMMUNICATION S - ACH	Inv: 2009180120925-ACH			-175.00
Total Outstanding Checks							-175.00
Outstanding Deposits							
Total Outstanding Deposits							

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

GENERAL FUND - 001

CHECK # 100200

001	12/03/25	KUTAK ROCK LLP	3643266	September 2025 District counsel services	ProfServ-Legal Services	531023-51401	\$2,280.38
001	12/03/25	KUTAK ROCK LLP	3613672	July 2025 District Counsel services	ProfServ-Legal Services	531023-51401	\$1,897.53
001	12/03/25	KUTAK ROCK LLP	3611460	June 2025 District Counsel services	ProfServ-Legal Services	531023-51401	\$1,615.50
001	12/03/25	KUTAK ROCK LLP	3639714	August 2025 District counsel services	ProfServ-Legal Services	531023-51401	\$5,068.96

Check Total	<u>\$10,862.37</u>
--------------------	--------------------

CHECK # 100201

001	12/03/25	TECHNI-POOLS	60663	REPLACED MAXEPRO POOL PUMP FILTER	R&M-Pools	546074-57204	\$278.64
001	12/03/25	TECHNI-POOLS	61162	October 2025 Monthly pool services	R&M-Pools	546074-57204	\$2,264.00
001	12/03/25	TECHNI-POOLS	60788	Sep 2025 Monthly pool services	R&M-Pools	546074-57204	\$2,542.64

Check Total	\$5,085.28
--------------------	-------------------

CHECK # 100202

001	12/03/25	ENVERA SYSTEMS LLC	761611	December 2025 Monthly security monitoring and gate services	Contracts-Security Services	534037-53904	\$5,142.90
001	12/03/25	ENVERA SYSTEMS LLC	103074	11/24/2025 Security camera down repair	R&M-Common Area	546016-53901	\$752.00

Check Total	\$5,894.90
--------------------	-------------------

CHECK # 100203

001	12/03/25	FEDEX	9-070-51229	Postage	Postage and Freight	541006-51301	\$74.16
-----	----------	-------	-------------	---------	---------------------	--------------	---------

Check Total	\$74.16
--------------------	----------------

CHECK # 100204

001	12/03/25	INFRAMARK LLC	164520	11/25/2025 Agendas, postage, home depot	Printing and Binding	547001-51301	\$30.00
001	12/03/25	INFRAMARK LLC	164520	11/25/2025 Agendas, postage, home depot	Postage and Freight	541006-51301	\$0.74
001	12/03/25	INFRAMARK LLC	164520	11/25/2025 Agendas, postage, home depot	R&M-Common Area	546016-53901	\$37.59

Check Total	\$68.33
--------------------	----------------

CHECK # 100205

001	12/03/25	MAGNOSEC CORP	2251	11/10 - 11/23 Security services	Contracts-Security Services	534037-57204	\$2,644.00
-----	----------	---------------	------	---------------------------------	-----------------------------	--------------	------------

Check Total	\$2,644.00
--------------------	-------------------

CHECK # 100206

001	12/15/25	MAGNOSEC CORP	2264	11/24 - 12/9/2025 Security services	Contracts-Security Services	534037-57204	\$2,644.00
-----	----------	---------------	------	-------------------------------------	-----------------------------	--------------	------------

Check Total	<u>\$2,644.00</u>
--------------------	-------------------

CHECK # 100207

001	12/15/25	BLADE RUNNERS COMMERCIAL	182067	11/26/2025 Irrigation repair, main line Pleasant Hill Rd.	R&M-Irrigation	546041-53901	\$1,358.00
001	12/15/25	BLADE RUNNERS COMMERCIAL	182179	December 2025 Monthly landscaping services	Contracts-Landscape	534050-53901	\$20,416.67

Check Total	\$21,774.67
--------------------	--------------------

CHECK # 100208

001	12/15/25	INNERSYNC STUDIO, LTD	INV-SN-825	7/10/2025 ADA Website Compliance	Website Compliance	534397-51301	\$388.13
001	12/15/25	INNERSYNC STUDIO, LTD	INV-SN-1162	12/1/2025 ADA Website Compliance	Website Compliance	534397-51301	\$388.13

Check Total	<u>\$776.26</u>
--------------------	-----------------

CHECK # 100209

001	12/15/25	ENVERA SYSTEMS LLC	762685	1/1 - 3/31/2026 Security Monitoring Quarterly services	Contracts-Security Services	534037-53904	\$171.99
001	12/15/25	ENVERA SYSTEMS LLC	762684	January 2026 Monthly Security Monitoring services	Contracts-Security Services	534037-53904	\$5,401.93

Check Total	\$5,573.92
--------------------	-------------------

CHECK # 100210

001	12/15/25	EXERCISE SYSTEMS INC	26802	December 2025 Bi-Monthly preventative maintenance gym equipment	R&M-Clubhouse	546015-57204	\$240.00
-----	----------	----------------------	-------	---	---------------	--------------	----------

Check Total	<u>\$240.00</u>
--------------------	-----------------

CHECK # 100211

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	12/15/25	KUTAK ROCK LLP	3670530	October 2025 District counsel services	ProfServ-Legal Services	531023-51401	\$3,572.21
CHECK # 100212							Check Total
001	12/15/25	SOLITUDE LAKE MGMT	PSI221038	December 2025 Monthly pond services	R&M-Lake	546042-53901	\$3,825.00
CHECK # 100213							Check Total
001	12/15/25	TECHNI-POOLS	61856	December 2025 Monthly pool services	R&M-Pools	546074-57204	\$2,264.00
CHECK # 100214							Check Total
001	12/15/25	INFRAMARK LLC	165590	December 2025 Monthly Management Services	ProfServ-Mgmt Consulting	531027-51201	\$5,061.83
001	12/15/25	INFRAMARK LLC	165590	December 2025 Monthly Management Services	ProfServ-Field Management	531016-53901	\$3,659.25
001	12/15/25	INFRAMARK LLC	165590	December 2025 Monthly Management Services	ProfServ - Field Management Onsite Staff	531106-53901	\$5,320.92
001	12/15/25	INFRAMARK LLC	165590	December 2025 Monthly Management Services	ProfServ-Special Assessment	531038-51301	\$5,305.00
CHECK # 100215							Check Total
001	12/30/25	INFRAMARK LLC	166659	November 2025 Agenda, postage, field supplies	Printing and Binding	547001-51301	\$30.00
001	12/30/25	INFRAMARK LLC	166659	November 2025 Agenda, postage, field supplies	Postage and Freight	541006-51301	\$1.77
001	12/30/25	INFRAMARK LLC	166659	November 2025 Agenda, postage, field supplies	Misc-Contingency	549900-53901	\$324.17
CHECK # 300083							Check Total
001	12/03/25	CHARTER COMMUNICATIONS - ACH	2002334112125-ACH	BILLPRD 11/21-12/20/25	Communication - Telephone	541003-51301	\$40.00
CHECK # 300084							Check Total
001	12/08/25	CENTURYLINK - ACH	120125-8906-ACH	BILL PRD 12/1-12/31/25	Communication - Telephone	541003-51301	\$226.30
CHECK # 300085							Check Total
001	12/15/25	CENTURYLINK - ACH	112225-2871-ACH	SVC PERIOD 11/22-12/21/25	Communication - Telephone	541003-51301	\$402.34
CHECK # 300086							Check Total
001	12/31/25	TOHO WATER AUTHORITY - ACH	112124-ACH	BILL PRD 10/23-11/21/25	Utility - Water & Sewer	543021-53901	\$280.05
CHECK # 300090							Check Total
001	12/30/25	KUA - ACH	120325-ACH	BILL PRD 12/03-12/24/25	Electricity - General	543006-53901	\$5,250.13
CHECK # 300091							Check Total
001	12/24/25	CHARTER COMMUNICATIONS - ACH	2009180120925-ACH	SVC PRD 12/09-01/08/26	Communication - Telephone	541003-51301	\$175.00
CHECK # DD892							Check Total
001	12/29/25	CHARTER COMMUNICATIONS - ACH	2009172120825-ACH	BILL PRD 12/8-1/7/26	Communication - Telephone	541003-51301	\$160.00
Fund Total							Check Total
							\$91,535.86

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1347							
205	12/10/25	BRIGHTON LAKES CDD C/O U.S BANK N.A.	120425-2017 SER	TRFR ASSESS 2017 SER FY25-26	Due From Other Funds	131000	\$20,563.76
							Check Total
							\$20,563.76
							Fund Total
							\$20,563.76
<u>SERIES 2022-1 DEBT SERVICE FUND - 206</u>							
CHECK # 1346							
206	12/10/25	BRIGHTON LAKES CDD C/O U.S BANK N.A.	120425-2022-1 SER	TRFR ASSESS FY25/26 SER 2022-1	Due From Other Funds	131000	\$25,099.06
							Check Total
							\$25,099.06
							Fund Total
							\$25,099.06
<u>SERIES 2022-2 DEBT SERVICE FUND - 207</u>							
CHECK # 1345							
207	12/10/25	BRIGHTON LAKES CDD C/O U.S BANK N.A.	120425-2022-2 SERIES	TRFR ASSESS FY25/26 SER 2022-2	Due From Other Funds	131000	\$16,719.81
							Check Total
							\$16,719.81
							Fund Total
							\$16,719.81
						Total Checks Paid	\$153,918.49



Brighton Lakes CDD January Field Inspection

Monday, January 26, 2026

15 Items Identified

15 Items Incomplete

Kyle Goldberg

Inframark



Item 1 - Pool Furniture

Assigned To: Board Update

Pool furniture has been repaired and there are extra straps located in the clubhouse for future repairs.



Item 2 - Picnic Tables

Assigned To: Inframark

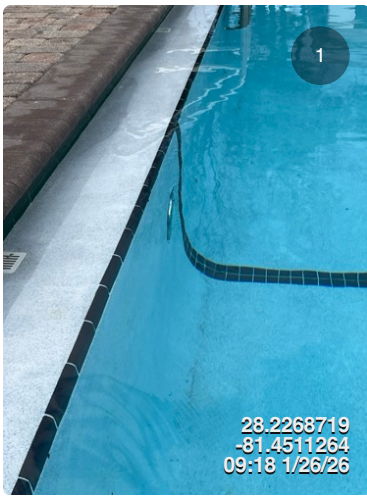
The epoxy has eliminated the sharp edges however the paint is not holding.



Item 3 - Pressure Wash Furniture

Assigned To: Inframark

Some of the pool furniture needs to be pressure washed.



Item 4 - Pool Lights

[Assigned To: Techni-Pools](#)

The on-site personnel will put in a work order to replace the pool lights.



Item 5 - Fans

[Assigned To: Board Update](#)

The fans are still out of stock, should the board consider picking an option that is in stock?



Item 6 - Motion Sensor

[Assigned To: Board Update](#)

Motion sensor switches have been installed in the bathrooms.



Item 7 - Toilet Repair

Assigned To: [Board Update](#)

A toilet flusher has been replaced in the men's room.



Item 8 - Bathroom Lights

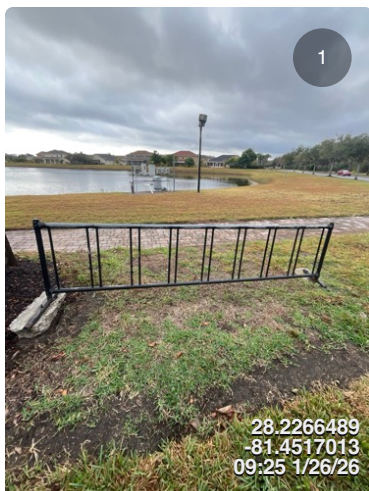
Assigned To: [Inframark](#)

A proposal will be provided to switch out the lights in the bathrooms.

Item 9 - Bike Racks

Assigned To: [Inframark](#)

A proposal will be provided to repair the two bike racks.



Item 10 - Paver Repair

Assigned To: Inframark

Some roots need to be removed and pavers reset around the clubhouse.



Item 11 - Kariba Gate

Assigned To: Envera

The gate on Kariba needs to be repaired.



Item 12 - Trash

[Assigned To: Solitude](#)

Multiple ponds in the front of the community have trash that should be collected.



Item 13 - Damaged Box

[Assigned To: District Manager](#)

This utility box appears to have been damaged more.



Item 14 - Clean Signs

[Assigned To: Inframark](#)

Inframark field services will be coming out weekly to clean signs marked on the sign audit.



Item 15 - No Parking Signs

Assigned To: [Inframark](#)

No parking signs should be considered on Baykal Dr and Heron Circle.



MAINTENANCE Solutions



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

- 💧 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

www.inframark.com/community-management/maintenance





Inframark
313 Campus Street,
Celebration, FL 34747

Phone: 904-540-3018

Date: 02/1/2026
Work Order # 097-001-02-2026
Customer ID: Brighton Lakes CDD

Quotation valid until 02/28/2026

Prepared by: **Kyle Goldberg**

Description		Unit Price	Quantity	Amount
Bike Rack Repair:				
✓ Concrete		\$8.59	2	\$17.18
✓ Metal Cutting Disk		\$4.57	1	\$4.57
✓ Installation		\$75.00	4	\$300.00
Total	Labor and Materials			\$321.75

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: 02/01/26
Inframark

By: _____

Date: _____
Brighton Lakes CDD





Work Order 00923575

Work Order 00923575
Number

Created Date 1/22/2026

Account Brighton Lakes CDD

Contact Michael Perez

Address 4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Work Details

Specialist Comments to Customer

On this treatment, we used a herbicide with an aquatic surfactant. This mixture will help stop weed growth and invasive plant species. Improvements should be noticeable over the coming weeks.

Prepared By Tristan Burch

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 8	DYE APPLICATION	
pond 3	DYE APPLICATION	
pond 9	DYE APPLICATION	
pond 7	DYE APPLICATION	



Work Order 00923575

Work Order 00923575
Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Created Date 1/22/2026

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



Work Order 00923575

Work Order 00923575

Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Created Date 1/22/2026

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



Work Order 00924490

Work Order 00924490
Number

Created Date 1/29/2026

Account Brighton Lakes CDD

Contact Michael Perez

Address 4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Work Details

Specialist Comments to Customer
Grasses were treated on sites today, there was also trash that was removed that could be reached from shore. Tristan

Prepared By Taylor Kidney

Specialist State
License Number

Work Order Assets

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

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 8	DYE APPLICATION	
pond 3	DYE APPLICATION	
pond 9	DYE APPLICATION	
pond 7	DYE APPLICATION	



Work Order 00924490

Work Order 00924490
Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Created Date 1/29/2026

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



Work Order 00924490

Work Order 00924490

Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd

Kissimmee, FL 34746

United States

Created Date 1/29/2026

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

RESOLUTION 2026-02

**A RESOLUTION REMOVING LEAH POPELKA AS
TREASURER AND APPOINTING STEPHEN BLOOM AS
TREASURER OF THE BRIGHTON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

WHEREAS, the Board of Supervisors of the Brighton Lakes Community Development District desires to remove Leah Popelka as Treasurer and appoint Stephen Bloom as Treasurer.

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

1. Leah Popelka is removed as Treasurer.
2. Stephen Bloom is appointed Treasurer.

Adopted this 11th day of February 2026

Chairman/Vice Chair

Assistant Secretary



Exercise Systems, Inc.

6881 Kingspointe Pkwy, Ste. 10

Orlando, FL 32819

Phone: 407-996-8890

Page 49

Brighton Lakes
4250 Brighton Lakes Blvd
Kissimmee, FL 34746

Sales Rep: John Young

Quote Number: 052495

Date: 1/22/2026

Quote Expires in 90 days

Proposal

		Description	Price	Qty	Extend
PM	Service	Preventive Maintenance Program- Bi- Monthly (rate per maintenance visit)* Each call includes all services listed below. If a machine needs minor repairs during a maintenance visit, we will provide the labor at no extra charge. Any parts needed for repairs not covered under warranty will be quoted to you. Any additional service work will be assessed @ \$85 per hour, with an \$85 trip charge (for any second unrelated service calls). If the initial call requires a diagnosis with return visit, there is no trip charge for the second visit; or if the equipment is diagnosed on a maintenance visit there will be no trip charge with returned visit for repair. Unless otherwise specified, Exercise Systems reserves the right to increase the per visit rate or service hourly rate annually. <i>Clean & lubricate running decks-Vacuum dust & debris from electronics & drive systems-Calibrate as needed- Clean exposed surfaces- Check bushings, bearings, joints & pivots points & lubricate as needed- Check & adjust drive belts, chains, cables, screws, nuts & bolts as needed- Check wear on all chains, cables, bearings & guide rods & lubricate as needed.</i>	\$245.00	6	\$1,470.00

Please fax signed proposal to 407-292-1438

Signed: _____

REMIT PAYMENTS TO:

3818 SHADOWIND WAY GOTHA FL 34734

for billing questions, call Pam Young at 407.325.2523

Sub-Total \$1,470.00
Tax

Total \$1,470.00

**It's service that really counts...
before, during and after the sale!**

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 on Wednesday, January 14, 2026, at 6:00 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746.

Present and constituting a quorum were:

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

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

Michael Perez	District Manager, Inframark
Ryan Dugan	District Counsel, Kutak Rock, LLP
Pete Glasscock	District Engineer, Hanson, Walter & Assoc. Inc.
John Khatiblou	District Accountant, Inframark
Dennis Hisler	District Agent, CDD Liaison
Jorge Ramirez	Representative, BladeRunners
Lemuel Rivera	President, MagnoSec Corp.
Chris Morris	Representative, Envera
Residents and Members of the Public	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Perez called the meeting to order at 6:00 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

On MOTION by Mr. Peters, seconded by Ms. Singh, with all in favor, the agenda for January 14, 2026, was approved. (5-0)

THIRD ORDER OF BUSINESS

Audience Comments

Representatives from Hotwire were present and provided a presentation regarding their plans to install fiber optic infrastructure throughout the District. Discussion ensued. The Board determined it would wait for the homeowners' association to present the information to residents and, based upon that information, decide whether to move forward. In addition,

Mr. Mel, a resident, addressed the Board regarding the need for leaf pickup along the boulevard.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

Mr. Khatiblou reviewed the financials with the Board. Mr. Crary asked questions regarding bush hogging and the associated cost. Mr. Ramirez confirmed the work had been completed and that the cost reflected was correct. Mr. Crary asked additional questions which were answered and addressed.

B. Blade Runners Report

i. Review of Irrigation Report

Mr. Crary asked questions regarding the BladeRunners report and irrigation-related items, and Mr. Ramirez addressed each item. Mr. Perez raised a concern regarding a mulch invoice submitted in the amount of \$30,720 for 600 yards of mulch, noting that the contract specifies 500 yards for \$24,000. It was stated that all additional work proposals must be brought before the Board for approval. Discussion ensued.

On MOTION by Mr. Peters, seconded by Mr. Rodriguez, with all in favor, payment of mulch in the amount of \$24,000 in accordance with the contract was approved. (5-0)

C. District Engineer

Mr. Glasscock explained his absence from the prior meeting and reviewed items discussed at that meeting. He advised he would inspect the drains along the sides of the road to determine where water is holding. Mr. Glasscock also reported that he obtained pricing to paint directional arrows at the traffic light near the main entrance and clarified that his firm would not pay for the work but would provide engineering services at no cost.

On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, four arrows and 160 feet of line painting proposal, in the amount of \$2,250, was approved. (5-0)

Discussion ensued, including Mr. Dugan's request to review and provide a recommendation at the next meeting regarding how the Board would pursue engineering services.

Ms. Incandela asked whether Mr. Vincutonis, from the engineering firm, provided feedback from the prior meeting, and Mr. Glasscock stated that he did not.

83
84
85 **E. Magnosec Report**

86 Ms. Incandela discussed with Mr. Rivera her frustrations regarding a faulty incident
87 report and requested that all parties be present face to face at the next meeting. Mr. Rivera
88 advised that minors were present in the gym and stated that this was the only matter to be
89 addressed at this time.

90
91 **F. Envera Report**

92 Mr. Morris, with Envera, who was present on the call, provided updates on open
93 items. It was noted that Mr. Hisler would treat ants on the wiring, and Mr. Rodriguez asked
94 about repairs still needed at the main gate exit.

95
96 **D. Field Management Report**

97 Mr. Perez provided updates received from Mr. Goldberg. Ms. Singh requested that
98 the holiday lights be stored at the clubhouse so she can test all lighting for the next holiday
99 season. Discussion ensued regarding items to be addressed, and Mr. Crary stated he would
100 send Mr. Perez a list of items.

101
102 On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the
103 Motion Sensor Switch Installation proposal, in the amount of \$344.96, was
104 approved. (5-0)

105
106 **G. Solitude Lake Management Report**

107 Mr. Perez advised the Board of a change in personnel with Solitude and stated he would
108 provide additional information as it becomes available.

109
110 **H. CDD Liaison Report**

111 Mr. Hisler discussed the U-Haul accident and the sidewalk pressure washing project.
112

113 **I. District Counsel**

114 Mr. Dugan discussed a letter to be sent regarding driving once signage installation
115 and painting are completed and also discussed the homeowners' association easement
116 agreement. Mr. Crary identified two locations where residents are blocking easements.

117
118 **J. District Manager**

119 **i. Review of Project Board**

120 Mr. Perez provided updates on projects throughout the District. Mr. Crary requested
121 that additional items be added to the project board.

FIFTH ORDER OF BUSINESS

Business Item

A. Consideration of 2026-01 General Election Resolution and Notice

On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, 2026-01 General Election Resolution and Notice was adopted. (5-0)

SIXTH ORDER OF BUSINESS

Business Administration Items

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

On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, Minutes from the Meeting held November 12, 2025, were approved. (5-0)

SEVENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Singh discussed the BladeRunners mulch proposal and questioned where the additional 100 yards of mulch could have originated. Discussion was held regarding prior conversations and additional mulch requested earlier. Ms. Singh also asked why Hotwire representatives were present.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Peters, seconded by Ms. Singh, with all in favor, the meeting was adjourned at 9:47 p.m. (5-0)

Assistant Secretary

Chair/Vice Chair