



Brighton Lakes Community Development District

July 8, 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 Chairperson
Michelle Incandela, Assistant Secretary
Mark Peters, Assistant Secretary
Nadine Singh, Assistant Secretary

District Staff

Michael Perez, District Manager
Ryan Dugan, District Counsel
Pete Glasscock, District Engineer
Justin Fisher, Field Service Manager
Dennis Hisler, CDD Landscaping & Maintenance Liaison
Sandra MacGregor, District Accountant
Melinda Gallo, District Admin

Regular Meeting Agenda

Wednesday, July 8, 2026, at 6:00 p.m.

The Regular Meeting of the **Brighton Lakes Community Development District** will be held on Wednesday, July 8, 2026 at 6:00 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, Florida 34746. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 242 572 715 486 **Passcode:** CrkZ63
Dial-in by Phone: +16468381601 **Pin:** 675305908#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- 2. APPROVAL OF AGENDA
- 3. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. STAFF REPORTS

- A. Financial Report.....P. 4
- B. Solitude Lake Management Report.....P. 137
- C. Bladerunners Report
- D. Field Inspection Report.....P. 143
 - i. Consideration of Inframark Gutter Installation Proposal.....P. 161
 - ii. Consideration of Inframark Guard House Interior Improvements and Upgrades Proposal.....P. 168
 - iii. Consideration of Schaub Services Estimate #1238 for Replacement/Repair of Guard House Bathroom Vanity, Mirror, and Light Fixture Proposal.....P. 175
 - iv. Consideration of Schaub Services Estimate #1239 for Interior Painting of the Guard House Proposal.....P. 176
 - v. Consideration of Schaub Services Estimate #1240 for Interior Painting of the Guard House Proposal.....P. 177

- vi. Consideration of JTA Roofing & Gutters Proposal for Gutter,
Downspout, and Soffit Repairs Proposal.....P. 178
- vii. Consideration of Sunrise Irrigation Commercial Irrigation Controller
and Pump System Improvement Proposal.....P. 179
- viii. Consideration of Sunrise Irrigation Sweetspire Pump Replacement ProposalP. 182
- ix. Consideration of Techni-Pools Pool Chair Lift Repair Proposal.....P. 185

E. Magnosec Report

F. Envera Report

G. CDD Liaison Report

H. District Counsel

I. District Engineer

J. District Manager

i. Review of Project Board

ii. Review of District Management Report

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes from the Meeting held May 13, 2026.....P. 186

B. Consideration of Minutes from the Meeting held June 10, 2026.....P. 193

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

***Brighton Lakes
Community
Development
District***

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

June 30, 2026

BRIGHTON LAKES

Community Development District

Governmental Funds

Balance Sheet
June 30, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2017 DEBT SERVICE FUND</u>	<u>SERIES 2022-1 DEBT SERVICE FUND</u>	<u>SERIES 2022-2 DEBT SERVICE FUND</u>	<u>TOTAL</u>
ASSETS					
Cash - Checking Account	\$ 408,598	\$ -	\$ -	\$ -	\$ 408,598
Investments:					
Money Market Account	2,495,426	-	-	-	2,495,426
SBA Account	15,466	-	-	-	15,466
Reserve Fund	-	24,018	-	-	24,018
Revenue Fund	-	46,512	144,254	37,857	228,623
TOTAL ASSETS	\$ 2,919,490	\$ 70,530	\$ 144,254	\$ 37,857	\$ 3,172,131
LIABILITIES					
Accounts Payable	\$ 1,255	\$ -	\$ -	\$ -	\$ 1,255
TOTAL LIABILITIES	1,255	-	-	-	1,255
FUND BALANCES					
Restricted for:					
Debt Service	-	70,530	144,254	37,857	252,641
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:	655,371	-	-	-	655,371
TOTAL FUND BALANCES	\$ 2,918,235	\$ 70,530	\$ 144,254	\$ 37,857	\$ 3,170,876
TOTAL LIABILITIES & FUND BALANCES	\$ 2,919,490	\$ 70,530	\$ 144,254	\$ 37,857	\$ 3,172,131

BRIGHTON LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

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	\$ 56,250	\$ 64,090	\$ 7,840	85%
Room Rentals	50	37	-	(37)	0%
Interest - Tax Collector	2,800	2,800	2,389	(411)	85%
Special Assmnts- Tax Collector	1,246,851	1,246,851	1,246,849	(2)	100%
Special Assmnts- Discounts	(49,874)	(49,874)	(46,746)	3,128	94%
Gate Bar Code/Remotes	1,500	1,125	1,723	598	115%
Access Cards	100	75	-	(75)	0%
TOTAL REVENUES	1,276,427	1,257,264	1,268,305	11,041	99%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	14,400	10,800	10,800	-	75%
FICA Taxes	1,102	827	275	552	25%
ProfServ-Arbitrage Rebate	600	600	-	600	0%
ProfServ-Engineering	35,000	26,250	8,210	18,040	23%
ProfServ-Legal Services	30,000	22,500	20,552	1,948	69%
ProfServ-Mgmt Consulting	60,742	45,556	45,556	-	75%
ProfServ-Property Appraiser	387	387	720	(333)	186%
ProfServ-Special Assessment	5,305	3,979	5,305	(1,326)	100%
ProfServ-Trustee Fees	11,045	11,045	11,460	(415)	104%
Auditing Services	3,800	3,800	3,700	100	97%
Website Compliance	2,000	1,500	1,553	(53)	78%
Communication - Telephone	15,000	11,250	11,806	(556)	79%
Postage and Freight	1,200	900	311	589	26%
Insurance - General Liability	27,008	20,256	17,527	2,729	65%
Printing and Binding	1,500	1,125	240	885	16%
Legal Advertising	2,500	1,875	2,165	(290)	87%
Miscellaneous Services	2,000	1,500	1,283	217	64%
Misc-Assessment Collection Cost	24,151	24,151	24,024	127	99%
Annual District Filing Fee	175	175	175	-	100%
Total Administration	237,915	188,476	165,662	22,814	70%

BRIGHTON LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Field</u>					
ProfServ-Field Management	43,911	32,933	32,933	-	75%
ProfServ - Field Management Onsite Staff	63,851	47,888	47,888	-	75%
Contracts-Landscape	255,000	191,250	183,750	7,500	72%
Electricity - General	71,000	53,250	44,241	9,009	62%
Utility - Water & Sewer	5,000	3,750	3,538	212	71%
R&M-Common Area	60,000	45,000	59,873	(14,873)	100%
R&M-Irrigation	20,000	15,000	15,783	(783)	79%
R&M-Lake	51,000	38,250	40,378	(2,128)	79%
R&M-Trees and Trimming	10,000	10,000	820	9,180	8%
R&M-Bush Hogging	12,000	9,000	6,220	2,780	52%
Misc-Contingency	750	563	6,694	(6,131)	893%
Total Field	592,512	446,884	442,118	4,766	75%
<u>Gatehouse</u>					
Contracts-Security Services	74,574	55,931	37,544	18,387	50%
R&M-Gate	10,000	7,500	12,593	(5,093)	126%
Total Gatehouse	84,574	63,431	50,137	13,294	59%
<u>Capital Expenditures & Projects</u>					
Capital Reserve	263,100	-	-	-	0%
Total Capital Expenditures & Projects	263,100	-	-	-	0%
<u>Road and Street Facilities</u>					
R&M-Roads & Alleyways	15,000	11,250	-	11,250	0%
R&M-Sidewalks	5,000	3,750	13,978	(10,228)	280%
R&M-Signage	2,000	1,500	2,301	(801)	115%
Total Road and Street Facilities	22,000	16,500	16,279	221	74%
<u>Community Center</u>					
Contracts-Security Services	66,000	49,500	51,617	(2,117)	78%
R&M-Clubhouse	10,000	7,500	2,772	4,728	28%
R&M-Pools	30,000	22,500	36,300	(13,800)	121%
Miscellaneous Services	3,500	2,625	-	2,625	0%
Capital Projects	10,545	-	-	-	0%
Total Community Center	120,045	82,125	90,689	(8,564)	76%
TOTAL EXPENDITURES	1,320,146	797,416	764,885	32,531	58%
Excess (deficiency) of revenues Over (under) expenditures	(43,719)	459,848	503,420	43,572	-1151.49%
Net change in fund balance	\$ (43,719)	\$ 459,848	\$ 503,420	\$ 43,572	-1151.49%
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,414,815	2,414,815	2,414,815		
FUND BALANCE, ENDING	\$ 2,371,096	\$ 2,874,663	\$ 2,918,235		

BRIGHTON LAKES
Community Development District

Debt Service Schedules

June 30, 2026

BRIGHTON LAKES

Community Development District

Series 2017 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 2,400	\$ 1,800	\$ 3,425	\$ 1,625	143%
Special Assmnts- Tax Collector	220,651	220,651	220,650	(1)	100%
Special Assmnts- Discounts	(8,826)	(8,826)	(8,273)	553	94%
TOTAL REVENUES	214,225	213,625	215,802	2,177	101%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	4,413	4,413	4,248	165	96%
Total Administration	4,413	4,413	4,248	165	96%
Debt Service					
Principal Debt Retirement	173,000	173,000	173,000	-	100%
Interest Expense	36,693	36,693	36,693	-	100%
Total Debt Service	209,693	209,693	209,693	-	100%
TOTAL EXPENDITURES	214,106	214,106	213,941	165	100%
Excess (deficiency) of revenues Over (under) expenditures	119	(481)	1,861	2,342	1563.87%
Net change in fund balance	\$ 119	\$ (481)	\$ 1,861	\$ 2,342	1563.87%
FUND BALANCE, BEGINNING (OCT 1, 2025)	68,669	68,669	68,669		
FUND BALANCE, ENDING	\$ 68,788	\$ 68,188	\$ 70,530		

BRIGHTON LAKES

Community Development District

Series 2022-1 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 1,500	\$ 1,125	\$ 5,666	\$ 4,541	378%
Special Assmnts- Tax Collector	269,315	269,315	269,314	(1)	100%
Special Assmnts- Discounts	(10,773)	(10,773)	(10,097)	676	94%
TOTAL REVENUES	260,042	259,667	264,883	5,216	102%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,386	5,386	5,184	202	96%
Total Administration	5,386	5,386	5,184	202	96%
Debt Service					
Principal Debt Retirement	192,000	192,000	192,000	-	100%
Interest Expense	62,714	62,714	62,714	-	100%
Total Debt Service	254,714	254,714	254,714	-	100%
TOTAL EXPENDITURES	260,100	260,100	259,898	202	100%
Excess (deficiency) of revenues Over (under) expenditures	(58)	(433)	4,985	5,418	-8594.83%
Net change in fund balance	\$ (58)	\$ (433)	\$ 4,985	\$ 5,418	-8594.83%
FUND BALANCE, BEGINNING (OCT 1, 2025)	139,269	139,269	139,269		
FUND BALANCE, ENDING	\$ 139,211	\$ 138,836	\$ 144,254		

BRIGHTON LAKES

Community Development District

Series 2022-2 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 750	\$ 563	\$ 2,250	\$ 1,687	300%
Special Assmnts- Tax Collector	179,405	179,405	179,404	(1)	100%
Special Assmnts- Discounts	(7,176)	(7,176)	(6,726)	450	94%
TOTAL REVENUES	172,979	172,792	174,928	2,136	101%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	3,588	3,588	3,454	134	96%
Total Administration	3,588	3,588	3,454	134	96%
Debt Service					
Principal Debt Retirement	135,000	135,000	135,000	-	100%
Interest Expense	35,227	35,227	35,227	-	100%
Total Debt Service	170,227	170,227	170,227	-	100%
TOTAL EXPENDITURES	173,815	173,815	173,681	134	100%
Excess (deficiency) of revenues Over (under) expenditures	(836)	(1,023)	1,247	2,270	-149.16%
Net change in fund balance	\$ (836)	\$ (1,023)	\$ 1,247	\$ 2,270	-149.16%
FUND BALANCE, BEGINNING (OCT 1, 2025)	36,610	36,610	36,610		
FUND BALANCE, ENDING	\$ 35,774	\$ 35,587	\$ 37,857		

Notes to the Financial Statements

June 30, 2026

General Fund

▶ **Assets**

■ **Cash and Investments** - The District has one Money Market and Checking account with Bank United (See Cash & Investments Report for further details) and one trust fund account with the State Board of Administration.

▶ **Liabilities**

■ **Accounts Payable** - Invoices for current month not paid in current month.

▶ **Fund Balance**

Operating Reserve	330,036	1st Q Operating reserves sch A FY25-26 budget.
Reserves - Capital Projects	1,150,477	Reserves approved by board.
Reserves - Clubhouse	47,478	Reserves approved by board.
Reserves - Field	91,995	Reserves approved by board.
Reserves - Landscape	190,967	Reserves approved by board.
Reserves - Recreation Facilities	101,817	Reserves approved by board.
Reserves - Roadways	350,094	Reserves approved by board.
Total Reserves	<u>\$ 2,262,864</u>	

Notes to the Financial Statements

June 30, 2026

Financial Overview / Highlights

- ▶ Interest revenue from the Money Market is 85% and total revenue is 99% of adopted budget.
- ▶ General Fund expenditures are approximately 58% 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	\$ 11,460	104%	Trustee fees paid for 2017 series.
Auditing Services	\$ 3,800	\$ 3,700	97%	FY25 Audit fees paid in full.
Website Compliance	\$ 2,000	\$ 1,553	78%	Website compliance fees YTD.
Communication - Telephone	\$ 15,000	\$ 11,806	79%	Charter Communications & Century Link YTD fees.
Insurance - General Liability	\$ 27,008	\$ 13,145	49%	Florida Municipal Insurance Trust - 2nd. Install FY26.
Legal Advertising	\$ 2,500	\$ 2,165	87%	Notices for workshops & public hearings.
Miscellaneous Services	\$ 2,000	\$ 1,283	64%	ADP fees, domain renewals & supplies.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<u>Field</u>				
R&M-Common Area	\$ 60,000	\$ 59,873	100%	Improvements to Star Glass Circle & supplies.
Misc.-Contingency	\$ 750	\$ 6,694	893%	Maintenance supplies & holiday lighting.
<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	\$ 51,617	78%	Monthly fee based on number of hours worked.
R&M-Pools	\$ 30,000	\$ 36,300	121%	Monthly pool maintenance and new pump for kiddie pool.

BRIGHTON LAKES
Community Development District

Supporting Schedules

June 30, 2026

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND			
					General Fund	Series 2017 Debt Service Fund	Series 2022-1 Debt Service Fund	Series 2022-2 Debt Service Fund
Assessments Levied FY 2026				\$ 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	27,457	1,430,067	930,519	164,671	200,988	133,889
12/22/25	112,560	4,624	2,297	119,481	77,744	13,758	16,792	11,186
01/12/26	26,666	867	544	28,077	18,269	3,233	3,946	2,629
01/12/26	19,489	556	398	20,443	13,302	2,354	2,873	1,914
02/09/26	1,263	20	26	1,308	851	151	184	123
02/09/26	12,233	255	250	12,738	8,288	1,467	1,790	1,193
03/10/26	14,834	153	303	15,289	9,948	1,761	2,149	1,431
04/08/26	17,537	-	358	17,895	11,644	2,061	2,515	1,675
04/08/26	37,656	26	768	38,450	25,018	4,427	5,404	3,600
05/08/26	12,671	-	259	12,930	8,413	1,489	1,817	1,211
05/08/26	1,267	-	26	1,293	842	149	182	121
06/08/26	7,371	-	150	7,522	4,894	866	1,057	704
06/16/26	17,443	-	356	17,799	11,582	2,050	2,502	1,666
TOTAL	\$ 1,807,489	\$ 71,842	\$ 36,888	\$ 1,916,217	\$ 1,246,849	\$ 220,650	\$ 269,314	\$ 179,404
% COLLECTED				100%	100%	100%	100%	100%
Total O/S				\$ 3	\$ 2	\$ -	\$ -	\$ -

Cash and Investment Report

June 30, 2026

<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%	\$ 408,598
Money Market Account	BankUnited	MMA	N/A	3.40%	\$ 2,495,426
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	3.84%	\$ 15,466
				GF Subtotal	<u>\$ 2,919,490</u>
 <u>DEBT SERVICE FUNDS</u>					
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	3.50%	\$ 24,018
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	3.50%	\$ 46,512
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	3.27%	\$ 144,254
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	3.27%	\$ 37,857
				DS Subtotal	<u>\$ 252,641</u>
				Total	<u><u>\$ 3,172,131</u></u>

Bank Account Statement

Brighton Lakes CDD

Bank Account No. 9878
Statement No. 06-26

Statement Date 06/30/2026

G/L Account No. 101003 Balance	408,597.86	Statement Balance	422,620.90
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	408,597.86	Subtotal	422,620.90
Negative Adjustments	0.00	Outstanding Checks	-14,023.04
Ending G/L Balance	408,597.86	Ending Balance	408,597.86

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/10/2026	Payment	100296	DAROGLEN AIR QUALITY, LLC	Inv: 060226			-2,864.00
06/17/2026	Payment	300182	HOME DEPOT-ACH	Inv: 060526-7008			-213.80
06/18/2026	Payment	100302	MAGNOSEC CORP	Inv: 2443			-3,001.50
06/30/2026	Payment	100310	MAGNOSEC CORP	Inv: 2456			-2,898.00
06/30/2026	Payment	100311	KUTAK ROCK LLP	Inv: 3763359			-2,944.88
06/30/2026	Payment	100312	ENVERA SYSTEMS LLC	Inv: 110195, Inv: INV000009308			-1,760.00
06/30/2026	Payment	300198	CHARTER COMMUNICATION S - ACH	Inv: 1981488061426			-340.86
Total Outstanding Checks							-14,023.04
Outstanding Deposits							
Total Outstanding Deposits							

BRIGHTON LAKES
Community Development District

O&M Report and Invoices

June 2026

June 2026 Meeting

Brighton Lakes CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
BLADE RUNNERS COMMERCIAL	5/29/2026	208225	\$819.66			5/29/2026 Oak Tree Removal and sidewalk repair
BLADE RUNNERS COMMERCIAL	6/1/2026	208412	\$20,416.67			June 2026 Monthly landscaping services
BLADE RUNNERS COMMERCIAL	6/4/2026	209756	\$1,311.48			May 2026 irrigation repairs
BLADE RUNNERS COMMERCIAL	6/10/2026	210505	\$3,150.00			6/10/2026 Bush hog
BLADE RUNNERS COMMERCIAL	6/22/2026	211983	\$1,545.66			6/22/2026 Landscape enhancement, middle island, frost damage
BLADE RUNNERS COMMERCIAL	6/22/2026	211986	\$556.66			6/22/2026 Landscape enhancement, guard house plants
BLADE RUNNERS COMMERCIAL	6/22/2026	211996	\$1,970.77			6/22/2026 Landscape enhancement, club house plants
BLADE RUNNERS COMMERCIAL	6/22/2026	211997	\$513.66		\$30,284.56	6/22/2026 Landscape enhancement, sweet spire and brighton blvd
BRIGHTON LAKES CDD C/O U.S BANK N.A.	6/3/2026	JUN0326-2017 SERIES	\$1,605.03			TRANSFER ASSESSMENTS 2017 SERIES FY25-26
BRIGHTON LAKES CDD C/O U.S BANK N.A.	6/3/2026	JUN0326-2022-1SERIES	\$1,959.03			TRANSFER ASSESSMENTS 2022-1 SERIES FY25-26
BRIGHTON LAKES CDD C/O U.S BANK N.A.	6/3/2026	JUN0326-2022-2SERIES	\$1,305.01			TRANSFER ASSESSMENTS 2022-2 SERIES FY25-26
BRIGHTON LAKES CDD C/O U.S BANK N.A.	6/16/2026	JUN1626-2022-2SERIES	\$2,323.26			TRANSFER ASSESSMENTS 2022-1 SERIES FY25-26
BRIGHTON LAKES CDD C/O U.S BANK N.A.	6/16/2026	JUN1626-2022-1SERIES	\$3,487.59			TRANSFER ASSESSMENTS 2022-1 SERIEW FY25-26
BRIGHTON LAKES CDD C/O U.S BANK N.A.	6/16/2026	JUN1626-2017 SERIES	\$2,857.40		\$13,537.32	TRANSFER ASSESSMENTS 2017 SERIES FY25-26
CENTURYLINK - ACH	5/22/2026	052226-2871-ACH	\$405.61			5/22/2026 Internet
CENTURYLINK - ACH	6/1/2026	060126-8906-ACH	\$225.72		\$631.33	PRD SERVICE JUNE 2026
CHARTER COMMUNICATIONS - ACH	6/9/2026	060926-9180	\$185.81			COMMUNICATION - TELEPHONE
CHARTER COMMUNICATIONS - ACH	6/8/2026	060826-9172	\$175.81			COMMUNICATION - TELEPHONE
CHARTER COMMUNICATIONS - ACH	6/14/2026	1981488061426	\$340.86		\$702.48	COMMUNICATION - TELEPHONE
DAROGLEN AIR QUALITY, LLC	6/2/2026	060226	\$2,864.00			AC unit installation in GuardHouse
ENVERA SYSTEMS LLC	5/26/2026	108875	\$804.00			5/13/2026 Camera repair
ENVERA SYSTEMS LLC	5/31/2026	109074	\$278.00			5/31/2026 Surge protector
ENVERA SYSTEMS LLC	6/10/2026	INV000009264	\$915.00			6/10/2026 Nortek Card Clamshell
ENVERA SYSTEMS LLC	6/24/2026	110195	\$245.00			6/24/2026 Gate camera repair, fogging up

June 2026 Meeting

Brighton Lakes CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
ENVERA SYSTEMS LLC	6/28/2026	INV000009308	\$1,515.00		\$3,757.00	6/28/2026 Card stickers
FEDEX	5/19/2026	9-303-12533	\$53.02			5/19/2026 Postage
FEDEX	6/9/2026	9-332-25966	\$31.47		\$84.49	6/9/2026 FedEx
FLORIDA MUNICIPAL INSURANCE TR	6/1/2026	2526-0934-Q4-2	\$4,381.75			4th Quarter Insurance Payment
HANSON, WALTER & ASSOCIATES	6/9/2026	5296425	\$1,604.38			May 2026 District Engineering Services
HOME DEPOT-ACH	6/5/2026	060526-7008	\$213.80			6/5/2026 Home Depot supplies
HOOVER PUMPING SYSTEMS	5/15/2026	197232	\$505.00			5/15/2026 Pond pump station inspection
INFRAMARK LLC	6/3/2026	180909	\$5,061.83			June 2026 District Management Services
INFRAMARK LLC	6/3/2026	180909	\$3,659.25			June 2026 Field Management Services
INFRAMARK LLC	6/3/2026	180909	\$5,320.92	\$14,042.00		June 2026 Onsite Management Services
INFRAMARK LLC	6/22/2026	182415	\$30.00			May 2026 Agendas
INFRAMARK LLC	6/22/2026	182415	\$0.74			May 2026 Postage
INFRAMARK LLC	6/22/2026	182415	\$2,266.45	\$2,297.19	\$16,339.19	May 2026 Home Depot, Amazon Poster, swing repairs
INNERSYNC STUDIO, LTD	6/1/2026	INV-SN-1448	\$388.13			6/1/2026 ADA Website Compliance
KUA - ACH	5/29/2026	052926-8320	\$37.04			4/19 - 5/20/2026 Electricity
KUA - ACH	5/29/2026	052926-5400	\$10.43			4/19 - 5/20/2026 Electricity
KUA - ACH	5/29/2026	052926-5180	\$10.89			4/19 - 5/20/2026 Electricity
KUA - ACH	6/3/2026	060326-1110	\$42.58			4/26 - 5/27/2026 Electric
KUA - ACH	6/4/2026	060426-9590	\$2,747.09			4/26 - 5/27/2026 Electric
KUA - ACH	6/3/2026	060326-2780	\$36.51			4/26 - 5/27/2026 Electric
KUA - ACH	6/3/2026	060326-7890	\$11.36			4/26 - 5/27/2026 Electric
KUA - ACH	6/3/2026	060326-8280	\$71.29			4/26 - 5/27/2026 Electric
KUA - ACH	6/3/2026	060326-9950	\$1,778.98			4/26 - 5/27/2026 Electric
KUA - ACH	6/3/2026	060326-1450	\$19.50			4/26 - 5/27/2026 Electric
KUA - ACH	6/4/2026	060426-9380	\$47.09			4/26 - 5/27/2026 Electric
KUA - ACH	6/3/2026	060326-1580	\$28.12			4/26 - 5/27/2026 Electric
KUA - ACH	6/3/2026	060326-0220	\$200.08			4/26 - 5/27/2026 Electric
KUA - ACH	6/3/2026	060326-9970	\$41.14			4/26 - 5/27/2026 Electric
KUA - ACH	6/3/2026	060326-7700	\$309.33		\$5,391.43	4/26 - 5/27/2026 Electric
KUTAK ROCK LLP	6/26/2026	3763359	\$2,944.88			May 2026 District counsel services
MAGNOSEC CORP	5/25/2026	2426	\$2,898.00			5/11 - 5/24/2026 Security Services

June 2026 Meeting

Brighton Lakes CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
MAGNOSEC CORP	6/9/2026	2443	\$3,001.50			5/26 - 6/7/2026 Security services
MAGNOSEC CORP	6/8/2026	2456	\$2,898.00		\$8,797.50	6/8 - 6/21/2026 Security services
OSCEOLA COUNTY HEALTH DEPT	6/18/2026	49-BID-8498042	\$375.00			POOL PERMIT 49-60-00612
OSCEOLA COUNTY HEALTH DEPT	6/18/2026	49-BID-8498837	\$250.00		\$625.00	POOL PERMIT 49-60-00613
SOLITUDE LAKE MGMT	5/28/2026	PSI268400	\$750.00			5/28/2026 Aerator service
SOLITUDE LAKE MGMT	6/5/2026	PSI276412	\$3,321.39			6/5/2026 Fountain motor replacement
SOLITUDE LAKE MGMT	6/1/2026	PSI269322	\$4,054.50		\$8,125.89	June 2026 Monthly Pond Services
TECHNI-POOLS	6/8/2026	1484	\$546.27			6/8/2026 Chlorinator installation
TERMINIX PROCESSING CENTER	6/2/2026	472691382	\$111.57			PEST CONTROL JUNE 2026
TERMINIX PROCESSING CENTER	5/5/2026	471724090	\$111.57			PEST CONTROL MAY 2026
TERMINIX PROCESSING CENTER	4/7/2026	470708966	\$93.81			PEST CONTROL APRIL 2026
TERMINIX PROCESSING CENTER	5/5/2026	471724070	\$96.58			PEST CONTROL MAY 2026
TERMINIX PROCESSING CENTER	6/2/2026	472691959	\$96.58		\$510.11	PEST CONTROL JUNE 2026
TOHO WATER AUTHORITY - ACH	5/21/2026	052126-8280-ACH	\$7.75			SERVICE FROM 04/23/26-05/21/26
TOHO WATER AUTHORITY - ACH	5/21/2026	052126-9950-ACH	\$81.16			SERVICE FROM 04/23/26-05/21/26
TOHO WATER AUTHORITY - ACH	5/21/2026	052126-4500-ACH	\$97.76		\$186.67	SERVICE FROM 04/23/26-05/21/26
Miscellaneous Subtotal			\$102,421.18			
TOTAL			\$102,421.18			



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N Texas Ave
Orlando, FL 32805

Invoice 208225

Date	PO#
05/29/26	
Due Date	Terms
6/13/26	Net 15

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

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

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

Job #224705 - REMOVE OAK TREE AND GRIND STUMP TO FIX PAVERS AT SMALL BED BEHIND BASKETBALL COURT

Scope of Work – Oak Tree Removal and Sidewalk Repair Preparation

This proposal includes the removal of the oak tree located behind the basketball court. The scope of work also includes grinding the tree stump and removing surface roots that are causing the sidewalk pavers to lift and become uneven. Root grinding will be performed to a depth sufficient to allow for proper repair and re-leveling of the affected pavers, improving safety and walkway functionality.

Property Improvements	\$819.66
-----------------------	----------

Thank you for your business.

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

Subtotal	\$819.66
Sales Tax	\$0.00
Total	\$819.66
Credits/Payments	(\$0.00)
Balance Due	\$819.66



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N Texas Ave
Orlando, FL 32805

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

Invoice 208412

Date	PO#
06/01/26	
Due Date	Terms
6/16/26	Net 15

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

Item	Amount
Job #175641 - Maintenance -June 2026	\$20,416.67

Thank you for your business.

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

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



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N Texas Ave
Orlando, FL 32805

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

Invoice 209756

Date	PO#
06/04/26	
Due Date	Terms
6/19/26	Net 15

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

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

Job #233781 - MAY IRRIGATION WET CHECK 2026

Irrigation Repair	\$1,311.48
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Thank you for your business.

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

Subtotal	\$1,311.48
Sales Tax	\$0.00
Total	\$1,311.48
Credits/Payments	(\$0.00)
Balance Due	\$1,311.48



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N Texas Ave
Orlando, FL 32805

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

Invoice 210505

Date	PO#
06/10/26	
Due Date	Terms
6/25/26	Net 15

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

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

Job #233712 - BUSH HOG FOR JUNE 2026

Property Improvements	\$3,150.00
-----------------------	------------

Thank you for your business.

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

Subtotal		\$3,150.00
Sales Tax		\$0.00
Total		\$3,150.00
Credits/Payments		(\$0.00)
Balance Due		\$3,150.00



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N Texas Ave
Orlando, FL 32805

Invoice 211983

Date	PO#
06/22/26	
Due Date	Terms
7/7/26	Net 15

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

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

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

Job #224711 - MIDDLE ISLAND AT MAIN ENTRANCE FROST-DAMAGE PLANT REPLACEMENT

Scope of Work – Landscape Renovation at Entrance

This proposal includes the removal of frost-damaged **Trinettes (Arboricola)** and dead **Ixora** plant material located around the Sylvester palm trees at middle island. All damaged and non-viable plants will be properly removed and disposed of.

New **Trinettes** plantings will be installed to restore the circular hedge layout around the palms, recreating the original form and structure. In addition, , enhancing color, fullness, and overall curb appeal.

The completed renovation will provide a cohesive, aesthetically pleasing, and well-maintained entrance appearance.

Property Improvements \$1,545.66

Thank you for your business.

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

Subtotal	\$1,545.66
Sales Tax	\$0.00
Total	\$1,545.66
Credits/Payments	(\$0.00)
Balance Due	\$1,545.66



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N Texas Ave
Orlando, FL 32805

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

Invoice 211986

Date	PO#
06/22/26	
Due Date	Terms
7/7/26	Net 15

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

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

Job #231213 - GUARD HOUSE PLANTS

Property Improvements	\$556.66
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Thank you for your business.

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

Subtotal	\$556.66
Sales Tax	\$0.00
Total	\$556.66
Credits/Payments	(\$0.00)
Balance Due	\$556.66



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N Texas Ave
Orlando, FL 32805

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

Invoice 211996

Date	PO#
06/22/26	
Due Date	Terms
7/7/26	Net 15

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

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

Job #231202 - CLUB HOUSE PLANTS

Irrigation Repair	\$79.22
Property Improvements	\$1,891.55

Thank you for your business.

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

Subtotal	\$1,970.77
Sales Tax	\$0.00
Total	\$1,970.77
Credits/Payments	(\$0.00)
Balance Due	\$1,970.77



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N Texas Ave
Orlando, FL 32805

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

Invoice 211997

Date	PO#
06/22/26	
Due Date	Terms
7/7/26	Net 15

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

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

Job #231197 - BRIGHTON LAKES BLVD. AND SWEET SPIRE PLANTS

Scope Note:

Install twelve (12) Ixora shrubs, remove and dispose of one (1) declining Ligustrum tree, and install ten (10) Oleander plants in the designated areas.

Property Improvements	\$513.66
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Thank you for your business.

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

Subtotal	\$513.66
Sales Tax	\$0.00
Total	\$513.66
Credits/Payments	(\$0.00)
Balance Due	\$513.66

CHECK REQUEST FORM

District Name: Brighton Lakes _____

Date: 3-Jun-26 _____

Invoice Number: JUN0326 - 2017 Series _____

Please issue a check to: Brighton Lakes/ US Bank _____

Vendor Name: Brighton Lakes c/o US Bank _____

Vendor No.: 24 _____

Check amount: \$1,605.03 _____

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

Please code to: 205-131000-1000 _____

Check Description/Reason: Transfer Assessments - 2017 Series FY25-26 _____

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

Due Date for Check: ASAP _____

Requestor: Sandra MacGregor _____

Manager's Approval: _____

Date: _____

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

June 3, 2026

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

Re: Tax Collections

To whom it may concern

Enclosed please find a check in the amount of **\$ 1,605.03**
representing tax receipts collected for Brighton Lakes CDD.

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

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

Sincerely,

Brighton Lakes CDD
Community Development District

Sandra MacGregor

Sandra MacGregor
District Accountant

CHECK REQUEST FORM

District Name: Brighton Lakes

Date: 3-Jun-26

Invoice Number: JUN0326 - 2022-1 Series

Please issue a check to: Brighton Lakes/ US Bank

Vendor Name: Brighton Lakes c/o US Bank

Vendor No.: 24

Check amount: \$1,959.03

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

Please code to: 206-131000-1000

Check Description/Reason: Transfer Assessments 2022-1 Series FY25-26

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

Due Date for Check: ASAP

Requestor: Sandra MacGregor

Manager's Approval: _____

Date: _____

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

June 3, 2026

U.S. Bank N.A - CDD
Lockbox Svcs 122657 EP-MN-01LB
1200 Energy Park Drive
St Paul, MN 55108

Re: Assessments Collections

To whom it may concern

Enclosed please find a check in the amount of \$ **1,959.03**
representing tax receipts collected for Brighton Lakes CDD.

Please deposit these funds into the 2022-1 Revenue Fund (267262000)

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

Sincerely,

Brighton Lakes CDD
Community Development District

Sandra MacGregor

Sandra MacGregor
District Accountant

CHECK REQUEST FORM

District Name: Brighton Lakes

Date: 3-Jun-26

Invoice Number: JUN0326 - 2022-2 Series

Please issue a check to: Brighton Lakes/ US Bank

Vendor Name: Brighton Lakes c/o US Bank

Vendor No.: 24

Check amount: \$1,305.01

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

Please code to: 207-131000-1000

Check Description/Reason: Transfer Assessments 2022-2 Series FY25-26

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

Due Date for Check: ASAP

Requestor: Sandra MacGregor

Manager's Approval: _____

Date: _____

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

June 3, 2026

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

Re: Tax Collections

To whom it may concern:

Enclosed please find a check in the amount of **\$ 1,305.01**
representing tax receipts collected for Brighton Lakes CDD.

Please deposit these funds into the 2022-2 Revenue Fund (264420000)

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

Sincerely,

Brighton Lakes CDD
Community Development District

Sandra MacGregor

Sandra MacGregor
District Accountant

CHECK REQUEST FORM

District Name: Brighton Lakes

Date: 16-Jun-26

Invoice Number: JUN1626 - 2022-2 Series

Please issue a check to: Brighton Lakes/ US Bank

Vendor Name: Brighton Lakes c/o US Bank

Vendor No.: 24

Check amount: \$2,323.26

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

Please code to: 207-131000-1000

Check Description/Reason: Transfer Assessments 2022-2 Series FY25-26

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

Due Date for Check: ASAP

Requestor: Sandra MacGregor

Manager's Approval: _____

Date: _____

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

June 16, 2026

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

Re: Tax Collections

To whom it may concern:

Enclosed please find a check in the amount of \$ **2,323.26**
representing tax receipts collected for Brighton Lakes CDD.

Please deposit these funds into the 2022-2 Revenue Fund (264420000)

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

Sincerely,

Brighton Lakes CDD
Community Development District

Sandra MacGregor

Sandra MacGregor
District Accountant

CHECK REQUEST FORM

District Name: Brighton Lakes

Date: 16-Jun-26

Invoice Number: JUN1626 - 2022-1 Series

Please issue a check to: Brighton Lakes/ US Bank

Vendor Name: Brighton Lakes c/o US Bank

Vendor No.: 24

Check amount: \$3,487.59

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

Please code to: 206-131000-1000

Check Description/Reason: Transfer Assessments 2022-1 Series FY25-26

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

Due Date for Check: ASAP

Requestor: Sandra MacGregor

Manager's Approval: _____

Date: _____

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

June 16, 2026

U.S. Bank N.A - CDD
Lockbox Svcs 122657 EP-MN-01LB
1200 Energy Park Drive
St Paul, MN 55108

Re: Assessments Collections

To whom it may concern

Enclosed please find a check in the amount of \$ **3,487.59**
representing tax receipts collected for Brighton Lakes CDD.

Please deposit these funds into the 2022-1 Revenue Fund (267262000)

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

Sincerely,

Brighton Lakes CDD
Community Development District

Sandra MacGregor

Sandra MacGregor
District Accountant

CHECK REQUEST FORM

District Name: Brighton Lakes _____

Date: 16-Jun-26 _____

Invoice Number: JUN1626 - 2017 Series _____

Please issue a check to: Brighton Lakes/ US Bank _____

Vendor Name: Brighton Lakes c/o US Bank _____

Vendor No.: 24 _____

Check amount: \$2,857.40 _____

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

Please code to: 205-131000-1000 _____

Check Description/Reason: Transfer Assessments - 2017 Series FY25-26 _____

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

Due Date for Check: ASAP _____

Requestor: Sandra MacGregor _____

Manager's Approval: _____

Date: _____

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

June 16, 2026

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

Re: Tax Collections

To whom it may concern

Enclosed please find a check in the amount of \$ **2,857.40**
representing tax receipts collected for Brighton Lakes CDD.

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

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

Sincerely,

Brighton Lakes CDD
Community Development District

Sandra MacGregor

Sandra MacGregor
District Accountant

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

 Page: 2 of 9
 Bill Date: May 22, 2026

Important Notices and Information :
Allocation of charges:

Service Categories	Past Due	Current Month	Total Due
Basic Services	0.00	226.06	226.06
Other Services	0.00	179.55	179.55
All Services	0.00	405.61	405.61

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

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

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

Important Notice Regarding Grandfathering Services Lumen Technologies, Inc. (Lumen) intends to grandfather the products listed below (Impacted Services) in the states of Arizona, California, Colorado, Florida, Idaho, Iowa, Minnesota, Montana, Nebraska, Nevada, New Mexico, North Dakota, Oregon, South Dakota, Utah, Washington, Wisconsin, and Wyoming on July 1, 2026. This action impacts customers of the following Lumen entities: Qwest Corporation; CenturyTel of Colorado, Inc.; CenturyTel of Cowiche, Inc.; CenturyTel of Eagle, Inc.; CenturyTel of Inter Island, Inc.; CenturyTel of Eastern Oregon, Inc.; CenturyTel of Idaho, Inc.; CenturyTel of the Gem State, Inc.; CenturyTel of Chester, Inc.; CenturyTel of Postville, Inc.; CenturyTel of Minnesota, Inc.; CenturyTel of Montana, Inc.; CenturyTel of Oregon, Inc.; CenturyTel of the Southwest, Inc.; CenturyTel of Wyoming, Inc.; El Paso County Telephone Company; CenturyLink of Florida, Inc.; CenturyLink of Nevada, LLC; CenturyLink of Minnesota, Inc.; CenturyTel of Washington, Inc.; Telephone USA of Wisconsin, LLC; United Telephone Company of the Northwest; and United Telephone Company of the West. You may have received a prior message notifying you of the intent to grandfather certain voice services in your area. This notice replaces and supersedes that prior notice. You are receiving this notice because you subscribe to one or more of the services that will be grandfathered. Grandfathering is a regulatory term used to describe a scenario in which a company will continue providing a service to existing customers while ceasing to offer that service to new customers. This means that, after July 1, 2026, new and/or existing customers of the Lumen entities listed above will no longer be able to place new orders for the Impacted Services and existing customers will not be able to renew orders for the Impacted Services. Customers currently receiving Impacted Services will continue to receive the Impacted Services until the expiration

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

MONTHLY AUTOPAY AUTHORIZATION FORM

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

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

Checking Account **Savings Account**

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

Address Information Changes Effective Date _____

New Address _____

City _____ State _____ Zip _____

Work Phone () _____ Home Phone () _____

Signature required _____

Date _____

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

P.O. Box 1319
Charlotte, NC 28201-1319Page: 3 of 9
Bill Date: May 22, 2026**Important Notices and Information :**

of their contract. The products listed below, whether sold individually or in a bundle or package, will no longer be eligible for new orders after July 1, 2026. The Impacted Services are as follows: All Centrex, Centron, Digitrac, and Digitrex Services, which are services furnishing connections between a central office-based switching system and the network interface which serves end user customer terminals and all respective packages and bundles. Complete Lines Trunks Service (Complete Lines DS0, DS1), which provides voice grade telephonic communications channels that can be used to place or receive one call at a time. Digital Switch Service (DSS), which provides digital local exchange service, an alternative to analog trunks. Direct Inward Dialing (DID), which is a telephone service that allows a phone number to ring through directly to a specific phone at a business instead of going to a menu or a queue and needing to dial an extension. A phone number that is used like this is often called a DID and multiple numbers are called DIDs. ISDN BRI and Single Line Service, which is a digital telecommunications service that provides both voice and data over a single subscriber line. Integrated Services Digital Network Primary Rate Interface (ISDN PRI) Business Service, Voice Primary Rate Interface (PRI) Service, and One Way and Two Way (aka ISDN PRS), which are types of digital telecommunications lines that deliver 23 voice channels and one signaling channel over a single T1 circuit. Lumens Voice T1 service (1.544Mbps) offers a Time Division Multiplex based quality communication link between the Customer Premises Equipment and the Central Office Switch. Key System Service and Key Trunk Service, which provides a dedicated telephone line for traditional business phone systems that allows users to manually select telephone lines using physical buttons on the phone set. Payphone Access Lines (PAL), which is a dedicated telephone line designed specifically for connecting payphone equipment to the public switched telephone network (PSTN). PBX Analog and Digital Trunks (Private Branch Exchange Service) and any associated DIDs, which are communication lines that connect a Private Branch Exchange (PBX) system to the telephone company central office and may be associated with a DSS, PRI, and Uniform Access Solution. Remote Call Forwarding (RCF), which is a central office-based feature service that automatically forwards incoming calls from a customers telephone number (the RCF number) to another designated telephone number (the terminating station). Uniform Access Solution (UAS), which is a digital service that provides a channel that transmits a digital signal between the end user premises and the companys central office and allows end users to channelize, multiplex, or demultiplex the DS1 into 24 voice grade trunks using their Customer Provided Equipment. If you have any questions about these changes or want to discuss alternatives to your current services, contact your account team directly or call us at 877-453-8353 today. If you are a wholesale or federal customer, please contact your account representative directly. Qwest, CenturyTel, CenturyLink, El Paso County Telephone, Telephone USA, and United Telephone Company 931 14th Street, Denver, CO 80202

NOTICE OF RATE INCREASE: The monthly recurring charge (MRC) for most long distance calling plans not associated with a Price for Life or an active Price Lock offer will increase by up to \$3.00. If your plan is impacted, you will see the increase on your first bill on or after June 15, 2026. The new MRC, along with any applied discounts, will be reflected on your bill. Your payment method on file will be charged the new MRC unless you cancel your long distance calling plan before the date above. Otherwise, your continued use of this service tells us you accept the changes stated in this notification.

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

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

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

Third-Party Billing Block

P.O. Box 1319
Charlotte, NC 28201-1319Page: 4 of 9
Bill Date: May 22, 2026**Important Notices and Information :**

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

CenturyLink of Florida, Inc.

FREE enrollment with Lumen Connect, you can update your billing information, view and pay your invoice, and much more. Visit us online at www.lumen.com/login.

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

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

 Page: 5 of 9
 Bill Date: May 22, 2026

Current Charges Summary Service From May 22, 2026

Monthly Charges	Qty	Rate	Amount
Access Recovery Charge	3 @	3.00	9.00
Broadband Cost Recovery Fee	1 @	3.99	3.99
Facility Relocation Cost Recovery Fee	3 @	0.32	0.96
Fed Universal Service Chg	3 @	4.39	13.17
HSI Equipment	1 @	17.00	17.00
Inside Wire Protection	2 @	27.00	54.00
Long Distance Line Charge	1 @	3.99	3.99
Multi Line 1 Party Business	2 @	58.50	117.00
Non-Telecom Services Surcharge	1 @	2.99	2.99
Paper Bill Fee	1 @	2.00	2.00
Static IP	1 @	15.00	15.00
Subscriber Line Charge	3 @	9.20	27.60
Toll Rest w/800 Access Allowed	2 @	5.00	10.00
CenturyLink Business Bundle B1 Primary Line	1 @	119.99	119.99
Total Monthly Charges			396.69

Taxes, Fees and Surcharges		Amount
Administrative Expense Fee		0.08
Federal Universal Service Fund Surcharge		7.67
Federal and Other Cost Recovery Fee		0.59
Property Surcharge		0.58
Total Taxes, Fees and Surcharges		8.92

Total Current Charges	405.61
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Contact Numbers

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

Visit us online at www.centurylink.com.

Package Summary

CenturyLink Business Bundle B1 Primary Line		
Monthly Recurring		119.99
407-847-7412		
Multi Line Business		
Unlimited Long Distance (Voice Only)		
eq000887538		
Business Plus-High Speed Internet 40M-2 year		
Package Charges		119.99
Subtotal Package		119.99
Package Taxes, Fees and Surcharges		3.47
Total Package		123.46

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

 Page: 6 of 9
 Bill Date: May 22, 2026

Charge Detail

Local Service from MAY 22 to JUN 21

Product-ID: 311362871

Monthly Charges

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

Charge Detail For 311362871	2.00
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Product-ID: 407-847-0161

Monthly Charges

Access Recovery Charge	3.00		
Facility Relocation Cost Recovery Fee	0.32		
Fed Universal Service Chg	4.39		
Multi Line 1 Party Business	58.50		
Subscriber Line Charge	9.20		
Total Local Exchange Services		75.41	
** Inside Wire Protection	27.00		
Toll Rest w/800 Access Allowed	5.00		
Total Optional Features/Services		32.00	
Total Monthly Charges			107.41

Charge Detail For 407-847-0161	107.41
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Product-ID: 407-847-7412

Monthly Charges

Access Recovery Charge	3.00		
Facility Relocation Cost Recovery Fee	0.32		
Fed Universal Service Chg	4.39		
Subscriber Line Charge	9.20		
Total Local Exchange Services		16.91	
** Inside Wire Protection	27.00		
Long Distance Line Charge	3.99		
** Non-Telecom Services Surcharge	2.99		
Toll Rest w/800 Access Allowed	5.00		
Total Optional Features/Services		38.98	
Total Monthly Charges			55.89

Charge Detail For 407-847-7412	55.89
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Product-ID: 407-847-7415

Monthly Charges

Access Recovery Charge	3.00		
Facility Relocation Cost Recovery Fee	0.32		
Fed Universal Service Chg	4.39		
Multi Line 1 Party Business	58.50		
Subscriber Line Charge	9.20		
Total Local Exchange Services		75.41	

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

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

Page: 2 of 8
Bill Date: Jun. 01, 2026

Important Notices and Information :

Allocation of charges:

Service Categories	Past Due	Current Month	Total Due
Basic Services	0.00	111.03	111.03
Other Services	0.00	114.69	114.69
All Services	0.00	225.72	225.72

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

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

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

NOTICE OF RATE INCREASE: The monthly recurring charge (MRC) for most long distance calling plans not associated with a Price for Life or an active Price Lock offer will increase by up to \$3.00. If your plan is impacted, you will see the increase on your first bill on or after June 15, 2026. The new MRC, along with any applied discounts, will be reflected on your bill. Your payment method on file will be charged the new MRC unless you cancel your long distance calling plan before the date above. Otherwise, your continued use of this service tells us you accept the changes stated in this notification.

Effective on or after July 1, 2026, the Facility Relocation Cost Recovery Fee will be \$0.65 per line per month. This fee helps recover costs incurred when public infrastructure projects; such as road construction, land development, or highway widening require relocation of network infrastructure. Charges will apply unless service is canceled before July 1, 2026. Continued use of service constitutes acceptance of this change.

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

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

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

MONTHLY AUTOPAY AUTHORIZATION FORM

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

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

Checking Account **Savings Account**

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

Address Information Changes Effective Date _____

New Address _____

City _____ State _____ Zip _____

Work Phone () _____ Home Phone () _____

Signature required _____
Date

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

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

Page: 3 of 8
Bill Date: Jun. 01, 2026

Important Notices and Information :

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

Third-Party Billing Block

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

CenturyLink of Florida, Inc.

FREE enrollment with Lumen Connect, you can update your billing information, view and pay your invoice, and much more. Visit us online at www.lumen.com/login.

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

Account Name: BRIGHTON LAKES COMM DEV
 Account Number: 311238906

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

Page: 4 of 8
 Bill Date: Jun. 01, 2026

Current Charges Summary Service From Jun. 01, 2026

Monthly Charges	Qty	Rate	Amount
Access Recovery Charge	2 @	3.00	6.00
Facility Relocation Cost Recovery Fee	2 @	0.32	0.64
Fed Universal Service Chg	2 @	4.39	8.78
Long Distance Line Charge	2 @	3.99	7.98
Modem with Protected Internet	1 @	17.00	17.00
Paper Bill Fee	1 @	2.00	2.00
Static IP - IPV4	1 @	15.00	15.00
Subscriber Line Charge	2 @	9.20	18.40
Toll Rest w/800 Access Allowed	1 @	5.00	5.00
CenturyLink Business Bundle Preferred	1 @	109.99	109.99
CenturyLink Business Bundle Preferred Additional Line	1 @	24.99	24.99
Total Monthly Charges			215.78

Taxes, Fees and Surcharges		
Administrative Expense Fee		0.10
Federal Universal Service Fund Surcharge		8.22
Federal and Other Cost Recovery Fee		0.82
Property Surcharge		0.80
Total Taxes, Fees and Surcharges		9.94

Total Current Charges	225.72
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Contact Numbers

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

Visit us online at www.centurylink.com.

Package Summary

CenturyLink Business Bundle Preferred Additional Line		
Monthly Recurring	24.99	
407-846-7420		
Unlimited Long Distance (Voice Only)		
Package Charges	24.99	
CenturyLink Business Bundle Preferred		
Monthly Recurring	109.99	
407-846-2556		
Unlimited Long Distance (Voice Only)		
CTL104633071		
Business Advanced High Speed Internet Up to 40M		
Package Charges	109.99	
Subtotal Package		134.98
Package Taxes, Fees and Surcharges		3.48
Total Package		138.46

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

Page: 5 of 8
 Bill Date: Jun. 01, 2026

Charge Detail

Local Service from JUN 01 to JUN 30

Product-ID: 311238906

Monthly Charges

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

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

Product-ID: 407-846-2556

Monthly Charges

Access Recovery Charge	3.00		
Facility Relocation Cost Recovery Fee	0.32		
Fed Universal Service Chg	4.39		
Subscriber Line Charge	9.20		
		Total Local Exchange Services	16.91
Long Distance Line Charge	3.99		
		Total Optional Features/Services	3.99
		Total Monthly Charges	20.90

Charge Detail For 407-846-2556	20.90
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Product-ID: 407-846-7420

Monthly Charges

Access Recovery Charge	3.00		
Facility Relocation Cost Recovery Fee	0.32		
Fed Universal Service Chg	4.39		
Subscriber Line Charge	9.20		
		Total Local Exchange Services	16.91
Long Distance Line Charge	3.99		
Toll Rest w/800 Access Allowed	5.00		
		Total Optional Features/Services	8.99
		Total Monthly Charges	25.90

Charge Detail For 407-846-7420	25.90
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Product-ID: CTL104633071

Monthly Charges

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

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

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

Page: 6 of 8
Bill Date: Jun. 01, 2026

Charge Detail

Local Service from JUN 01 to JUN 30

Product-ID: CTL104633071

Monthly Charges

Total Optional Features/Services	32.00	
Total Monthly Charges		32.00

Charge Detail For CTL104633071	32.00
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Total Charge Detail	80.80
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Total Package Summary	134.98
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Tax, Fees and Surcharges	9.94
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Total Current Charges	225.72
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**** Nonregulated Charge(s) - nonpayment for NONREGULATED SERVICES OR PRODUCTS may result in the disconnection or restriction of such services, and such delinquencies may be subject to collection. Local services will not be disconnected for nonpayment of nonregulated charges. Nonpayment of toll charges may result in the disconnection of toll service, and such delinquencies may be subject to collection.**

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

Page: 7 of 8
Bill Date: Jun. 01, 2026

CenturyLink Long Distance

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

Recurring Charges

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

Taxes, Fees and Surcharges

Administrative Expense Fee	0.06	
Federal Universal Service Fund Surcharge	3.30	
Federal and Other Cost Recovery Fee	0.44	
Property Surcharge	0.44	
Total Taxes, Fees and Surcharges		4.24

Total CenturyLink Long Distance	12.22
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Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

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

Page: 8 of 8
Bill Date: Jun. 01, 2026

CenturyLink Internet Services

We appreciate your business.
For Technical Support call 1-800-786-6272.
Pay by Phone 24 Hours/7 Days a Week 1-866-712-1996.

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June 9, 2026
 Invoice Number: 2009180060926
 Account Number: **8337 10 022 2009180**
 Security Code: **6957**
 Service At: 4250 BRIGHTON LAKES BLVD
 GTHS
 KISSIMMEE FL 34746

Auto Pay Notice

Contact Us

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

NEWS AND INFORMATION

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Give your customers the sports, news and TV entertainment they want with TV Premier for \$70/mo. by calling 1-866-392-2904.



Summary

Service from 06/09/26 through 07/08/26 details on following pages

Previous Balance	185.81
Payments Received -Thank You!	-185.81
Remaining Balance	\$0.00
Spectrum Business™ Internet	130.00
Spectrum Business™ Voice	40.00
Other Charges	5.00
Taxes, Fees and Charges	10.81
Current Charges	\$185.81
<i>YOUR AUTO PAY WILL BE PROCESSED 06/26/26</i>	
Total Due by Auto Pay	\$185.81

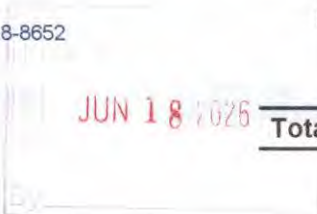
Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 09 06102026 NNNNNNNN 01 000775 0003

Accounts Payable Brighton Lakes
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008



June 9, 2026

Accounts Payable Brighton Lakes

Invoice Number: 2009180060926
 Account Number: 8337 10 022 2009180
 Service At: 4250 BRIGHTON LAKES BLVD
 GTHS
 KISSIMMEE FL 34746

Total Due by Auto Pay \$185.81



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



833710022200918000185819

Accounts Payable Brighton Lakes
 Invoice Number: 2009180060926
 Account Number: 8337 10 022 2009180
 Security Code: 6957

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

8633 2390 DY RP 09 06102026 NNNNNNNN 01 000775 0003

Charge Details

Previous Balance		185.81
EFT Payment	05/26	-185.81
Remaining Balance		\$0.00

Payments received after 06/09/26 will appear on your next bill.

Service from 06/09/26 through 07/08/26

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$130.00

Spectrum Business™ Voice

Phone number (407) 750-8680

Spectrum Business Voice	40.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.11
State and Local Sales Tax	0.43
Federal Universal Service Fund	2.97
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	5.82
Taxes, Fees and Charges Total	\$10.81

Current Charges \$185.81
Total Due by Auto Pay \$185.81



Billing Information

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

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

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

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

Continued on the next page.

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



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



June 8, 2026
 Invoice Number: 2009172060826
 Account Number: **8337 10 022 2009172**
 Security Code: **5867**
 Service At: 3614 KARIBA CT GTHS
 KISSIMMEE FL 34746-3454

Auto Pay Notice

NEWS AND INFORMATION

Contact Us

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

Stay connected to your business on the go with Spectrum Mobile for \$30/mo. Plus, get a free mobile line by calling 1-866-486-9947.

Give your customers the sports, news and TV entertainment they want with TV Premier for \$70/mo. by calling 1-866-392-2904.



Summary *Service from 06/08/26 through 07/07/26 details on following pages*

Previous Balance	175.81
Payments Received -Thank You!	-175.81
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	40.00
Other Charges	5.00
Taxes, Fees and Charges	10.81
Current Charges	\$175.81
<i>YOUR AUTO PAY WILL BE PROCESSED 06/25/26</i>	
Total Due by Auto Pay	\$175.81

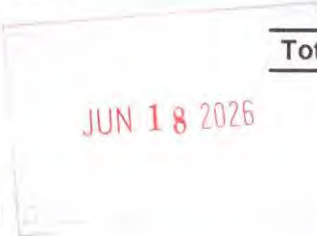
Thank you for choosing Spectrum Business.
 We appreciate your prompt payment and value you as a customer.

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 08 06092026 NNNNNNNN 01 000780 0003

Brighton Lakes- Kariba Gate
 Brighton Lakes CDD
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008



June 8, 2026

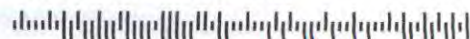
Brighton Lakes- Kariba Gate

Invoice Number: 2009172060826
 Account Number: 8337 10 022 2009172
 Service At: 3614 KARIBA CT GTHS
 KISSIMMEE FL 34746-3454

Total Due by Auto Pay \$175.81



CHARTER COMMUNICATIONS
 PO BOX 7186
 PASADENA CA 91109-7186



Brighton Lakes- Kariba Gate
 Invoice Number: 2009172060826
 Account Number: 8337 10 022 2009172
 Security Code: 5867

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

8633 2390 DY RP 08 06092026 NNNNNNNN 01 000780 0003

Charge Details

Previous Balance		175.81
EFT Payment	05/25	-175.81
Remaining Balance		\$0.00

Payments received after 06/08/26 will appear on your next bill.

Service from 06/08/26 through 07/07/26

Spectrum Business™ Internet

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

Spectrum Business™ Internet Total \$120.00

Spectrum Business™ Voice

Phone number (407) 350-4887

Spectrum Business Voice	40.00
	\$40.00

For additional call details,
 please visit SpectrumBusiness.net

Spectrum Business™ Voice Total \$40.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.11
State and Local Sales Tax	0.43
Federal Universal Service Fund	2.97
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	5.82
Taxes, Fees and Charges Total	\$10.81

Current Charges	\$175.81
Total Due by Auto Pay	\$175.81

Billing Information

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

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

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

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



Continued on the next page...

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



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





Page	1/1
Date	5/26/2026
Reference	Completed 05/13/26
Invoice Number	108875

Hidden Eyes LLC
d/b/a Envera Systems
 P.O. Box 2086
 Hicksville, NY 11802
 (941) 556-0743

Site
 Brighton Lakes Community Development District
 3600 Kariba Court
 Kissimmee, FL, 34746

Bill To
 Brighton Lakes Community Development District
 c/o Inframark
 313 Campus Street
 Celebration, FL, 34747

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
003030	108875	SER	003030G2	WOODSK	Completed 05/13/26	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
01-AVC-0002 5MP LPR Bullet Camera	1.00		559.00	0.00	0.00	559.00
SER-SC Service Labor	1.00	HOUR	185.00	0.00	0.00	185.00
SER-TR Trip Charge	1	Each	60.00	0.00	0.00	60.00
Service Comment						
Brighton Lakes - Kariba - Replace Res Tag Cam						
CAM: Michael Perez 656-209-7919 Replace resident tag camera.						
Power-Cycled Equipment;Adjusted Camera(s);Installed new camera(s);Adjusted Wiring;Contacted PM/CAM/BoD Member;Installed New Gate Strike Sensor configuration for MAC Operator;Adjusted Camera;Adjusted Tag Camera/ALPR;Adjusted programming of Camera(s);Repaired defective ALPR/Tag Camera						

If terms permit, where paying by check
 Please make payable to Envera Systems
 Remit to: P.O. Box 2086 Hicksville, NY 11802

Tax Summary
 OSCE 0.00

Services	245.00
Items	559.00
Subtotal	804.00
Less Discount	0.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	804.00

Due Date: 6/25/2026

Terms: Net 30 Days



Page	1/2
Date	5/31/2026
Reference	Completed 05/20/26
Invoice Number	109074

Hidden Eyes LLC
d/b/a Envera Systems
 P.O. Box 2086
 Hicksville, NY 11802
 (941) 556-0743

Site
 Brighton Lakes Community Development District
 3600 Kariba Court
 Kissimmee, FL, 34746

Bill To
 Brighton Lakes Community Development District
 c/o Inframark
 313 Campus Street
 Celebration, FL, 34747

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
003030	109074	SER	003030G2	WOODSK	Completed 05/20/26	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
16-DTK-0036 SINGLE CHANNEL POWER OVER ETHERNET SURGE	1.00		93.00	0.00	0.00	93.00
SER-SC Service Labor	1.00	HOUR	185.00	0.00	0.00	185.00
SER-TR Trip Charge	1	Each	60.00	60.00	0.00	0.00
Service Comment Stacking camera at Volta shows no video Chairman: Marcial Rodriguez 9179031377 Please investigate reported: Volta stacking camera no video Steps taken: Stacking camera is having an error decoding stream. Rebooted camera on Fortiswitch - no change Rebooted DVR on iBoot - no change Renabled Camera on DVR camera input - no change Checked in with onsite personnel;Power-Cycled Equipment;Repaired wiring;Checked Out with onsite personnel;Adjusted Wiring;Contacted PM/CAM/BoD Member;Repaired defective Camera(s)						



Page	2/2
Date	5/31/2026
Reference	Completed 05/20/26
Invoice Number	109074

Hidden Eyes LLC
d/b/a Envera Systems
 P.O. Box 2086
 Hicksville, NY 11802
 (941) 556-0743

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.

If terms permit, where paying by check
 Please make payable to Envera Systems
 Remit to: P.O. Box 2086 Hicksville, NY 11802

Tax Summary
 OSCE 0.00

Services	245.00
Items	93.00
Subtotal	338.00
Less Discount	60.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	278.00

Due Date: 6/30/2026

Terms: Net 30 Days



Page	1/1
Date	6/10/2026
Reference	Completed 6/2/26
Invoice Number	INV000009264

Hidden Eyes LLC
d/b/a Envera Systems
 P.O. Box 2086
 Hicksville, NY 11802
 (941) 556-0743

Bill To
 Brighton Lakes Community Development District
 c/o Inframark
 313 Campus Street
 Celebration, FL, 34747

Site
 Brighton Lakes Community Development District
 4250 Brighton Lake Blvd
 Kissimmee, FL, 34746

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
1164	ORD000000518	SERCRE	1165CH	NGSANTO	Completed 6/2/26	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
17-NOR-0001 Nortek Proximity Card Clamshell (26bit) 100pk	100.00		10.00	1.00	0.00	900.00
CRED-SHIP Shipping Charge - Credentials	1	EA	15.00	0.00	0.00	15.00

If terms permit, where paying by check
 Please make payable to Envera Systems
 Remit to: P.O. Box 2086 Hicksville, NY 11802

Tax Summary
 OSCE 0.00

Services	15.00
Items	1,000.00
Subtotal	1,015.00
Less Discount	100.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	915.00

Due Date: 7/10/2026

Terms: Net 30 Days



Invoice Number	Invoice Date	Account Number	Page
9-303-12533	May 19, 2026	2942-5653-9	1 of 2

Billing Address:

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

Shipping Address:

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

Invoice Questions?

Contact FedEx Revenue Services

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

Invoice Summary

FedEx Express Services

Total Charges	USD	\$26.51
TOTAL THIS INVOICE	USD	\$26.51

You saved \$22.71 in discounts this period!

Other discounts may apply.

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

Account Summary as of May 19, 2026

Previous Balance	26.51
Payments	0.00
Adjustments	0.00
New Charges	26.51

New Account Balance \$53.02



Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number	Account Balance
9-303-12533	USD \$26.51	2942-5653-9	USD \$53.02

Remittance Advice

Your payment is due by Jun 03, 2026

930312533100000265182942565397000005302500000265180

0062411 01 AB 0.64 **AUTO T9 0 1138 33076-336151 -C01-P62473-11



BRIGHTON LAKES CDD
11555 HERON BAY BLVD STE. 201

CORAL SPRINGS FL 33076



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



63303380002769

Invoice Number	Invoice Date	Account Number
9-303-12533	May 19, 2026	2942-5653-9

FedEx Express Shipment Detail By Payor Type (Original)



Ship Date: May 08, 2026 **Cust. Ref.:** Brighton Lakes CDD **Ref.#2:** 8225
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 29.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	871587022520	Jasmin Nunez	Victor Posso	
Service Type	FedEx Priority Overnight	Brighton Lakes CDD	2429 Maracaibo Dr.	
Package Type	FedEx Envelope	313 CAMPUS ST	KISSIMMEE FL 34746 US	
Zone	02	KISSIMMEE FL 34747 US		
Packages	1			
Rated Weight	N/A	Transportation Charge		37.27
Delivered	May 11, 2026 11:25	Discount		-22.71
Svc Area	A1	Fuel Surcharge		6.04
Signed by	see above	Residential Delivery		5.91
FedEx Use	000000000/186/02	Total Charge	USD	\$26.51
			Third Party Subtotal	USD
			Total FedEx Express	USD
				\$26.51

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Invoice Number	Invoice Date	Account Number	Page
9-332-25966	Jun 09, 2026	2942-5653-9	1 of 2

Billing Address:

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

Shipping Address:

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

**Invoice Questions?
Contact FedEx Revenue Services**

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

Invoice Summary

FedEx Express Services

Total Charges	USD	\$31.47
TOTAL THIS INVOICE	USD	\$31.47

You saved \$27.06 in discounts this period!

Other discounts may apply.

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

Account Summary as of Jun 09, 2026

Previous Balance	53.02
Payments	-26.51
Adjustments	0.00
New Charges	31.47

New Account Balance \$57.98



Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number	Account Balance
9-332-25966	USD \$31.47	2942-5653-9	USD \$57.98

Remittance Advice

Your payment is due by Jun 24, 2026

933225966300000314762942565397000005798400000314760

0048119 01 AB 0.64 **AUTO T2 0 1159 33076-336151 -C01-P48167-11



BRIGHTON LAKES CDD
11555 HERON BAY BLVD STE. 201

CORAL SPRINGS FL 33076



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



63318590002775

Invoice Number	Invoice Date	Account Number
9-332-25966	Jun 09, 2026	2942-5653-9

FedEx Express Shipment Detail By Payor Type (Original)



Ship Date: Jun 03, 2026 **Cust. Ref.:** BRIGHTON LAKES AGENDA PK **Ref.#2:** 8205
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 30.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	872606943301	Jasmin Nunez	John Crary	
Service Type	FedEx Priority Overnight	Brighton Lakes CDD	2548 Baykal Drive	
Package Type	FedEx Pak	313 CAMPUS ST	KISSIMMEE FL 34746 US	
Zone	02	KISSIMMEE FL 34747 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		45.22
Delivered	Jun 04, 2026 10:04	Discount		-27.06
Svc Area	A1	Fuel Surcharge		7.40
Signed by	see above	Residential Delivery		5.91
FedEx Use	000000000/1486/02	Total Charge	USD	\$31.47

Third Party Subtotal USD \$31.47

Total FedEx Express USD \$31.47

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Invoice

Florida Municipal Insurance Trust
 25/26 Fund Year 2526-0934-Q4-2 Quarterly Invoice



INVOICE ID NO.	FMIT NO.	INVOICE DATE	INVOICE AMOUNT	DUE DATE
2526-0934-Q4-2	0934	6/1/2026	\$4,381.75	7/1/2026

Bill To

Brighton Lakes Community Development District
 C/O Inframark
 Celebration, Florida 34747

Payment Instructions

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

POLICY SUMMARY

Coverage	Premium	Service Fee	Incentive Credit	Total Net Premium
General Liability	\$3,713.00	\$0.00	-\$0.00	\$3,713.00
Errors & Omissions	\$5,384.00	\$0.00	-\$0.00	\$5,384.00
Cyber Liability	\$848.00	\$0.00	-\$0.00	\$848.00
Commercial Property	\$7,582.00	\$0.00	-\$0.00	\$7,582.00
Subtotal for the Above Coverages	\$17,527.00	\$0.00	-\$0.00	\$17,527.00
Total Net Premium				\$17,527.00

Invoice

Florida Municipal Insurance Trust
 25/26 Fund Year 2526-0934-Q4-2 Quarterly Invoice



PREVIOUS ACTIVITY	
Coverage	Total Net Premium
Previous Invoices	\$13,145.25
Payment received on 09/15/2025	\$6,174.25
Payment received on 12/08/2025	\$4,381.75
Payment received on 03/19/2026	\$2,589.25
Total Balance Forward	\$0.00

CURRENT INSTALLMENTS				
Coverage	Premium	Service Fee	Incentive Credit	Total Net Premium
General Liability	\$928.25	\$0.00	-\$0.00	\$928.25
Errors & Omissions	\$1,346.00	\$0.00	-\$0.00	\$1,346.00
Cyber Liability	\$212.00	\$0.00	-\$0.00	\$212.00
Commercial Property	\$1,895.50	\$0.00	-\$0.00	\$1,895.50
Subtotal for the Above Coverages	\$4,381.75	\$0.00	-\$0.00	\$4,381.75
TOTAL INSTALLMENT AMOUNT				\$4,381.75
Total Due By 7/1/2026				\$4,381.75

Note: This renewal is based on all coverages. If any of the lines of coverage are not renewed, the other line pricing will change or coverage offerings on the remaining lines could be withdrawn altogether. Policies will be made available after October 1, 2025, and can be viewed and printed online once payment is received.

Invoice

Florida Municipal Insurance Trust
 25/26 Fund Year 2526-0934-Q4-2 Quarterly Invoice



Please see the last page for further details on our Premium Installment Plan, Penalty Policy and Payment Information.

PREMIUM INSTALLMENT PLAN, PENALTY POLICY, AND PAYMENT INFORMATION

PLEASE READ THIS PAGE CAREFULLY

No Coverage, Terms or Conditions are to be Assumed.

All Trust Programs are Non-Assessable

Terms of this Agreement:

Premiums shown are subject to year-end audit adjustments.

All coverages provided by the Florida Municipal Insurance Trust are on an occurrence format.

The Florida Municipal Insurance Trust does not automatically include prior acts (tail) coverage.

25/26 PREMIUM INSTALLMENT PLAN

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

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

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

Forty-five (45) Days Notice of Cancellation and Non-Renewal

Ten (10) Days Notice of Cancellation for Non-Payment of Premium

Note: Coverage summaries provided herein are intended as an outline of coverage only and are necessarily brief. In the event of loss, all terms, conditions, and exclusions of actual Agreement and/or policies will apply.

Florida Municipal Insurance Trust (FMIT)

Online payments please visit: <https://insurance.flcities.com>

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



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

Page: 1 of 1
 3758-43
 5296425

INVOICE

BRIGHTON LAKES CDD Brighton Lakes CDD C/O INFRAMARK INFRASTRUCTRE MANAGEMENT SERVICES ATTN: BOB KONCAR 313 CAMPUS STREET CELEBRATION, FL 34747	CLIENT ID: 7082 INVOICE #: 5296425 INVOICE DATE: 6/9/2026 DUE DATE: 6/19/2026 BILLED THROUGH: 5/31/2026
--	---

BRIGHTON LAKES CDD CONSULTATION

PO:

JOB ID: 3758-43

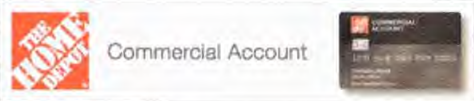
PERIOD: May 2026

For Services Rendered Through May 31, 2026

Prepare for and attend CDD meeting, corresp. & review with Ashton Homes for joint use swale & review prelim. plans, perform annual trust indenture inspections & prepare report.

	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
FIXED FEE ITEMS						
EMERGENCY ACCESS JUNE BERRY WAY- BOUNDARY AND TOPOGRAPHIC SURVEY	1,500.00	100.00	0.00	1,500.00	1,500.00	0.00
	1,500.00	100.00	0.00	1,500.00	1,500.00	0.00
TIME & MATERIALS NOT TO EXCEED						
EMERGENCY ACCESS JUNE BERRY WAY- DUE DILIGENCE REVIEW AND RESEARCH	3,000.00	44.17	1,675.00	1,325.00	1,325.00	0.00
	3,000.00	44.17	1,675.00	1,325.00	1,325.00	0.00
TIME & MATERIALS				Total Billed To Date	Amount Previously Billed	Amount This Billing
CONSULTING SERVICES				127,256.08	125,651.70	1,604.38
SURVEYING SERVICES				4,040.50	4,040.50	0.00
REIMBURSABLES				916.03	916.03	0.00
				132,212.61	130,608.23	1,604.38

PLEASE REMIT TO:
 Hanson, Walter & Associates, Inc.
 8 Broadway Suite 104
 Kissimmee, FL 34741
Total Invoice \$1,604.38



ACCOUNT ACTIVITY STATEMENT

RETURN MAIL ADDRESS
PO BOX 790420
ST. LOUIS, MO 63179

Commercial Account: 6035 3225 3190 7008
Statement Date 06/05/26
Credit Line \$2,500
Credit Available \$2,286

BRIGHTON LAKES COMMUN
11555 HERON BAY BLVD
STE 201
CORAL SPRINGS, FL 33076-3361

Account Balance	\$213.80
------------------------	-----------------

Account Information

Please see Payment Page(s) for Amount Due and Payment Due Date(s)

Current Payments and Unapplied Payments	\$0.00
Current Purchases and Debits	\$89.98
Current Returns, Exchanges and Adjustments	\$0.00
Previously Billed Invoices	\$123.82

PAST DUE INVOICES

1-29 Days	30-59 Days	60-89 Days	90-119 Days	120-149 Days	150-179 Days	180+ Days
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



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Effective 06/01/2026, commercial prepaid cards issued by other institutions are no longer allowed payment methods.

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Go to homedepot.com/mycommercialaccount

CURRENT PURCHASES AND DEBITS

Date	Purchase Location/Description	Invoice #	Purchase Order/Job Name	Customer Agreement #	Amount	Due Date
05/14/26	THE HOME DEPOT POINCIANA, FL	2154110			\$89.98	07/31/26
TOTAL					\$89.98	

PREVIOUSLY BILLED INVOICES

Please submit payment for all past due amounts.

Date	Purchase Location/Description	Invoice #	Purchase Order/Job Name	Customer Agreement #	Amount	Due Date
04/15/26	THE HOME DEPOT POINCIANA, FL	1012593			\$113.82	06/30/26
04/15/26	THE HOME DEPOT POINCIANA, FL	1012611			\$89.98	06/30/26
04/15/26	THE HOME DEPOT POINCIANA, FL	1071436	Return:		-\$79.98	06/30/26
TOTAL					\$123.82	

Questions About Your Account
ACCT MGR HOME DEPOT CREDIT SERVICES
PHONE 1-800-395-7363 (TTY: 711)
FAX 1-877-969-6751
EMAIL WWW.HOMEDEPOT.COM/MYCOMMERCIALACCOUNT

Send Billing Inquiries to:
HOME DEPOT CREDIT SERVICES
PO Box 790340
St. Louis, MO 63179-0340

700802



Other Account and Payment Information

WHEN YOUR PAYMENT WILL BE CREDITED: If we receive your payment in proper form by 5 p.m. local time at the processing facility, it will be credited as of that day. Payments received in proper form after that time will be credited as of the next day. Allow 5 to 7 days for payments by regular mail to reach us. There may be a delay of up to 5 days in crediting a payment we receive that is not in proper form or not sent to the correct address. The correct address for regular mail is the address on the front of the payment coupon. The correct address for courier or express mail is shown in the Express Mail section.

PROPER FORM for payments sent by mail or courier.

For a payment to be in proper form, you should:

- **ENCLOSE** your check or money order. No cash, gift cards, or foreign currency please.
- **INCLUDE** the last four digits of your account number and name.

COPY FEE. We charge \$5 for each copy of a billing statement that dates back 3 months or more. We add the fee to a balance of our choosing. We reserve the right to add this fee to balances subject to a higher annual percentage rate. We waive the fee if your request for the copy relates to a billing error or disputed purchase.

PAYMENT OTHER THAN BY MAIL:

- **Online Payments.** Go to the URL on Page 1 of your statement to make a payment. For security reasons, you may not be able to pay your entire New Balance the first time you make a payment online. The payment cutoff time for Online Bill Payments is 5 p.m. Eastern time. Payments received after 5 p.m. Eastern time will be credited as of the next day.

- **Phone.** Call the phone number on Page 1 of your statement to make a payment. We may process your payment electronically after we verify your identity. There is no fee for this service. The payment cutoff time for Phone Payments is 5 p.m. Eastern time. Payments received after 5 p.m. Eastern time will be credited as of the next day.
- **Express Payments.** Send payment by courier or express mail to: Attn: Prox Payment Dept, 400 White Clay Center Dr., Newark, DE 19711. Payment must be received in proper form, at the proper address, by 5 p.m. Eastern time in order to be credited as of that day. All payments received in proper form, at the proper address, after 5 p.m. Eastern time will be credited as of the next day.
- **In-Store Payments.** For your added convenience, payments can be made at The Home Depot® stores, with no service fee. Any payment in proper form accepted in-store will be credited as of that day. However, credit availability may be subject to verification of funds.

If you send an eligible check, you authorize us to complete your payment by electronic debit. If we do, the checking account will be debited in the amount on the check. We may do this as soon as the day we receive the check. Also, the check will be destroyed.

REPORT A LOST, STOLEN OR NEVER RECEIVED CARD IMMEDIATELY: Customer Service is available 24 hours a day, 7 days a week.

CUSTOMER SERVICE WRITTEN INQUIRY ADDRESS:
Home Depot Credit Services, P.O. Box 790340, St. Louis, MO 63179

59419891.4 01423296 0-2
20000
EOLR402A 5038 07 20260606 PG 2 OF 5

PURCHASE HISTORY

Year to Date	\$264.75
Life to Date	\$94,625.56



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700803

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Schedule now



475

59419891.4 01423296 0-2

EDP000

EDLR402A 5038 07 20260606 PG 3 OF 5



Commercial Account



Remit payment and make checks payable to:
HOME DEPOT CREDIT SERVICES
DEPT. 32 - 2531907008
PO BOX 70293
PHILADELPHIA, PA 19176-0293

PAYMENT PAGE

Page 79

Commercial Account 6035 3225 3190 7008
Statement Date 06/05/26

View, manage and pay your account online at
homedepot.com/mycommercialaccount

Invoices to Be Paid

IMPORTANT:

To ensure accurate posting of your payment, please indicate which invoices you are paying by checking the appropriate box below. To apply a credit to an invoice, write in the invoice number of the debit transaction that you would like to have applied to, in the "Invoice Number" column next to the credit. Please remit entire Payment Page(s) when sending payment.

CREDITS

Transaction Date	Invoice #	Original Invoice Amount	Credit Amount	Apply to Invoice #	Invoice Number (Enter invoice number in which to apply credit)
04/15/26	1071436	-\$79.98	-\$79.98		

CURRENT ACTIVITY

Transaction Date	Invoice #	Original Invoice Amount	Amount Due	Payment Due Date	Check if Paying	Payment Amount (if less than Amount Due)
05/14/26	2154110	\$89.98	\$89.98	07/31/26	<input type="checkbox"/>	\$

PREVIOUSLY BILLED OPEN ITEMS

Transaction Date	Invoice #	Original Invoice Amount	Amount Due	Payment Due Date	Check if Paying	Payment Amount (if less than Amount Due)
04/15/26	1012593	\$113.82	\$113.82	06/30/26	<input type="checkbox"/>	\$
04/15/26	1012611	\$89.98	\$89.98	06/30/26	<input type="checkbox"/>	\$



P.O. Box 790420
St. Louis, MO 63179

Your Account Number is 6035 3225 3190 7008



Statement Date 06/05/26
Account Balance \$213.80
Check here if paying all invoices

Statement Enclosed

For proper credit, please write
6035 3225 3190 7008
on your check and enclose
with this payment coupon.

Amount Enclosed: \$

Please see reverse side to change your address.
Make Checks Payable to ▼

BRIGHTON LAKES COMMUN
11555 HERON BAY BLVD
STE 201
CORAL SPRINGS, FL 33076-3361

HOME DEPOT CREDIT SERVICES
DEPT. 32 - 2531907008
PO BOX 70293
PHILADELPHIA, PA 19176-0293



59419891.4 01423296 0-2

h080002

EOLR402A 5038 07 20260606 PG 4 OF 5

Easily manage your contact information

It's important we have your current contact information, so if anything changes (including your email or mailing address or phone number), please do one of the following to easily update your information:

- You can update your contact information by logging into your online account via the URL located in the **Questions About Your Account** section on the front of your statement, or
- Call the phone number located in the **Questions About Your Account** section on the front of your statement

WE'RE HERE TO HELP

On-the-Job Help Available for Complex Orders & Blueprint Takeoffs

CALL US NOW ■ 1-833-HDAPRON
(432-7766)

Speak to a Virtual Associate Today About Doors or Windows

Asociados disponibles para hablar en español
Monday-Friday 9AM-9PM EST

**MILLWORK
VIRTUAL APRON**





Commercial Account



Remit payment and make checks payable to:
HOME DEPOT CREDIT SERVICES
DEPT. 32 - 2531907008
PO BOX 70293
PHILADELPHIA, PA 19176-0293

INVOICE DETAIL

BILL TO:
Acct: 6035 3225 3190 7008
BRIGHTON LAKES COMMUN

Amount Due:	Trans Date:	DUE DATE:	Invoice #: 2154110
\$89.98	05/14/26	07/31/26	
PO:		Store: 6851, POINCIANA, FL	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
INTMC T104 TIMER MECHANICS ONLY	00007007630003100003	1.0000 EA	\$89.98	\$89.98

Purchased by: KENDALL TODD
Customer #: 00002

SUBTOTAL	\$89.98
TAX	\$0.00
TOTAL	\$89.98

700805





Invoice

Scheduled:5/14/2026 Tech: TAB
Warranty Expires: 10/23/2002
Maint Expires:

Invoice#:197232
Invoice Date: 5/15/2026
Due Date: 5/15/2026
Terms:Due Upon Receipt

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Bill to Customer #:
Brighton Lakes CDD
Attn:
c/o Inframark
313 Campus Street
Celebration, FL, 34747
Tel: Fax:
Cust. P.O.#

Job Site: Site ID# **3357**
Brighton Lakes
2552 Pleasant Hill Road
Kissimmee, FL 34746
Tel: -- Contact: Justin Fisher
Maintenance:
Model: HCF-7.5PD-460/3-L

Pump System

Job Completed YES NO

Hoover Additional Work Required YES NO

System Operating YES NO

Additional Work Required By Customer YES NO

Nature of Call

S/O -- **Evaluation & Diagnostic Report - Per phone call from Justin Fisher - Loss of prime / Low Pressure light is illuminated on pump station. They have new plantings that are in need of water.**

Hoover Pumping Systems will inspect, test, and evaluate the existing Pumping Station Condition and provide recommendations and associated cost for any corrective action required.

Technician to complete a 16-point check list including such items as:

- Station performance
- Control Panel/Microprocessor/Electrical Controls
- Incoming and outgoing pressure
- Shut-down indicators
- Pumps and motors
- Static pressure
- Pressure tank pressure
- Hydraulic controls
- Tubing/Pilots/Gauges

CUSTOMER to provide an on site field personnel familiar with the distribution system to run through several representative irrigation zones at the time of the on site evaluation.

Execute Service Proposal 105003.0.

Work Performed

Hoover technician Tomas communicated with customer prior to arrival, met Marcel (Board President) and irrigation tech on site and performed/observed the following:

Invoice#:197232

Remittance: PO Box 31561, Tampa FL 33631-3561

2801 N. Powerline Road • Pompano Beach, FL 33069 • (954) 971-7350 • Fax (954) 975-0791



Invoice

Scheduled:5/14/2026 Tech: TAB
Warranty Expires: 10/23/2002
Maint Expires:

Invoice#:197232
Invoice Date: 5/15/2026
Due Date: 5/15/2026
Terms:Due Upon Receipt

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Work Performed

- Upon arrived found system incoming power OFF, and station turned OFF . City water was connected to mainline
- System was holding pressure, flow switch and pressure switch operated as designed.
- Irrigation team isolated the city water from the mainline so that station could be tested.
- Filled mainline,ran water for over 45 minutes, tested different irrigations zones and was not able to recreate issues.
- Left system AUTO and operational.





Invoice

Scheduled:5/14/2026 Tech: TAB
Warranty Expires: 10/23/2002
Maint Expires:

Invoice#: **197232**
Invoice Date: 5/15/2026
Due Date: 5/15/2026
Terms: Due Upon Receipt

2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 954-975-0791

Work Performed

Sub Total: \$505.00

Sales Tax \$0.00
Grand Total: \$505.00



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

180909

DATE

6/3/2026

BILL TO

Brighton Lakes CDD
 11555 Heron Bay Blvd Ste 201
 Coral Springs FL 33076-3361
 United States

CUSTOMER ID

C1046

NET TERMS

Due On Receipt

PO#

DUE DATE

6/3/2026

Services provided for the Month of: June 2026

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

Subtotal	\$14,042.00
Tax	\$0.00
Total Due	\$14,042.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

INVOICE#

182415

DATE

6/22/2026

BILL TO

Brighton Lakes CDD
 11555 Heron Bay Blvd Ste 201
 Coral Springs FL 33076-3361
 United States

CUSTOMER ID

C1046

NET TERMS

Due On Receipt

PO#

DUE DATE

6/22/2026

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Agenda Packages	2	Ea	15.00		30.00
Postage	1	Ea	0.74		0.74
Howard Neal- THE HOME DEPOT Charges: \$1,878.35. Michael Perez-4-24-26 AMAZON MKTPL*BS5734331 : Photo for the district clubhouse: \$67.30, SWINGSETMALL.COM:ordered and installed new chains on the swing sets throughout the district: \$320.80	1	Ea	2,266.45		2,266.45
Subtotal					2,297.19

Subtotal	\$2,297.19
Tax	\$0.00
Total Due	\$2,297.19

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

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

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

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



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



Customer ID – Account ID: 001248670-000878320
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 5200 BRIGHTON LAKES BOULEVARD PUMP BLOCK
 Bill Date: 05/29/26
 Next Scheduled Read Date: 06/20/26

BILL SUMMARY

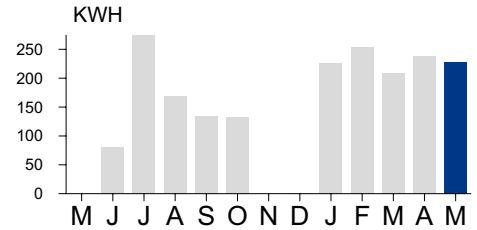
Previous Balance
\$39.03
-
Payments
\$39.03
+
Current Charges
\$37.04
=
Balance Due
\$37.04

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$33.59
Electric	\$28.06
Fuel Adjustment	-\$4.64
Customer Charge	\$10.17
CITY/COUNTY TAXES & TRANSFER FEE	\$3.45
TOTAL CURRENT CHARGES	\$37.04

USAGE DETAILS

Electric - Residential
 Daily Avg. - 7.35 kWh/Day
 Use One Year Ago - 0.00 kWh/Day
 Daily Avg. Cost - \$1.08



METER DATA

Meter #:	0157347049
Current:	9,973 on 05/20/26
Previous:	9,745 on 04/19/26
Total Usage:	228 kWh
Days Of Service:	31

MESSAGE from KUA

THIS STORM SEASON
PROTECT
YOUR APPLIANCES!

SURGE
PROTECTION
PROGRAM

KUA.COM/SURGE

SCAN HERE!

Page 1 of 2



PO Box 423219
 Kissimmee, FL 34742-3219

Customer ID – Account ID 001248670-000878320	Past Due Pay Now \$0.00	Due Date 06/16/26
Total Amount Due		\$37.04

* \$37.04 will be drafted from your bank account on 6/16/2026 via E-Payment.



0029316954

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

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



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PREPARE FOR HURRICANE SEASON

PREPÁRESE PARA LA TEMPORADA DE HURACANES

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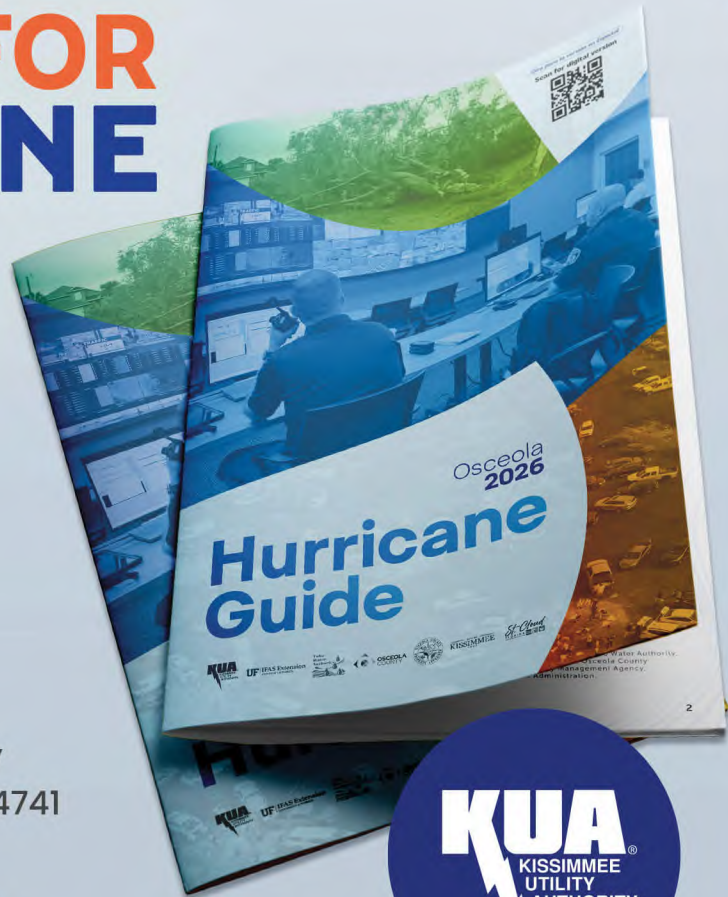
JUNE 1, 2026

at **Kissimmee Utility Authority**
1701 W. Carroll St. Kissimmee, FL 34741

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1 DE JUNIO DE 2026

en **Kissimmee Utility Authority**
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WAYS TO PAY	ONLINE	BANK DRAFT	PAY BY PHONE	PAY BY MAIL	AMSCOT	OFFICE PAYMENTS	PAYMENT DEPOSIT BOX
PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
COST	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
SOURCE (HOW TO)	Register Using my.kua.com	Register Using my.kua.com	407-933-9800	Payments with Bill Stubs: Kissimmee Utility Authority P.O. BOX 71376 Charlotte, NC 28272-1376	Amscot locations are open seven days a week, including weekends and holidays. Some are open 24 hours a day. Call Amscot at 800-801-4444 for locations	KUA's Carroll St. Facility is open for walk-in payments at 1701 W. Carroll St. in Kissimmee from 7:00 am to 6:00 pm weekdays excluding holidays	Available 24-hours at 1701 W. Carroll St. in Kissimmee. DO NOT DEPOSIT CASH

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WAYS TO CONTACT US	RESIDENTIAL CUSTOMER SERVICE	REPORTING AN ELECTRIC PROBLEM OR UTILITY THEFT	REPORTING A STREET LIGHT PROBLEM	CORRESPONDENCE
PHONE	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	FAX 407-933-1936
AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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

SCAN TO



PAY BILL

Customer ID – Account ID: 001248670-000905400
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 2900 SWEETSPIRE CIRCLE WELL BLVD
 Bill Date: 05/29/26
 Next Scheduled Read Date: 06/20/26

BILL SUMMARY

Previous Balance \$10.43	-	Payments \$10.43	+	Current Charges \$10.43	=	Balance Due \$10.43
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CURRENT CHARGES

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

METER DATA

Meter #:	0153576899
Current:	0 on 05/20/26
Previous:	0 on 04/19/26
Total Usage:	0 kWh
Days Of Service:	31

MESSAGE from KUA

THIS STORM SEASON PROTECT YOUR APPLIANCES!

**SURGE
PROTECTION
PROGRAM**

KUA.COM/SURGE

SCAN HERE!



PO Box 423219
 Kissimmee, FL 34742-3219

Customer ID – Account ID 001248670-000905400	Past Due Pay Now \$0.00	Due Date 06/16/26
Total Amount Due		\$10.43

* \$10.43 will be drafted from your bank account on 6/16/2026 via E-Payment.



0029316999

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

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



0012486700009054000000010430000010942026061620

PREPARE FOR HURRICANE SEASON

PREPÁRESE PARA LA TEMPORADA DE HURACANES

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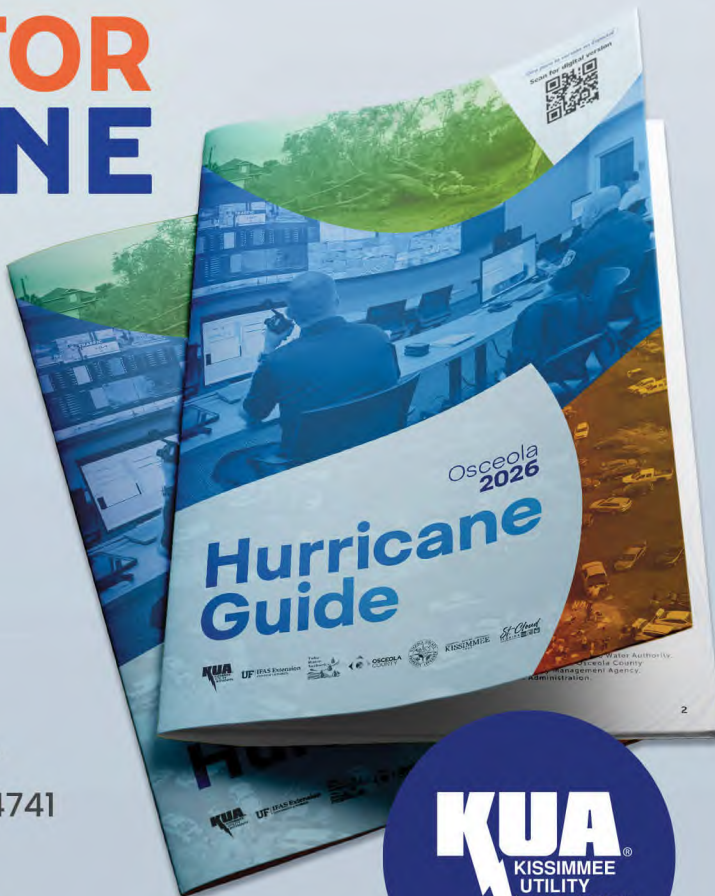
JUNE 1, 2026

at **Kissimmee Utility Authority**
1701 W. Carroll St. Kissimmee, FL 34741

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1 DE JUNIO DE 2026

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1701 W. Carroll St. Kissimmee, FL 34741



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WAYS TO PAY	ONLINE	BANK DRAFT	PAY BY PHONE	PAY BY MAIL	AMSCOT	OFFICE PAYMENTS	PAYMENT DEPOSIT BOX
PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
COST	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
SOURCE (HOW TO)	Register Using my.kua.com	Register Using my.kua.com	407-933-9800	Payments with Bill Stubs: Kissimmee Utility Authority P.O. BOX 71376 Charlotte, NC 28272-1376	Amscot locations are open seven days a week, including weekends and holidays. Some are open 24 hours a day. Call Amscot at 800-801-4444 for locations	KUA's Carroll St. Facility is open for walk-in payments at 1701 W. Carroll St. in Kissimmee from 7:00 am to 6:00 pm weekdays excluding holidays	Available 24-hours at 1701 W. Carroll St. in Kissimmee. DO NOT DEPOSIT CASH

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PHONE	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	FAX 407-933-1936
AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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



Customer ID – Account ID: 001248670-000905180
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 5200 BRIGHTON LAKES BOULEVARD
 WELL3
 Bill Date: 05/29/26
 Next Scheduled Read Date: 06/20/26

BILL SUMMARY

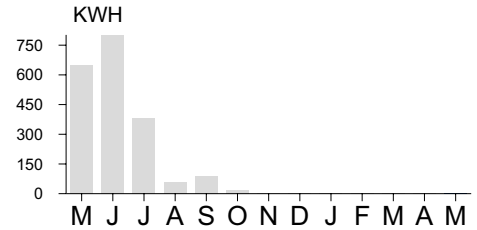
Previous Balance \$10.90 -
 Payments \$10.90 +
 Current Charges \$10.89 =
 Balance Due \$10.89

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$10.58
Electric	\$0.49
Fuel Adjustment	-\$0.08
Customer Charge	\$10.17
CITY/COUNTY TAXES & TRANSFER FEE	\$0.31
TOTAL CURRENT CHARGES	\$10.89

USAGE DETAILS

Electric - Residential
 Daily Avg. - 0.12 kWh/Day
 Use One Year Ago - 20.93 kWh/Day
 Daily Avg. Cost - \$0.34



METER DATA

Meter #:	0160638939
Current:	12,443 on 05/20/26
Previous:	12,439 on 04/19/26
Total Usage:	4 kWh
Days Of Service:	31

MESSAGE from KUA

THIS STORM SEASON PROTECT YOUR APPLIANCES!

KUA.COM/SURGE

SCAN HERE!



PO Box 423219
 Kissimmee, FL 34742-3219

Customer ID – Account ID 001248670-000905180	Past Due Pay Now \$0.00	Due Date 06/16/26
Total Amount Due		\$10.89

* \$10.89 will be drafted from your bank account on 6/16/2026 via E-Payment.



0029316998

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

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



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PREPARE FOR HURRICANE SEASON

PREPÁRESE PARA LA TEMPORADA DE HURACANES

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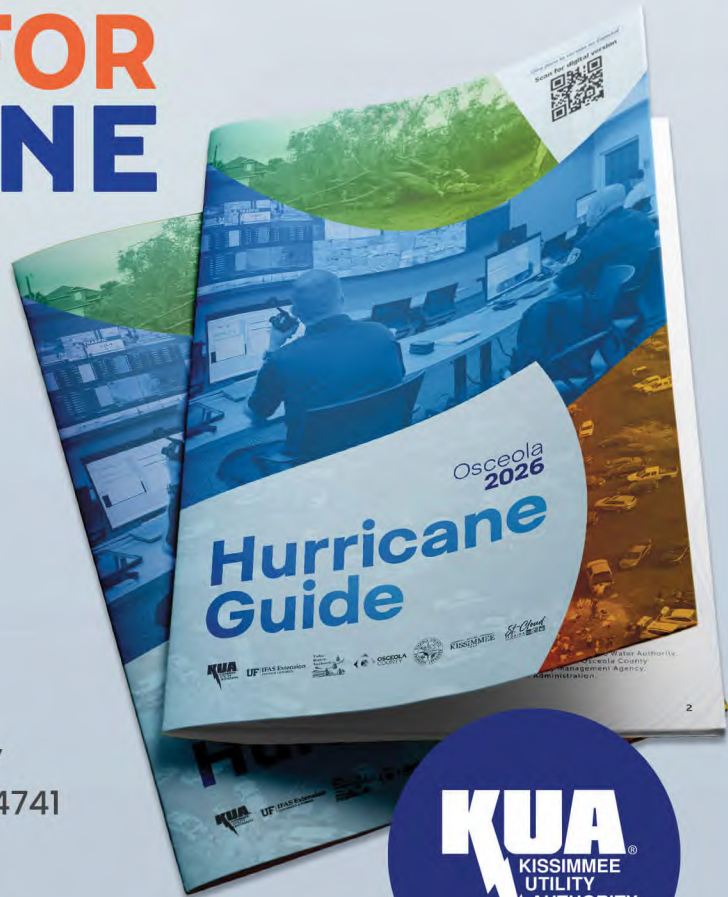
JUNE 1, 2026

at **Kissimmee Utility Authority**
1701 W. Carroll St. Kissimmee, FL 34741

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PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
COST	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
SOURCE (HOW TO)	Register Using my.kua.com	Register Using my.kua.com	407-933-9800	Payments with Bill Stubs: Kissimmee Utility Authority P.O. BOX 71376 Charlotte, NC 28272-1376	Amscot locations are open seven days a week, including weekends and holidays. Some are open 24 hours a day. Call Amscot at 800-801-4444 for locations	KUA's Carroll St. Facility is open for walk-in payments at 1701 W. Carroll St. in Kissimmee from 7:00 am to 6:00 pm weekdays excluding holidays	Available 24-hours at 1701 W. Carroll St. in Kissimmee. DO NOT DEPOSIT CASH

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PHONE	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	FAX 407-933-1936
AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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

SCAN TO



PAY BILL

Customer ID – Account ID: 001248670-000681110
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 2552 PLEASANT HILL ROAD WALL TO WALL
 Bill Date: 06/03/26
 Next Scheduled Read Date: 06/27/26

BILL SUMMARY

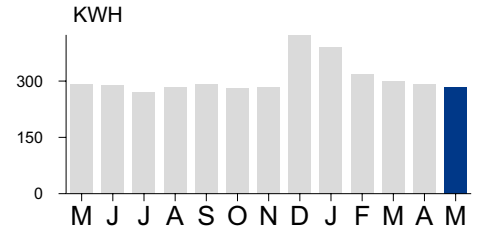
Previous Balance
\$44.49
-
Payments
\$44.49
+
Current Charges
\$42.58
=
Balance Due
\$42.58

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$38.39
Electric	\$34.84
Fuel Adjustment	-\$6.62
Customer Charge	\$10.17
CITY/COUNTY TAXES & TRANSFER FEE	\$4.19
TOTAL CURRENT CHARGES	\$42.58

USAGE DETAILS

Electric - Residential
 Daily Avg. - 9.12 kWh/Day
 Use One Year Ago - 9.45 kWh/Day
 Daily Avg. Cost - \$1.24



METER DATA

Meter #:	0160633987
Current:	28,765 on 05/27/26
Previous:	28,482 on 04/26/26
Total Usage:	283 kWh
Days Of Service:	31

MESSAGE from KUA

Prepare for the
Hurricane Season

Prepárese para la
Temporada de Huracanes

Pick up your Free Guide

Recoja su Guía Bilingüe y Gratuita

Kissimmee Utility Authority
1701 W. Carroll St., Kissimmee, FL 34741

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PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID 001248670-000681110	Past Due Pay Now \$0.00	Due Date 06/21/26
Total Amount Due		\$42.58

* \$42.58 will be drafted from your bank account on 6/21/2026 via E-Payment.



0029332561

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

Make Checks Payable To:
 KISSIMMEE UTILITY AUTHORITY
 P.O. BOX 71376
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WAYS TO PAY	ONLINE	BANK DRAFT	PAY BY PHONE	PAY BY MAIL	AMSCOT	OFFICE PAYMENTS	PAYMENT DEPOSIT BOX
PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
COST	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
SOURCE (HOW TO)	Register Using my.kua.com	Register Using my.kua.com	407-933-9800	Payments with Bill Stubs: Kissimmee Utility Authority P.O. BOX 71376 Charlotte, NC 28272-1376	Amscot locations are open seven days a week, including weekends and holidays. Some are open 24 hours a day. Call Amscot at 800-801-4444 for locations	KUA's Carroll St. Facility is open for walk-in payments at 1701 W. Carroll St. in Kissimmee from 7:00 am to 6:00 pm weekdays excluding holidays	Available 24-hours at 1701 W. Carroll St. in Kissimmee. DO NOT DEPOSIT CASH

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WAYS TO CONTACT US	RESIDENTIAL CUSTOMER SERVICE	REPORTING AN ELECTRIC PROBLEM OR UTILITY THEFT	REPORTING A STREET LIGHT PROBLEM	CORRESPONDENCE
PHONE	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	FAX 407-933-1936
AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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



PAY BILL

Customer ID – Account ID: 001248670-000659590
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 0 BRIGHTON LAKES WAY
 Bill Date: 06/04/26
 Next Scheduled Read Date:

BILL SUMMARY

Previous Balance \$2,785.83	-	Payments \$2,785.83	+	Current Charges \$2,747.09	=	Balance Due \$2,747.09
--------------------------------	---	------------------------	---	-------------------------------	---	---------------------------

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$2,538.73
Outdoor Lighting Charge	\$2,834.02
Fuel Adjustment	-\$295.29
CITY/COUNTY TAXES & TRANSFER FEE	\$208.36
TOTAL CURRENT CHARGES	\$2,747.09

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Customer ID – Account ID 001248670-000659590	Past Due Pay Now \$0.00	Due Date 06/22/26
Total Amount Due		\$2,747.09

* \$2,747.09 will be drafted from your bank account on 6/22/2026 via E-Payment.



0029335311

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

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ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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

SCAN TO



PAY BILL

Customer ID – Account ID: 001248670-000862780
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 3600 KARIBA COURT
 Bill Date: 06/03/26
 Next Scheduled Read Date: 06/27/26

Page 98

BILL SUMMARY

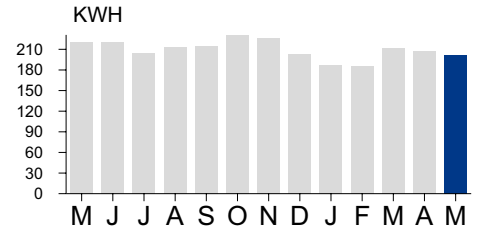
Previous Balance
\$37.90
-
Payments
\$37.90
+
Current Charges
\$36.51
=
Balance Due
\$36.51

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$33.38
Electric	\$27.00
Fuel Adjustment	-\$4.70
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$3.13
TOTAL CURRENT CHARGES	\$36.51

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 6.48 kWh/Day
 Use One Year Ago - 7.09 kWh/Day
 Daily Avg. Cost - \$1.08



METER DATA

Meter #:	0156883790
Current:	5,001 on 05/27/26
Previous:	4,800 on 04/26/26
Total Usage:	201 kWh
Days Of Service:	31

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 Kissimmee, FL 34742-3219

Customer ID – Account ID 001248670-000862780	Past Due Pay Now \$0.00	Due Date 06/21/26
Total Amount Due		\$36.51

* \$36.51 will be drafted from your bank account on 6/21/2026 via E-Payment.



0029331041

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

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ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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

SCAN TO



PAY BILL

Customer ID – Account ID: 001248670-000877890
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 5200 BRIGHTON LAKES BOULEVARD
 WELL
 Bill Date: 06/03/26
 Next Scheduled Read Date: 06/27/26

Page 100

BILL SUMMARY

Previous Balance \$11.36 -
 Payments \$11.36 +
 Current Charges \$11.36 =
 Balance Due \$11.36

CURRENT CHARGES

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

METER DATA

Meter #:	0157330274
Current:	0 on 05/27/26
Previous:	0 on 04/26/26
Total Usage:	0 kWh
Days Of Service:	31

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PO Box 423219
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Customer ID – Account ID 001248670-000877890	Past Due Pay Now \$0.00	Due Date 06/21/26
Total Amount Due		\$11.36

* \$11.36 will be drafted from your bank account on 6/21/2026 via E-Payment.



0029334140

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

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 CHARLOTTE, NC 28272-1376



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AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



Customer Service: 407-933-9800
 Outage Reporting: 407-933-9898
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Customer ID – Account ID: 001248670-000708280
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 4101 BRIGHTON LAKES BOULEVARD
 Bill Date: 06/03/26
 Next Scheduled Read Date: 06/27/26

Page 1 of 2
 GDHSE

BILL SUMMARY

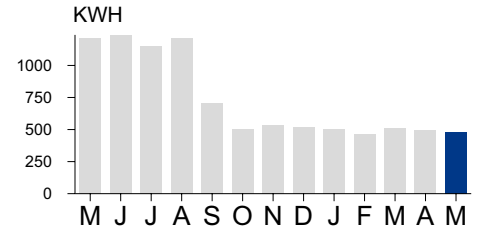
Previous Balance \$74.42 -
 Payments \$74.42 +
 Current Charges \$71.29 =
 Balance Due \$71.29

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$64.21
Electric	\$64.33
Fuel Adjustment	-\$11.20
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$7.08
TOTAL CURRENT CHARGES	\$71.29

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 15.45 kWh/Day
 Use One Year Ago - 39.00 kWh/Day
 Daily Avg. Cost - \$2.07



METER DATA

Meter #:	0160639559
Current:	64,779 on 05/27/26
Previous:	64,300 on 04/26/26
Total Usage:	479 kWh
Days Of Service:	31

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Customer ID – Account ID 001248670-000708280	Past Due Pay Now \$0.00	Due Date 06/21/26
Total Amount Due		\$71.29

* \$71.29 will be drafted from your bank account on 6/21/2026 via E-Payment.



0029332563

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

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

SCAN TO



PAY BILL

Customer ID – Account ID: 001248670-000749950
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 4250 BRIGHTON LAKES BOULEVARD
 Bill Date: 06/03/26
 Next Scheduled Read Date: 06/27/26

BILL SUMMARY

Previous Balance
\$1,861.54
-
Payments
\$1,861.54
+
Current Charges
\$1,778.98
=
Balance Due
\$1,778.98

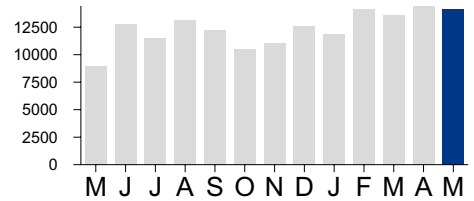
CURRENT CHARGES

KUA ELECTRIC SERVICE	\$1,578.23
Electric	\$1,897.51
Fuel Adjustment	-\$330.36
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$200.75
TOTAL CURRENT CHARGES	\$1,778.98

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 455.80 kWh/Day
 Use One Year Ago - 287.64 kWh/Day
 Daily Avg. Cost - \$50.91

KWH



SERVICE TYPE

	Meter Id	Current Read Date	Current Read	Previous Read Date	Previous Reading	Meter Mult.	Billed Usage	Days of Service
Electric	0156883390	05/27/26	721,215	04/26/26	707,085	1	14,130	31
Demand	0156883390	05/27/26	27.70	04/26/26	27.13	1	27.70	31

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Customer ID – Account ID 001248670-000749950	Past Due Pay Now \$0.00	Due Date 06/21/26
Total Amount Due		\$1,778.98

* \$1,778.98 will be drafted from your bank account on 6/21/2026 via E-Payment.



0029332627

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

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SCAN TO



PAY BILL

Customer ID – Account ID: 001248670-000761450
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 4101 BRIGHTON LAKES BOULEVARD
 Bill Date: 06/03/26
 Next Scheduled Read Date: 06/27/26

Page 1 of 6

BILL SUMMARY

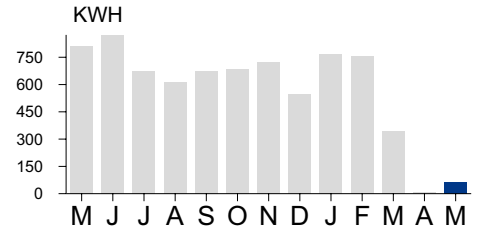
Previous Balance
\$12.64
-
Payments
\$12.64
+
Current Charges
\$19.50
=
Balance Due
\$19.50

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$18.29
Electric	\$8.73
Fuel Adjustment	-\$1.52
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$1.21
TOTAL CURRENT CHARGES	\$19.50

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 2.09 kWh/Day
 Use One Year Ago - 26.22 kWh/Day
 Daily Avg. Cost - \$0.59



SERVICE TYPE

	Meter Id	Current Read Date	Current Read	Previous Read Date	Previous Reading	Meter Mult.	Billed Usage	Days of Service
Electric	0156887561	05/27/26	54,543	04/26/26	54,478	1	65	31
Demand	0156887561	05/27/26	7.19	04/26/26	0.01	1	7.19	31

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1701 W. Carroll St., Kissimmee, FL 34741

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PO Box 423219
 Kissimmee, FL 34742-3219

Customer ID – Account ID 001248670-000761450	Past Due Pay Now \$0.00	Due Date 06/21/26
Total Amount Due		\$19.50

* \$19.50 will be drafted from your bank account on 6/21/2026 via E-Payment.



0029332633

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

Make Checks Payable To:
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PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
COST	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
SOURCE (HOW TO)	Register Using my.kua.com	Register Using my.kua.com	407-933-9800	Payments with Bill Stubs: Kissimmee Utility Authority P.O. BOX 71376 Charlotte, NC 28272-1376	Amscot locations are open seven days a week, including weekends and holidays. Some are open 24 hours a day. Call Amscot at 800-801-4444 for locations	KUA's Carroll St. Facility is open for walk-in payments at 1701 W. Carroll St. in Kissimmee from 7:00 am to 6:00 pm weekdays excluding holidays	Available 24-hours at 1701 W. Carroll St. in Kissimmee. DO NOT DEPOSIT CASH

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WAYS TO CONTACT US	RESIDENTIAL CUSTOMER SERVICE	REPORTING AN ELECTRIC PROBLEM OR UTILITY THEFT	REPORTING A STREET LIGHT PROBLEM	CORRESPONDENCE
PHONE	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	FAX 407-933-1936
AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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

SCAN TO



PAY BILL

Customer ID – Account ID: 001248670-000789380
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 4200 BRIGHTON LAKES BOULEVARD
 Bill Date: 06/04/26
 Next Scheduled Read Date:
 Page 1 of 2

BILL SUMMARY

Previous Balance \$47.63	-	Payments \$47.63	+	Current Charges \$47.09	=	Balance Due \$47.09
------------------------------------	---	----------------------------	---	-----------------------------------	---	-------------------------------

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$43.92
Outdoor Lighting Charge	\$48.12
Fuel Adjustment	-\$4.20
CITY/COUNTY TAXES & TRANSFER FEE	\$3.17
TOTAL CURRENT CHARGES	\$47.09

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PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID 001248670-000789380	Past Due Pay Now \$0.00	Due Date 06/22/26
Total Amount Due		\$47.09

* \$47.09 will be drafted from your bank account on 6/22/2026 via E-Payment.



0029335336

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

Make Checks Payable To:
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 CHARLOTTE, NC 28272-1376



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PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
COST	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
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WAYS TO CONTACT US	RESIDENTIAL CUSTOMER SERVICE	REPORTING AN ELECTRIC PROBLEM OR UTILITY THEFT	REPORTING A STREET LIGHT PROBLEM	CORRESPONDENCE
PHONE	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	FAX 407-933-1936
AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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



Customer ID - Account ID: 001248670-000801580
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 4200 BRIGHTON LAKES BOULEVARD
 Bill Date: 06/03/26
 Next Scheduled Read Date: 06/27/26

PAY BILL

BILL SUMMARY

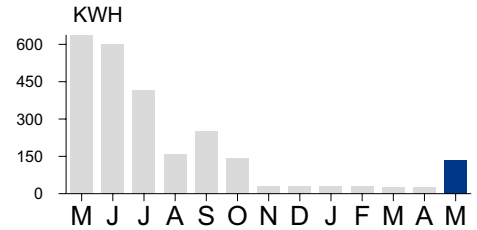
Previous Balance \$14.56 -
 Payments \$14.56 +
 Current Charges \$28.12 =
 Balance Due \$28.12

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$25.94
Electric	\$17.99
Fuel Adjustment	-\$3.13
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$2.18
TOTAL CURRENT CHARGES	\$28.12

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 4.32 kWh/Day
 Use One Year Ago - 20.58 kWh/Day
 Daily Avg. Cost - \$0.84



METER DATA

Meter #:	0156887560
Current:	24,876 on 05/27/26
Previous:	24,742 on 04/26/26
Total Usage:	134 kWh
Days Of Service:	31

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Customer ID - Account ID 001248670-000801580	Past Due Pay Now \$0.00	Due Date 06/21/26
Total Amount Due		\$28.12

* \$28.12 will be drafted from your bank account on 6/21/2026 via E-Payment.



0029332719

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

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PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
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AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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



Customer ID – Account ID: 001248670-000820220
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 0 MAGGIORE CIRCLE
 Bill Date: 06/03/26
 Next Scheduled Read Date:

BILL SUMMARY

Previous Balance \$202.43	-	Payments \$202.43	+	Current Charges \$200.08	=	Balance Due \$200.08
------------------------------	---	----------------------	---	-----------------------------	---	-------------------------

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$186.62
Outdoor Lighting Charge	\$204.51
Fuel Adjustment	-\$17.89
CITY/COUNTY TAXES & TRANSFER FEE	\$13.46
TOTAL CURRENT CHARGES	\$200.08

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Customer ID – Account ID 001248670-000820220	Past Due Pay Now \$0.00	Due Date 06/21/26
Total Amount Due		\$200.08

* \$200.08 will be drafted from your bank account on 6/21/2026 via E-Payment.



0029331016

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

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PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
COST	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
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AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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

SCAN TO



PAY BILL

Customer ID – Account ID:

001248670-000859970

Customer Name: BRIGHTON LKS COMM DEV DISTRICT

Service Address: 4000 BRIGHTON LAKES BOULEVARD
 GATE

Bill Date:

06/03/26

Next Scheduled Read Date:

06/27/26

Page 114

BILL SUMMARY

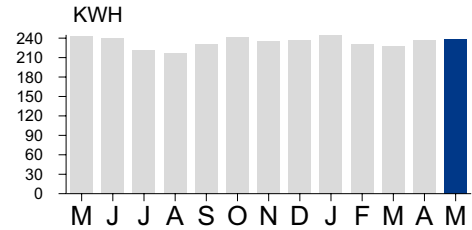
Previous Balance \$41.74 -
 Payments \$41.74 +
 Current Charges \$41.14 =
 Balance Due \$41.14

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$37.48
Electric	\$31.96
Fuel Adjustment	-\$5.56
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$3.66
TOTAL CURRENT CHARGES	\$41.14

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 7.67 kWh/Day
 Use One Year Ago - 7.83 kWh/Day
 Daily Avg. Cost - \$1.21



METER DATA

Meter #:	0156883967
Current:	16,640 on 05/27/26
Previous:	16,402 on 04/26/26
Total Usage:	238 kWh
Days Of Service:	31

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PO Box 423219
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Customer ID – Account ID 001248670-000859970	Past Due Pay Now \$0.00	Due Date 06/21/26
Total Amount Due		\$41.14

* \$41.14 will be drafted from your bank account on 6/21/2026 via E-Payment.



0029332751

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

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SOURCE (HOW TO)	Register Using my.kua.com	Register Using my.kua.com	407-933-9800	Payments with Bill Stubs: Kissimmee Utility Authority P.O. BOX 71376 Charlotte, NC 28272-1376	Amscot locations are open seven days a week, including weekends and holidays. Some are open 24 hours a day. Call Amscot at 800-801-4444 for locations	KUA's Carroll St. Facility is open for walk-in payments at 1701 W. Carroll St. in Kissimmee from 7:00 am to 6:00 pm weekdays excluding holidays	Available 24-hours at 1701 W. Carroll St. in Kissimmee. DO NOT DEPOSIT CASH

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AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com



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



Customer ID - Account ID: 001248670-000687700
 Customer Name: BRIGHTON LKS COMM DEV DISTRICT
 Service Address: 4101 BRIGHTON LAKES BOULEVARD
 Block
 Bill Date: 06/03/26
 Next Scheduled Read Date: 06/27/26

BILL SUMMARY

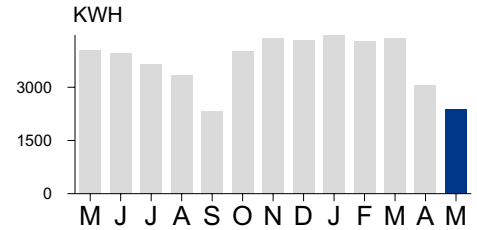
Previous Balance \$402.27 -
 Payments \$402.27 +
 Current Charges \$309.33 =
 Balance Due \$309.33

CURRENT CHARGES

KUA ELECTRIC SERVICE	\$275.26
Electric	\$319.87
Fuel Adjustment	-\$55.69
Customer Charge	\$11.08
CITY/COUNTY TAXES & TRANSFER FEE	\$34.07
TOTAL CURRENT CHARGES	\$309.33

USAGE DETAILS

Electric - Commercial
 Daily Avg. - 76.83 kWh/Day
 Use One Year Ago - 130.58 kWh/Day
 Daily Avg. Cost - \$8.88



METER DATA

Meter #:	0153570372
Current:	291,580 on 05/27/26
Previous:	289,198 on 04/26/26
Total Usage:	2,382 kWh
Days Of Service:	31

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Customer ID - Account ID 001248670-000687700	Past Due Pay Now \$0.00	Due Date 06/21/26
Total Amount Due		\$309.33

* \$309.33 will be drafted from your bank account on 6/21/2026 via E-Payment.



0029332562

BRIGHTON LKS COMM DEV DISTRICT
 DBA: BRIGHTON LAKES CDD
 210 N UNIVERSITY DRIVE STE 202
 CORAL SPRINGS FL 33071-7320

Make Checks Payable To:
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PAYMENT TYPE ACCEPTED	Checking Account, Credit or Debit Card	Automatic Withdrawal	Checking Account, Credit or Debit Card	Check or Money Order	Cash	Check, Cash, Credit Card or Money Order	Check or Money Order
COST	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE	FREE	FREE to eCheck; Residential \$3.25 Commercial \$4.95 Convenience Fee* Using Credit/Debit	FREE
SOURCE (HOW TO)	Register Using my.kua.com	Register Using my.kua.com	407-933-9800	Payments with Bill Stubs: Kissimmee Utility Authority P.O. BOX 71376 Charlotte, NC 28272-1376	Amscot locations are open seven days a week, including weekends and holidays. Some are open 24 hours a day. Call Amscot at 800-801-4444 for locations	KUA's Carroll St. Facility is open for walk-in payments at 1701 W. Carroll St. in Kissimmee from 7:00 am to 6:00 pm weekdays excluding holidays	Available 24-hours at 1701 W. Carroll St. in Kissimmee. DO NOT DEPOSIT CASH

*Convenience Fees: All Convenience Fees are collected by third-party vendors. KUA receives no portion of these convenience fees. Maximum payment amount is \$1000. Multiple payments can be made if charge exceeds maximum payment amount. Please visit www.kua.com for more information.

WAYS TO CONTACT US	RESIDENTIAL CUSTOMER SERVICE	REPORTING AN ELECTRIC PROBLEM OR UTILITY THEFT	REPORTING A STREET LIGHT PROBLEM	CORRESPONDENCE
PHONE	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	407-933-9800 or 877-582-7700	FAX 407-933-1936
AVAILABILITY	Monday to Friday 7 am to 6 pm	24/7	24/7	PO Box 423219 Kissimmee, FL 34742-3219
ONLINE	customerservice@kua.com	www.kua.com	www.kua.com	www.kua.com

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

Invoice



BILL TO
Brighton Lakes CCD 313 Campus Street Celebration, FL 34747

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2426	05/25/2026	\$2,898.00	06/09/2026	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Security Services	Security services provided from May 11th to 24th, 2026.	126	23.00	2,898.00T

Ways to pay



SUBTOTAL	2,898.00
TAX	0.00
TOTAL	2,898.00
BALANCE DUE	\$2,898.00

[View and pay](#)

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

Invoice



BILL TO
Brighton Lakes CCD 313 Campus Street Celebration, FL 34747

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2443	06/09/2026	\$3,001.50	06/24/2026	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Security Services	Security services provided from May 26th to June 7th, 2026.	117	23.00	2,691.00T
	Security Services	Security services provided on Memorial Day, May 25, 2026.	9	34.50	310.50T

Ways to pay



SUBTOTAL	3,001.50
TAX	0.00
TOTAL	3,001.50
BALANCE DUE	\$3,001.50

[View and pay](#)



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 49-60-00612
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 49-BID-8498042
Fee Amount: \$375.00

To: Brighton Lakes Community Dev. District
313 Campus St
Kissimmee, FL 34747

Total Amount Due: \$375.00

Payment Due 06/30/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to Osceola County Health Department
Or pay online at www.MyFloridaEHPermit.com.

Account Information for: 49-60-00612
Facility Name: Brighton Lakes Community Pool
Location Address 1: 4250 Brighton Lakes Blvd
Location Address 2:
City: Kissimmee
State: FL
Zip Code: 34746

County Mailing Address 1: 1 Courthouse Sq
County Mailing Address 2: Ste 1200
County Mailing City: Kissimmee
County Mailing State: FL
County Mailing Zip Code: 34741

Owner Name: Brighton Lakes Community Dev. District
Owner Address 1: 313 Campus St
Owner Address 2: Kissimmee, FL 34747
Owner City: Kissimmee
Owner State: FL
Owner Zip Code: 34747
Work Phone:
Home Phone: (407) 566-4122

Facility Contact Name: Brighton Lakes Community Dev. District
Work Phone:
Home Phone: (407) 566-4122

Signature: Date:

[Environmental Public Health - Account Information Copy]



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 49-60-00612
For: Swimming Pools Public Pool > 25000 Gallons

Billing Code: 49-BID-8498042
Fee Amount: \$375.00

To: Brighton Lakes Community Dev. District
313 Campus St
Kissimmee, FL 34747

Total Amount Due: \$375.00
Payment Due 06/30/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
Or pay online at www.MyFloridaEHPermit.com.



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 49-60-00613
For: Swimming Pools Wading Pool

Billing Code: 49-BID-8498837
Fee Amount: \$250.00

To: Brighton Lakes Community Development District
4250 Brighton Lakes Blvd
Kissimmee, FL 34746

Total Amount Due: \$250.00

Payment Due 06/30/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to Osceola County Health Department
Or pay online at www.MyFloridaEHPermit.com.

Account Information for: 49-60-00613
Facility Name: Brighton Lakes Recreational Center Pool
Location Address 1: 4250 Brighton Lakes Blvd
Location Address 2:
City: Kissimmee
State: FL
Zip Code: 34746

County Mailing Address 1: 1 Courthouse Sq
County Mailing Address 2: Ste 1200
County Mailing City: Kissimmee
County Mailing State: FL
County Mailing Zip Code: 34741

Owner Name: Brighton Lakes Community Development District
Owner Address 1: 4250 Brighton Lakes Blvd
Owner Address 2: Kissimmee, FL 34746
Owner City: Kissimmee
Owner State: FL
Owner Zip Code: 34746
Work Phone:
Home Phone: (656) 209-7919

Facility Contact Name: Brighton Lakes Community Development District
Work Phone:
Home Phone: (656) 209-7919

Signature: Date:

[Environmental Public Health - Account Information Copy]



State of Florida
Department of Health
Notification of Fees Due

Identification Number: 49-60-00613
For: Swimming Pools Wading Pool

Billing Code: 49-BID-8498837
Fee Amount: \$250.00

To: Brighton Lakes Community Development District
4250 Brighton Lakes Blvd
Kissimmee, FL 34746

Total Amount Due: \$250.00
Payment Due 06/30/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
Or pay online at www.MyFloridaEHPermit.com.

INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 *****ADDRESS CHANGED*****
 PO BOX 85529
 CHICAGO, IL 60689-5529
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI268400
 Invoice Date: 5/28/2026

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

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

Ship Via
 Ship Date 5/28/2026
 Due Date 7/27/2026
 Terms Net 60

Customer ID 035480
 P.O. Number
 P.O. Date 5/28/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fountain/Aerator Service & Repairs Quoted Service Request Brighton Lak LakeFtn Fountain 1 Site #1					
Service Fee		1	1	150.00	150.00
Labor		4	4	150.00	600.00
Fountain was pulled to shore and inspected.					

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 750.00

Subtotal: 750.00
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 750.00

INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 *****ADDRESS CHANGED*****
 PO BOX 85529
 CHICAGO, IL 60689-5529
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI276412
 Invoice Date: 6/5/2026

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

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

Ship Via
 Ship Date 6/5/2026
 Due Date 8/4/2026
 Terms Net 60

Customer ID 035480
 P.O. Number
 P.O. Date 6/5/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fountain/Aerator Service & Repairs Quoted Service Request Brighton Lak LakeFtn Fountain 1 Site #1 CP-G-92959991	EA	1	1	2,364.40	2,364.40
Grundfos MS4000 5H/1P/230V 4" MTR 3M - 82-A2N	EA	1	1	206.99	206.99
SPL200: 3M Splice Kit(82-A2N)Std(2 to 3/0)G1290405 2 to 3/0 AWG, 11.875 in 5000V		1	1	150.00	150.00
Service Fee		1	1	150.00	150.00
Labor		4	4	150.00	600.00
New fountain motor was installed.					

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 3,321.39

Subtotal: 3,321.39
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 3,321.39

INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 *****ADDRESS CHANGED*****
 PO BOX 85529
 CHICAGO, IL 60689-5529
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI269322
 Invoice Date: 6/1/2026

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

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

Ship Via
 Ship Date 6/1/2026
 Due Date 7/31/2026
 Terms Net 60

Customer ID 035480
 P.O. Number
 P.O. Date 6/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance June Billing 6/1/2026 - 6/30/2026 pond 1 pond 2 pond 4 pond 5 pond 6 pond 7 pond 9 pond 3 pond 8 Brighton Lak LakeFtn Fountain 1 Site #1 Brighton Lak LakeFtn Fountain 2 Site #2		1	1	4,054.50	4,054.50

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 4,054.50

Subtotal: 4,054.50
 Invoice Discount: 0.00
 Total Sales Tax 0.00
 Payment Amount: 0.00
Total: 4,054.50

INVOICE

TECHNI-POOLS 2026
P.O Box 721122
Orlando, FL 32872-1122

info@techni-pools.com
+1 (407) 766-1281
www.techni-pools.com



Bill to

Brighton Lakes CDD
4250 Brighton Lakes Blvd
Kissimmee, FL 34746

Ship to

Brighton Lakes CDD
4250 Brighton Lakes Blvd
Kissimmee, FL 34746

Invoice details

Invoice no.: 1484
Terms: Due on receipt
Invoice date: 06/08/2026
Due date: 06/08/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/04/2026	Repair	Repair: Provide and Install high capacity chlorinator on swimming pool.	1	\$546.27	\$546.27

Total **\$546.27**

Ways to pay



Overdue 06/08/2026

[View and pay](#)



7534 0100 N0 RP 08 06082026 YNNNNNNN 0016518 S1 T55

16518 1 SP 0.780

BRIGHTON LAKES CDD



C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073



ACCOUNT INVOICE

My Customer Number: 3950470

Please Pay By: 06/22/2026

Total Due: \$111.57



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TerminixCommercial.com



PAY BY PHONE
1.855.456.3631



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• TerminixCommercial.com

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



SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
06/02/2026	Pest Control Work Order 21741753777 Environmental and Safety Surcharge	472691382	\$106.57 \$5.00		
	Location: 4250 BRIGHTON LAKES, KISSIMMEE FL 34746				\$111.57

DUE DATE: 06/22/2026

TOTAL DUE: \$111.57

This invoice reflects payments received by 06/08/2026. If you have not paid your previous balance, please make your payment today. Any Year in Advance payment received will be applied to any previous balance on this agreement. The environmental and safety surcharge covers ongoing costs required for maintaining environmental and safety initiatives for our employees and customers. This includes but is not limited to transportation improvements, safety training and service safety protocols as they may pertain to each industry we service. Limitations apply.

Please tear along line to remit.



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- Pay online at My Account at TerminixCommercial.com
- Pay by phone at 1.855.456.3631
- Pay by enclosed check
- Credit card payment. Please fill out the following:

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

Name (as it appears on credit card): _____

Authorized Signature: _____

Amount Due: **\$111.57** 1 year in advance: **\$1,300.44**

Amount Paid: _____

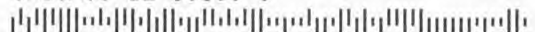
Invoice Number: 472691382
Customer Number: 3950470

C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073

SAVE 3%
when you pay
1-Year in advance

REMIT TO:

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CHICAGO IL 60680-0



3 00000000 10 000039504704 00000000004726913823 0001115700130044 5



17058 1 SP 0.780

BRIGHTON LAKES CDD



C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073



ACCOUNT INVOICE

My Customer Number: 3950470

Please Pay By: Upon Receipt

Total Due: \$111.57



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1.855.456.3631



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If you're having trouble paying your bill, we can work with you. Just call 1.800.TERMINIX to speak with a billing representative. You can also pay your bill online or by mail.



SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
05/05/2026	Pest Control Work Order 21699947262 Environmental and Safety Surcharge	471724090	\$106.57 \$5.00		\$111.57
	Location: 4250 BRIGHTON LAKES, KISSIMMEE FL 34746				

DUE DATE: Upon Receipt

TOTAL DUE: \$111.57

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

Please tear along line to remit.

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- Pay online at My Account at TerminixCommercial.com
- Pay by phone at 1.855.456.3631
- Pay by enclosed check
- Credit card payment. Please fill out the following:

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

Name (as it appears on credit card): _____

Authorized Signature: _____

Amount Due: **\$111.57**

Amount Paid: _____

Invoice Number: 471724090
Customer Number: 3950470

C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073

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TerminixCommercial.com

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TERMINIX PROCESSING CENTER
PO BOX 802155
CHICAGO IL 60680-0





7534 0100 NO RP 08 06082026 YNNNNNNN 0016966 31 T56

16966 1 SP 0.780

BRIGHTON LAKES CDD



C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073



ACCOUNT INVOICE

My Customer Number: 3950470

Please Pay By: Upon Receipt

Total Due: \$93.81



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TerminixCommercial.com



PAY BY PHONE
1.855.456.3631



QUESTIONS
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• TerminixCommercial.com

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SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
04/06/2026	Pest Control Work Order 21648929710 Environmental and Safety Surcharge	470708966	\$88.81 \$5.00		
	Location: 4250 BRIGHTON LAKES, KISSIMMEE FL 34746				\$93.81

DUE DATE: Upon Receipt

TOTAL DUE: \$93.81

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

Please tear along line to remit.



Payment Options:

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

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

Name (as it appears on credit card): _____

Authorized Signature: _____

Amount Due: **\$93.81**

Amount Paid: _____

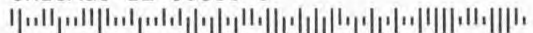
Invoice Number: 470708966
Customer Number: 3950470

C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073

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CHICAGO IL 60680-0





7534 0100 N0 RP 08 06082026 YNNNNNNN 0017059 S1 T56

17059 I SP 0.780

BRIGHTON LAKES CDD



C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073



ACCOUNT INVOICE

My Customer Number:	3950470
Please Pay By:	Upon Receipt
Total Due:	\$96.58



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PAY BY PHONE
1.855.456.3631



QUESTIONS
• 1.800.TERMINIX
• TerminixCommercial.com

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If you're having trouble paying your bill, we can work with you. Just call 1.800.TERMINIX to speak with a billing representative. You can also pay your bill online or by mail.



SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
05/05/2026	Pest Control Work Order 21699936563 Environmental and Safety Surcharge	471724070	\$91.58 \$5.00		\$96.58
	Location: 4250 BRIGHTON LAKES, KISSIMMEE FL 34746				

DUE DATE: Upon Receipt

TOTAL DUE: \$96.58

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

Please tear along line to remit.

\$ Payment Options:

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

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

Name (as it appears on credit card): _____

Authorized Signature: _____

Amount Due: **\$96.58**

Amount Paid: _____

Invoice Number: 471724070
Customer Number: 3950470

C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073

Sign up for EasyPay
automated payments at
TerminixCommercial.com

REMIT TO:
TERMINIX PROCESSING CENTER
PO BOX 802155
CHICAGO IL 60680-0





7534 0100 NO RP 08 06082026 YNNNNNNN 0017120 S1 T56

17120 1 SP 0.780

BRIGHTON LAKES CDD



C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073



ACCOUNT INVOICE

My Customer Number: 3950470

Please Pay By: 06/22/2026

Total Due: \$96.58

- PAY ONLINE**
TerminixCommercial.com
- PAY BY PHONE**
1.855.456.3631
- QUESTIONS**
• 1.800.TERMINIX
• TerminixCommercial.com

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SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
06/02/2026	Pest Control Work Order 21741729773 Environmental and Safety Surcharge	472691959	\$91.58 \$5.00		\$96.58
	Location: 4250 BRIGHTON LAKES, KISSIMMEE FL 34746				

DUE DATE: 06/22/2026 **TOTAL DUE: \$96.58**

This invoice reflects payments received by 06/08/2026. If you have not paid your previous balance, please make your payment today.
Any Year in Advance payment received will be applied to any previous balance on this agreement.
The environmental and safety surcharge covers ongoing costs required for maintaining environmental and safety initiatives for our employees and customers. This includes but is not limited to transportation improvements, safety training and service safety protocols as they may pertain to each industry we service. Limitations apply.

Please tear along line to remit.



Payment Options:

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

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

Name (as it appears on credit card): _____

Authorized Signature: _____

Amount Due: **\$96.58** 1 year in advance: **\$1,125.96**

Amount Paid: _____

Invoice Number: 472691959
Customer Number: 3950470

C/O INFRAMARK
11555 HERON BLVD
CORAL SPRINGS FL 33073

SAVE 3%
when you pay
1-Year in advance

REMIT TO:

TERMINIX PROCESSING CENTER
PO BOX 802155
CHICAGO IL 60680-0



3 00000000 10 000039504704 00000000004726919596 0000965800112596 5



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

BRIGHTON LKS COMM DEV DISTRICT
 Service Address:
 4101 BRIGHTON LAKES BOULEVARD
 GDHSE

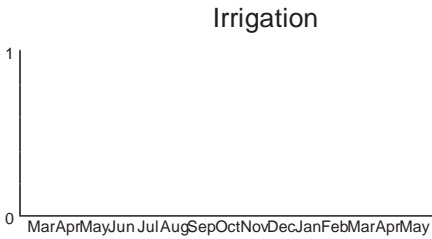
Account Number: 001248670-000708280
 Past Due Amount: \$0.00
 Current Charges: \$7.75
 Total Amount Due: \$7.75

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

Upgrade your irrigation controller to a smart irrigation controller & you may qualify for a \$145 rebate. Visit tohowater.com/irrigationrebate for details.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
72767201	28	04/23/2026	201	05/21/2026	201	0

Payment - Thank You	\$-7.75
Balance Forward	\$0.00
Current Transaction(s)	
Irrigation Base Charge	\$7.75
Irrigation Usage	\$0.00
Current Transaction Total	\$7.75
Total Amount Due	\$7.75



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



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

Account Number 001248670-000708280

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$7.75	06/18/26	\$7.75

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT



BRIGHTON LKS COMM DEV DISTRICT
 CO INFRAMARK
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

0012486700007082800000007759

Ways to pay

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

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

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

BY PHONE

Call 407-944-5000 for our automated payment system

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck

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

BY MAIL

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

Please remit your payment to:

Toho Water Authority

PO Box 30527

Tampa, FL 33630-3527

Payment Source

Check or Money Order

SELECT PAYMENT LOCATIONS

Am Scot: No Convenience Fees

MoneyGram participating locations

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

Payment Source

Cash

Fees

\$1.25

eBills

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

BRIGHTON LKS COMM DEV DISTRICT

Service Address:
 4250 BRIGHTON LAKES BOULEVARD

Account Number: 001248670-000749950
 Past Due Amount: \$0.00
 Current Charges: \$81.16
 Total Amount Due: \$81.16

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

Upgrade your irrigation controller to a smart irrigation controller & you may qualify for a \$145 rebate. Visit tohowater.com/irrigationrebate for details.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14019746	28	04/23/2026	5391	05/21/2026	5396	5

Payment - Thank You \$-395.23

Balance Forward \$0.00

Current Transaction(s)

Water Base Charge \$7.75

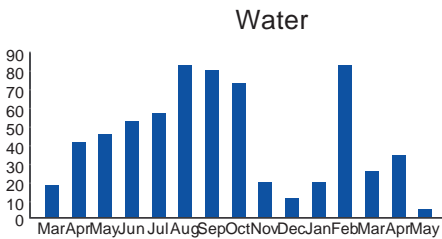
Water Usage \$12.45

Wastewater Base Charge \$19.26

Wastewater Usage \$41.70

Current Transaction Total **\$81.16**

Total Amount Due **\$81.16**



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



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

Account Number 001248670-000749950

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$81.16	06/18/26	\$81.16

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT



BRIGHTON LKS COMM DEV DISTRICT
 CO INFRAMARK
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

0012486700007499500000081169

Ways to pay

ON OUR WEBSITE

www.tohowater.com

Payment Source

eCheck, Credit/Debit Cards

Fees

Free for eCheck and Credit/Debit*

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Tampa, FL 33630-3527

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Check or Money Order

SELECT PAYMENT LOCATIONS

Amscot: No Convenience Fees

MoneyGram participating locations

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

Payment Source

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\$1.25

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

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

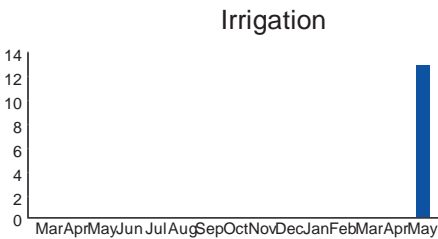
Account Number: 001248670-000654500
 Past Due Amount: \$0.00
 Current Charges: \$97.76
 Total Amount Due: \$97.76

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

Upgrade your irrigation controller to a smart irrigation controller & you may qualify for a \$145 rebate. Visit tohowater.com/irrigationrebate for details.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14039970	28	04/23/2026	77	05/21/2026	90	13

Payment - Thank You	<u>\$-39.52</u>
Balance Forward	\$0.00
Current Transaction(s)	
Irrigation Base Charge	\$39.52
Irrigation Usage	<u>\$58.24</u>
Current Transaction Total	\$97.76
Total Amount Due	\$97.76



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



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

Account Number 001248670-000654500

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
\$0.00	\$97.76	06/18/26	\$97.76

DO NOT PAY

YOU ARE ENROLLED IN AUTODRAFT



BRIGHTON LKS COMM DEV DISTRICT
 CO INFRAMARK
 2005 PAN AM CIR STE 300
 TAMPA FL 33607-6008

0012486700006545000000097764

Ways to pay

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Work Order	00984367	Account	Brighton Lakes CDD
Work Order	00984367	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	6/5/2026		

Work Details

Specialist Comments to Customer	Location ponds had low water levels and clear of algae at the time of visit. Pond perimeters and exposed shorelines were spot sprayed with herbicides to eliminate invasive vegetation. Please allow 7-14 days for best results. Thank you! (NOTE; strong winds limited spray range.)	Prepared By	Braulio Lugo
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Work Order Assets

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



Work Order 00984367
 Work Order 00984367
 Number

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

Created Date 6/5/2026

pond 7	DYE APPLICATION	
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	



Work Order 00984367

Work Order 00984367

Number

Account

Brighton Lakes CDD

Contact

Michael Perez

Address

4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Created Date 6/5/2026

pond 2 SHORELINE WEED CONTROL

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 7

pond 6

pond 5

pond 4

pond 2

pond 1



Work Order	00989210	Account	Brighton Lakes CDD
Work Order	00989210	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	6/18/2026		

Work Details

Specialist	Ponds water levels low and clear of algae.	Prepared By	Braulio Lugo
Comments to Customer	Ponds perimeters and exposed shorelines were spot sprayed with herbicides to eliminate invasive vegetation. Please allow 7-14 days for best results. Thank you (NOTE ; upcoming rain may affect final results.)		

Work Order Assets

Asset	Status	Product Work Type
pond 6	Inspected	
pond 5	Inspected	
pond 9	Inspected	
pond 7	Inspected	
pond 8	Inspected	
pond 3	Inspected	
pond 1	Inspected	
pond 4	Inspected	
pond 2	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	00989210	Account	Brighton Lakes CDD
Work Order	00989210	Contact	Michael Perez
Number		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Created Date 6/18/2026

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 00989210

Work Order 00989210

Number

Account Brighton Lakes CDD

Contact Michael Perez

Address 4250 Brighton Lakes Blvd
Kissimmee, FL 34746
United States

Created Date 6/18/2026

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



Brighton Lakes CDD June 2026 Field Inspection

Friday, June 19, 2026

Prepared For Board of Supervisors

28 Items Identified

Justin Fisher

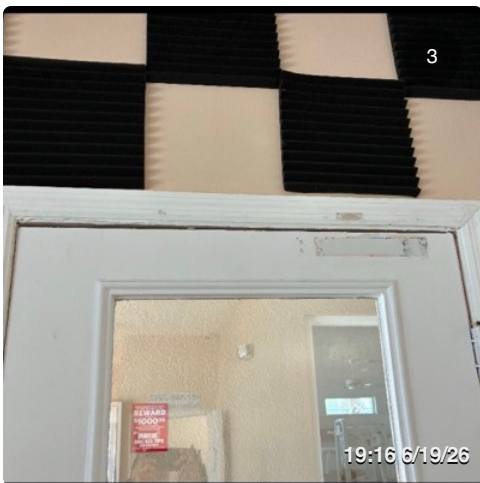
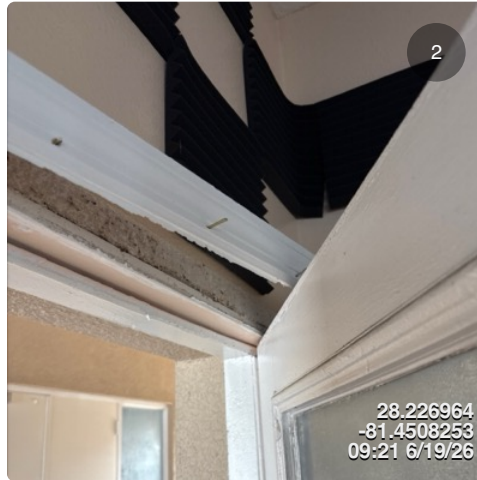
Inframark

Item 1 - Repair Door @ Amenity Center

Assigned To: Inframark Maintenance

Item Completed: Yes

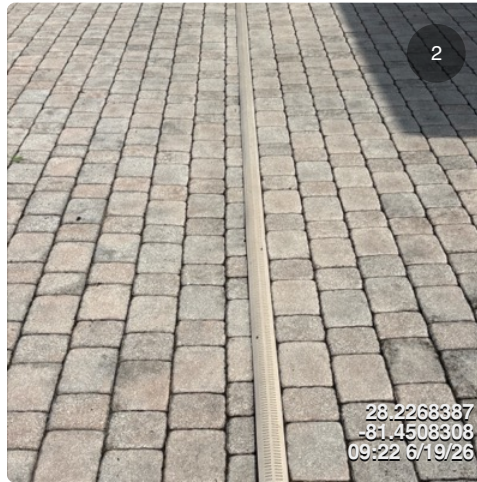
Melvin repaired the door at the Amenity Center. The actuator was removed and the door will be caulked and repainted if necessary. There was no ability to reinforce the door as there is no header in place. Only drywall present.



Item 2 - Channel Drain

Assigned To: Techni-Pools

The Techni-Pool proposal to repair the pool deck was approved. While we are working on that project, the entire length of the channel drain should be replaced. It is brittle throughout.



Item 3 - French Drain

Assigned To: Inframark Maintenance/United Land Services

Proposal necessary to insert a French drain/pop-up to alleviate flooding of the pool deck.

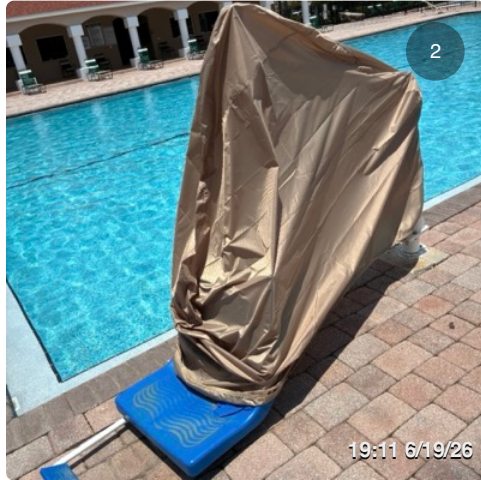


Item 4 - ADA Lift Cover

Assigned To: Board Update

Item Completed: Yes

The ADA lift cover has been replaced.

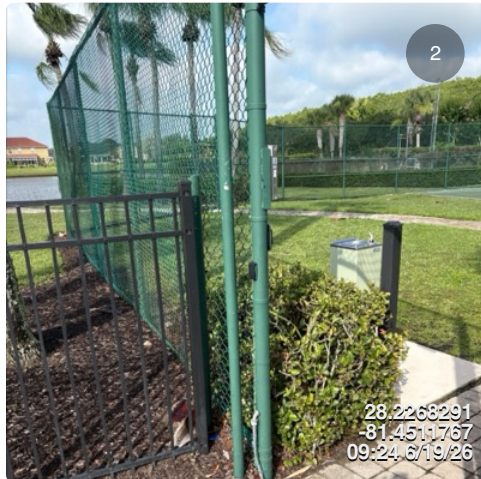


Item 5 - Basketball Court Gate

Assigned To: Inframark Maintenance/Envera

Item Completed: Yes

Maintenance has been tasked to repair this. Envera may need to come out and adjust the magnetic latch.



Item 6 - Fence Repair

Assigned To: Inframark/Fence Vendor

The newly installed fence is in disrepair. We have reached out to the vendor to repair this.



Item 7 - Basketball Lights

Assigned To: Inframark Maintenance

After speaking to Todd he said it is not as easy as changing a bulb. The entire fixture needs to be replaced. We need to price these out for replacement.





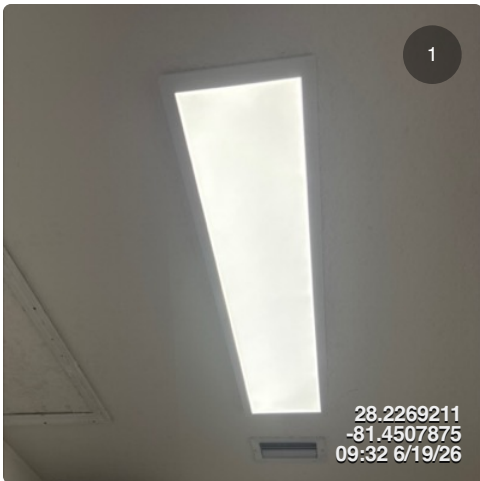
Item 8 - Pool Furniture

Assigned To: Board Update

Item Completed: Yes

Replacement pool furniture has been ordered.

Lead time is 8 - 10 weeks.

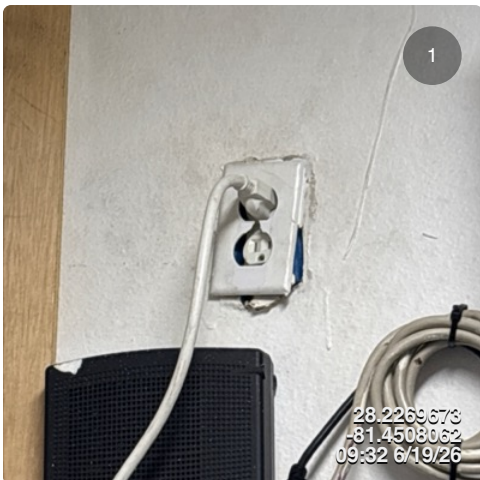


Item 9 - Fixture Installed

Assigned To: Board Update

Item Completed: Yes

LED light fixture was installed in the security room.



Item 10 - Electrical Receptacle

Assigned To: Inframark Maintenance

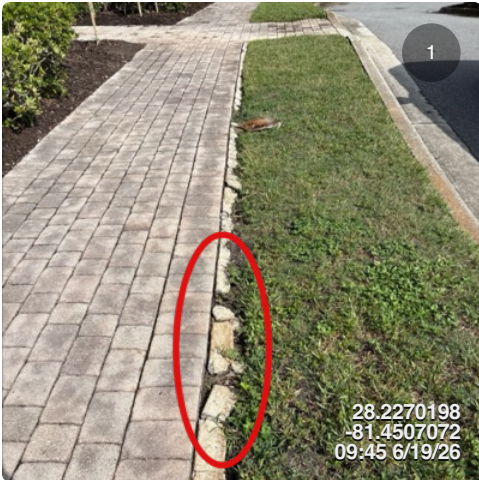
Receptacle needs to be replaced or reinforced.

Item 11 - Amenity Center Plant Install

Assigned To: Board Update

Item Completed: Yes

New plant installation was completed at the Amenity Center.



Item 12 - Paver Repair

Assigned To: Inframark Maintenance

Proposal needed for repair on pavers in front of the Amenity Center.

Item 13 - Clean Out French Drain

Assigned To: United Land Services

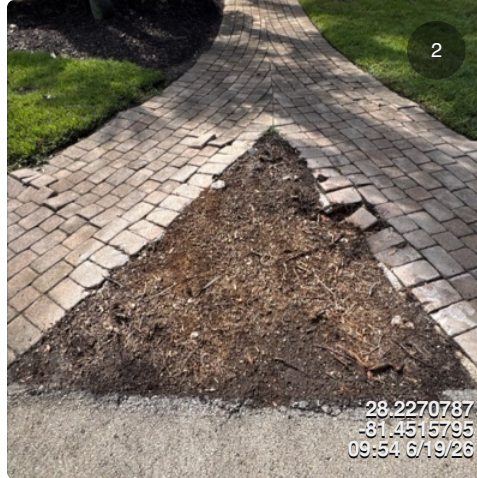
The French drain that ULS installed is failing. We have asked Juan to take a look at this and make sure it is working properly.



Item 14 - Paver Project

Assigned To: Inframark Maintenance

Paver project was approved NTE \$2500. This will be coordinated with ULS when they are ready to stump-grind at Juneberry.

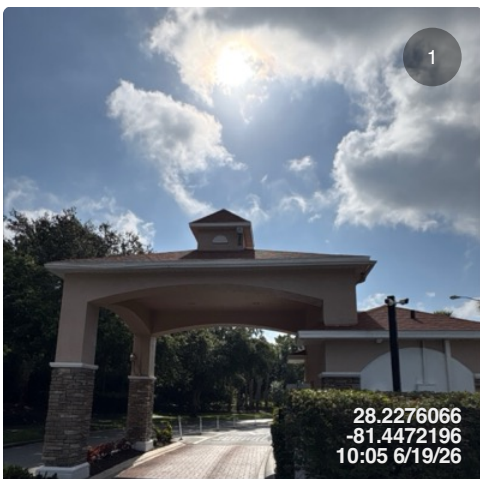


Item 15 - Gatehouse Plant Install

Assigned To: Board Update

Item Completed: Yes

Installation of new vegetation at the gatehouse was overseen by Nadine, our landscape liaison.



Item 16 - Gatehouse Repairs

Assigned To: Inframark

Numerous gatehouse repairs remain. Proposal needed for gutter replacement all the way around. We also need to revisit the painting and bathroom remodel.

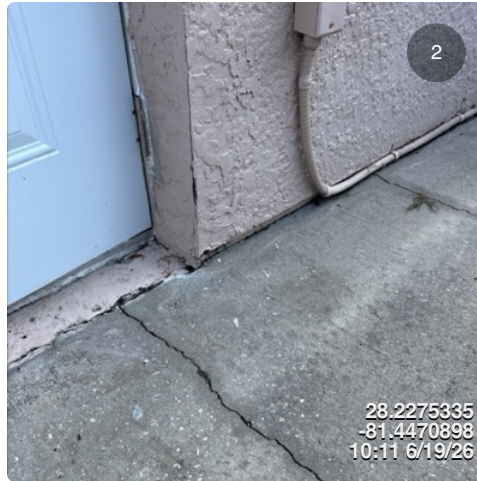
Item 17 - Stucco Repair

Assigned To: Inframark Maintenance

The stucco is in need of repair at the gatehouse. It looks to be rotting away.

Location:

Gatehouse



Item 18 - New Plant Install

Assigned To: Board Update

Item Completed: Yes

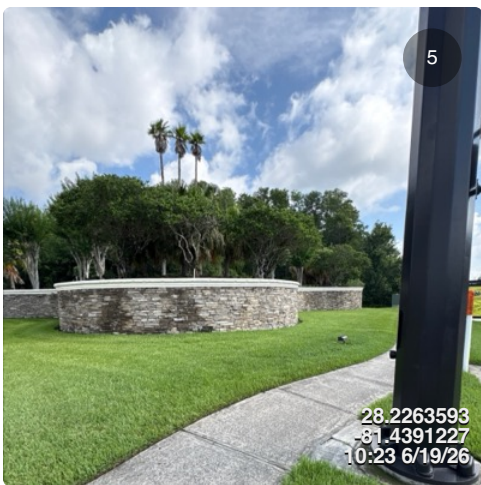
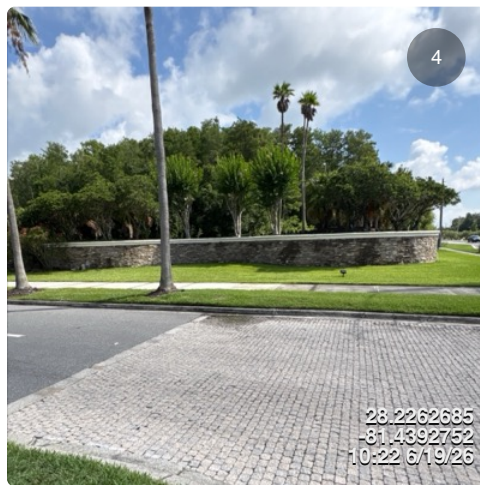
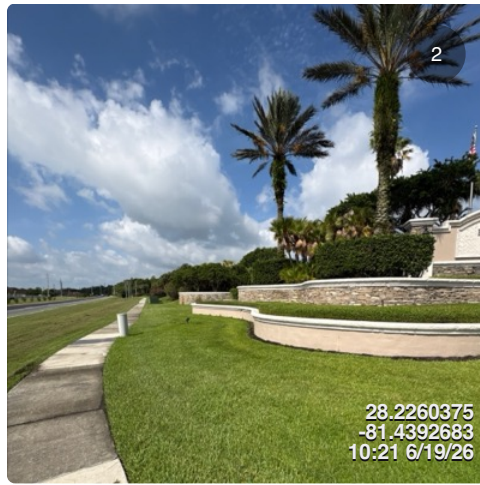
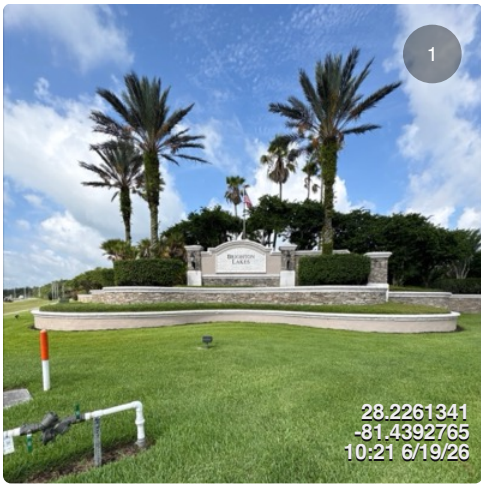
Annuals (Marigolds, Pansies, Scarlet Sage) were installed along with Ixora and Ilex at the front bullnose. Trinettes were installed around the palms.



Item 19 - Monument Refurbishment

Assigned To: Inframark

The Board has requested a proposal to pressure wash the monuments and repaint the white sign, the lettering and the white border/trim.



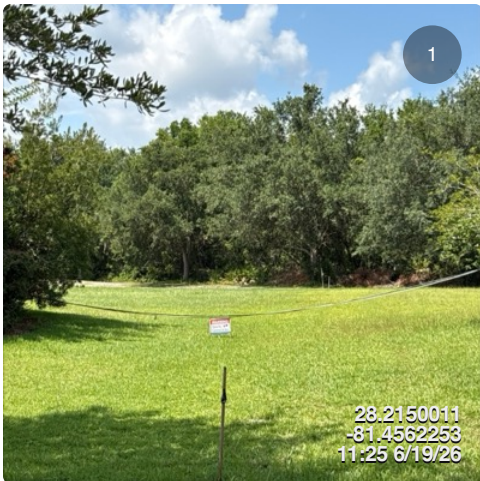
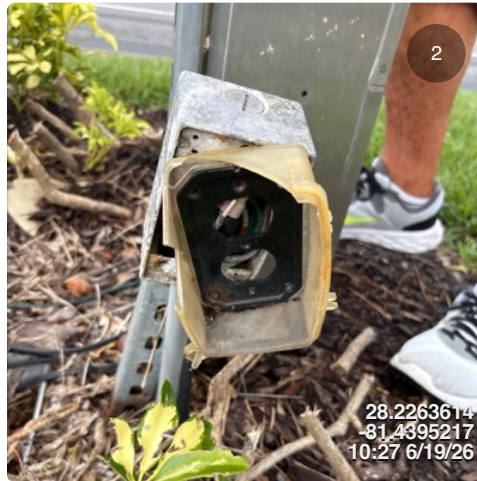
Item 20 - Electrical Issues

Assigned To: Inframark Maintenance

There is a junction box and electrical receptacle in disrepair.

Location:

Median near the front entrance.



Item 21 - Pond Access

Assigned To: Board Update

Resident continues to restrict access of Pond 9 by blocking off the easement.

Location:

Devon Ct

Item 22 - Stump Grinding

Assigned To: United Land Services

Stump grinding to be finished. Waiting to coordinate with contractor for pavers so we can also grind the roots near the basketball court.



Item 23 - Pressure Washing

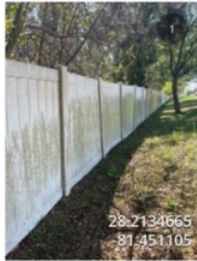
Assigned To: Board Update

Proposal to be revisited. Measurements confirmed.

Location:

Fox Glen Loop and Heliotrope

4,020



1,626



2,034



2002 West Grand Parkway North | Suite 100 | Katy, Texas
77449
6562473501 | rmonitagna@inframark.com | www.inframark.com/maintenance

ONETEAM

Estimate #288

Received by: **Michael Perez**
Brighton Lakes CDD
4250 Brighton Lakes Boulevard,
Kissimmee, Florida 34746

Sent on: Apr 07, 2026
Total: \$1,432.62

Product/Service	Description	Qty.	Unit Price	Total
Fence Pressure Washing	The fence is divided into three sections as follows: Section 1 - 4,020 sq ft Section 2 - 1,626 sq ft Section 3 - 2,034 sq ft	1	\$1,432.62	\$1,432.62
Total				\$1,432.62

Attachments
View online <https://pdr.inframark.com>
Fence Pressure Washing.pdf

Unforeseen Conditions:
Inframark is not responsible for hidden or unforeseen conditions including but not limited to structural defects, underground utilities, electrical issues, plumbing issues, soil problems, code violations, or concealed damage discovered during construction. This quote is valid for the next 30 days, after which values may be subject to change.

Item 24 - Damaged Oak

Assigned To: Board Update

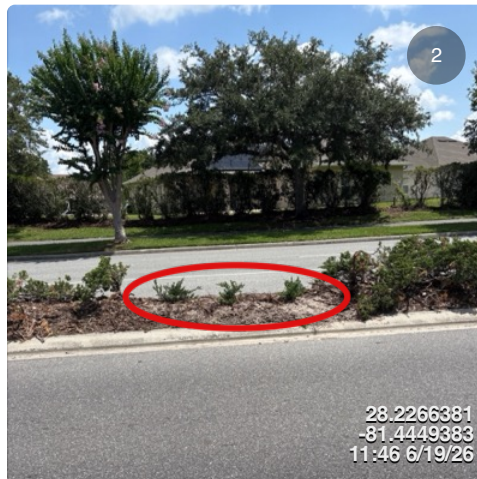
Oak was damaged due to vehicle accident. Board has filed a police report. The resident has made contact with Inframark and is willing to pay to replace the tree if needed.



Item 25 - Pruning

Assigned To: United Land Services

ULS to prune out dead plant material from the Juniper in the median along BLB approaching the gatehouse. It appears 3 units were replaced.





Item 26 - Algae/Trash

Assigned To: Solitude

Trash and Algae present. This will be addressed during routine maintenance.

Location:

Pond 2



Item 27 - Trash

Assigned To: Solitude

Trash to come addressed during routine maintenance.

Location:

Pond 1



Item 28 - Loose Bolts

Assigned To: Inframark Maintenance

These bolts/nuts need to be tightened on the front gate at the amenity center.

Location:

Amenity Center



Brighton Lakes CDD

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



Maintenance Solutions

DATE: 06/22/2026

CLIENT: Brighton Lakes CDD

PROPOSAL: Gutter Installation

SITE ADDRESS: 4250 Brighton Lakes Blvd, Kissimmee, FL 34746

PREPARED BY: Raul Pabon

CONTACT: 689-272-7723

PROPOSAL OVERVIEW:

This proposal is submitted to provide professional gutter installation services designed to improve rainwater management and protect the structural integrity of the property. Currently, the property is equipped with an existing gutter system that requires removal due to age, performance issues, or inefficiencies. Our team will replace the existing system with a new, high quality installation tailored to the building's specifications and drainage needs.

The objective of this project is to ensure proper water flow, prevent potential foundation damage, and enhance the durability and overall performance of the drainage system. Our approach focuses on delivering a reliable, long-lasting solution with minimal disruption to the property.

SCOPE OF SERVICES

1. Removal of Existing Gutter System

- Complete removal of all existing gutters, downspouts, and mounting hardware
- Safe dismantling of system components
- Proper disposal of all removed materials in accordance with local regulations
- Inspection of fascia and soffit condition after removal

2. Material Supply

- Provide all required materials for installation, including:
 - New gutters (material per project specification)
 - Downspouts and extensions
 - Mounting brackets, hangers, and fasteners
 - End caps and sealants
 - All materials will meet industry standards for performance and durability
-

3. Gutter Fabrication and Installation

- Custom fabrication of gutters to fit property dimensions
- Installation of new gutter system along roofline
- Secure attachment to fascia boards
- Ensure proper slope for efficient water flow
- Installation of downspouts at designated locations
- Sealing of all joints and connections to prevent leaks

4. Drainage Integration

- Direct downspouts to appropriate discharge areas
- Install splash blocks or extensions as required
- Ensure water is diverted away from the building foundation

5. Quality Control and Testing

- Inspect installation for alignment and stability
- Perform water flow testing to verify proper drainage
- Make necessary adjustments to ensure system efficiency

6. Site Cleanup

- Remove all debris, discarded materials, and installation waste
- Leave work area clean and in original condition

TOTAL: \$1,848.00

NOTE: This proposal includes all labor and materials to complete the work above.

Name

Title

Signature

Date



STANDARD TERMS AND CONDITIONS

Definitions. As used herein, the following terms shall have the following meanings:

- "*Applicable Law*" is defined as those laws, rules, regulations, codes, administrative, judicial and settlement orders, directives, guidelines, judgments, rulings, interpretations, permit conditions and restrictions or similar requirements or actions of any federal, state, local government, agency or executive or administrative body of any of the foregoing in each case that pertain to the (a) parties' respective responsibilities under this Contract, (b) the performance of the Services hereunder, and (c) health and welfare of individuals related to the Services and this Contract.
- "*Change of Law*" the occurrence of any of the events listed in (i) through (iv) below, which results or can reasonably be expected to result in a direct increase to the Company's cost of providing the Services:
 - (i) there is passed or promulgated any federal, state, or other local law, statute, ordinance, rule or regulation different from those existing on the date of the Contract; or
 - (ii) there is passed or promulgated any amendment to, or change in, any federal, state, or other local law, statute, ordinance, rule or regulation (including any applicable sales tax regulation) following the date of the Contract; or
 - (iii) there comes into existence an order or judgment of any federal, state, or local court, administrative agency or other governmental body following the date of the Contract containing interpretations of law relating to the provision of the Services by the Company that is inconsistent with generally accepted interpretations in effect on the date of the Contract; or
 - (iv) (a) the imposition of any condition different from those existing on the date of the Contract on the issuance or renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, or (b) there shall be a suspension, termination, interruption, revocation, denial or failure of renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, including without limitation such of the foregoing as are issued or approved by the USEPA, the Occupational Safety and Health Administration or any local Environmental and/or Building Department;
- "*Client*" means the party or parties identified as such in this Contract. In addition, the term "Client" specifically includes the party or parties to whom the Company provides Services and the party or parties responsible for paying the Company for Services provided pursuant to this Contract;
- "*Contract*" means these terms and conditions, any additional terms and conditions attached hereto and/or expressly incorporated herein directly or by reference including, without

- limitation, the Company's proposal to perform the Services to the extent such proposal is referenced or attached herein;
- "*Contract Price*" means the compensation to be paid by the Client to the Company in accordance with the terms of this Contract;
- "*Company*" means Inframark, LLC and its permissible successors and/or assigns. Any reference to actions taken or not taken by the Company shall include those actions taken or not taken on Company's behalf;
- "*Force Majeure*" means any act, event or condition to the extent that it adversely affects the cost or the ability of a party to perform its obligations in accordance with the terms of this Contract if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error or omission or failure to exercise reasonable diligence on the part of the party so affected. Force Majeure includes but is not limited to: (a) acts of God; (b) flood, fire, earthquake, hurricane or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Contract; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances, other than those involving the affected parties employees; (i) shortage of adequate power or transportation facilities.
- "*Services*" means the services to be provided by the Company to the Client as identified in this Contract;

Disclosure of Information and Cooperation of the Parties.

(a) The Client represents and warrants that it will furnish the Company with all items, if any, described in this Contract in a diligent and timely manner; (b) The Client further represents and warrants that it has disclosed, and it will continue to disclose, any and all information it now has, or may have in the future, to the extent that such information is relevant to the Company in performing its duties and obligations hereunder; (c) Each party hereto agrees that it will cooperate in good faith with the other and its agents, employees, representatives, officers, contractors and subcontractors to facilitate the performance of the mutual obligations set forth in this Contract.

Employee Safety. Company shall be responsible for the safety, efficiency and adequacy of its employees and any vehicles and/or machinery, equipment or materials furnished or utilized by the Company during the performance of Services. Company, however, shall not assume any obligation or incur any liability for personal injury or property damage caused by (i) unsafe site

Agreed to: _____ (please initial)

conditions not created by the Company or by any of its agents, employees and subcontractors, (ii) work being performed by other parties not related to the Company, (iii) the negligence or misconduct of the Client, and/or (iv) the negligence or misconduct of any third party not related to the Company.

Permits. Client shall be responsible for obtaining, maintaining and renewing, in Client's name and expense, all state, federal and local permits and licenses required for the Services.

Quality of Work and Materials. The Services to be provided hereunder shall be performed by qualified personnel in accordance with standards generally acceptable in Company's industry. Company shall use the effort, skill, diligence and quality control/quality assurance measures expected of a qualified firm performing services of a similar nature to the Services to be performed by the Company pursuant to this Contract. Materials furnished by the Company, if any, shall be current, of merchantable quality and in compliance with any technical standards or specifications incorporated into this Contract. When certain materials are specified by a reference standard, Company may select any suitable commercially acceptable material meeting the standard. The Company makes no representations or warranties as to the merchantable quality and in compliance with any technical standards or specifications of materials provided by third parties. COMPANY SHALL NOT BE RESPONSIBLE TO THE CLIENT FOR ANY GUARANTEES OR WARRANTIES OFFERED BY OTHERS IN CONNECTION WITH ANY EQUIPMENT, MATERIALS, AND SUPPLIES PROVIDED FOR THE SERVICES HEREUNDER. COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTIES REGARDING ANY EQUIPMENT, MATERIALS, AND SUPPLIES, IF ANY, OR ANY WARRANTIES THAT MIGHT ARISE FROM COURSE OF DEALING OR USAGE OF TRADE.

Ownership of Documents and Inventions. (a) All tracing, specifications, computations, notes and other original documents as instruments of service shall, following the full payment of the Contract Price, become the property of the Client, provided however that the Company shall be entitled to keep copies of same; (b) All inventions, discoveries and copyright in work of authorship, including those in formative stages, made by the Company (either alone or jointly with the Client) shall from the time of conception or, in the case of works of authorship, from the time of creation be the property of Company.

Approval of Work. Services performed by Company shall be deemed approved and accepted by Client within a reasonable period (but in no event longer than thirty (30) days) after the Client has had the opportunity to review and/or inspect such services unless Client objects within such period by written notice specifically stating the details in which Client believes such services are incomplete or defective. Under all

circumstances, final payment of the Contract Price shall be deemed as conclusive evidence that the Client has accepted all Services provided.

Compliance with Law. All parties shall comply with all Applicable Law in performing their respective obligations hereunder.

Contract Schedule. The date of completion provided in this Contract, if any, is approximate and is based upon prompt receipt by Company of all necessary information and data required to be supplied by the Client, and is subject to weather, groundwater conditions and unforeseen site conditions. Company will use all reasonable efforts to meet the stipulated completion date and completion of the Services within a reasonable time shall constitute the Company's full compliance with this Contract.

Default and Termination. Default and Termination. Either party may terminate this Contract by immediate written notice if the other has failed to comply with a material term, provided that the non-defaulting party has first given the defaulting party written notice to cure their default within forty-five (45) days ("Cure Period") and the defaulting party has not done so. If a default cannot be cured within the Cure Period days, the parties may agree an extension as long as the defaulting party provides evidence within the Cure Period that it has commenced a cure and is pursuing it diligently. In the event of any termination, Company shall be paid for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. For purposes of this section, the failure of the Client to pay Company in accordance with the payment terms of this Contract shall be considered such a substantial failure. In the event of a substantial failure on the part of the Client, Company, in addition to the right to terminate set forth in this paragraph, may also elect to suspend work until the default in question has been cured. No delay or omission on the part of either party in exercising any right or remedy hereunder shall constitute a waiver of any such right or remedy on any future occasion. The effectiveness of a termination by Client will be conditioned upon receipt by Company of such payment for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. If Client incurs costs for damages due to a default of the Company that results in termination of this Contract, Client may deduct such costs or damages from the final payment due to Company. Such deduction will not exceed the final payment owed to Company and will constitute a full and final settlement between Client and Company for any and all claims against Company by Client and a release by Client of any and all further claims against Company.

Additional Work. (a) All additional labor, materials, tools, bonds, insurance, equipment, licenses, taxes, transportation,

Agreed to: _____ (please initial)

surveys, engineering, other professional services and any additional item provided by or on behalf of the Company because of Force Majeure or a Change of Law shall constitute additional work extending beyond the scope of the Services to be provided by Company hereunder. Company shall be compensated for all such additional work commensurate with the appropriate unit prices and/or hourly rates indicated in this contract and if no such prices or rates are provided, Company shall be compensated for the fair and equitable value of such additional work in an amount reasonably agreeable to the parties; (b) The parties may add, delete, modify, alter, or accelerate the Services to be performed hereunder, including without limitation, order changes to the Services, or require the Company to perform additional services but only through a duly executed change or field order. All change and field orders shall be in writing and require the signature and acceptance by Company prior to becoming effective. Unless agreed to otherwise by the Company, all such change and field orders shall reflect the parties' agreement regarding price and proposed completion date.

Payment Terms. For any estimate over \$2,000.00, Client shall pay the Company 50% of the estimated project price upon execution of this Contract and the remainder shall be due upon completion of the services. Unless specifically stated otherwise, all payments are due thirty (30) days from the date of invoice. Any payment delayed beyond the specified due date shall be subject to one and one-half percent (1.5%) per month interest on the unpaid balance.

Taxes. Client shall pay all property, franchise, sales, use and other taxes associated with the Services other than taxes imposed on Company's net income or Company's payroll taxes. The prices hereunder do not include sales, use, excise, ad valorem, property or other taxes, other than taxes based on income, now or hereafter imposed directly or indirectly, by any governmental authority or agency with respect to this Contract and the Services provided and materials furnished hereunder. Client shall pay directly or reimburse Company for any such taxes that Company may be required to pay, including without limitation, sales and/or use taxes that Company may be required to pay, under Applicable Law, in connection with Company's purchase or use, in performing the Services hereunder, of equipment, supplies, material and/or subcontracted services.

Indemnification. *TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY AND/OR PROPERTY*

DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY.

Company's Liability. The Company's maximum liability for all claims under this Contract shall not exceed an amount equal to the Contract Price for the year in which the claim arises. Notwithstanding any provision to the contrary contained in this Contract, in no event shall either party be liable, either directly or indirectly, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if such party has been advised of the possibility of such damages.

Client Instructions. Under no circumstances shall Company be responsible for any damages, losses, settlement, payment deficiencies, liabilities, costs and expenses arising directly or indirectly because of the execution or implementation of instruction or directions provided by the Client or any of its directors, officers, employees, agents, or representatives.

Client Information and Records. If any information, opinions, recommendations, advice, or other work product or any data, information, procedures, charts, spreadsheets, logs, instruments, documents, plans, designs, specifications, operating manuals and specifications, information, regulatory filings, permits, authorizations, licenses, maintenance records, or other records are provided by the Client or any third party acting on behalf of the Client are provide to and used or relied on by Operator, the Client will be liable for any damages resulting directly or indirectly from such use and reliance.

Risk of Loss. Any losses or other liabilities resulting from theft, damage or unauthorized use of Client's property, by any party other than Company, shall be borne by the Client.

Force Majeure. Any event of Force Majeure that directly or indirectly causes a party to be unable to perform its obligations under this Contract shall not be deemed a breach of this Contract. The occurrence of such event shall suspend the obligations of the affected party for only so long as the impact of such event continues. The obligation to pay amounts due and owing shall not be suspended by such event. The party affected will use commercially reasonable efforts to mitigate the effect of the event.

Insurance. Company shall procure and maintain through the period of this Contract, at Company's own cost and expense (a) general liability insurance in the amount of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate; and (b) worker's compensation insurance in accordance with all statutory requirements.

Governing Law. This Contract and performance under it shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Agreed to: _____ (please initial)

Dispute Resolution. In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions in a timely manner. If the dispute cannot be resolved within forty-five (45) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation facilities. If the parties are unable to resolve any disputes through good faith discussions or mediation, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration Association or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Contract.

Notices. Wherever under this Contract one party is required or permitted to give notice to the other party, such notice shall be in writing and shall be delivered personally, sent by facsimile transmission, sent by nationally recognized express courier or sent by certified, registered, first class mail, postage prepaid, but not by electronic mail. Notices required to be given to the parties by each other will be addressed to:

Company: Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Chris Tarase

With copy to
Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Legal Department

Client
Brighton Lakes Community Development District
4250 Brighton Lakes Blvd, Kissimmee, FL 34746
Attn: Board Chairman

Any such notice shall be deemed given when actually received when delivered either personally, by facsimile transmission or by express courier, or if mailed, on the fifth day after its mailing, postage prepaid to the recipient party.

Successors and Assigns. This Contract shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party or to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. When written consent of a

party is required, such consent shall not be unreasonably withheld.

Non-Solicitation. Neither party may actively solicit, for hire, the employees of the other party during the term of this Contract or for one (1) year after termination of this Contract.

Severability. Each and every provision of law and government regulation required by law to be inserted in this Contract shall be deemed to be inserted and this Contract shall read and shall be enforced as though so included herein, and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party, this Contract shall be deemed to be amended to make such insertion or correction. If this Contract contains any unlawful provision, the same shall be deemed of no effect and shall, upon the application of either party, be deemed stricken from this Contract without affecting the binding force of the remainder.

No Third-Party Beneficiaries. This Contract is entered into solely between and may be enforced only by the Company and Client; and this Contract shall not be deemed to create any rights in third parties, including clients, suppliers, or customers of a party, or to create any obligations of a party to any such third parties.

Construction of Agreement. Whenever the context requires, the gender of all words used in this Contract includes the masculine, feminine, and neuter. All references to Articles and Sections refer to articles and sections of this Contract, and all references to Exhibits are to Exhibits attached to this all purposes. Captions, headings, cover pages, tables of contents and footnote instructions contained in this Contract are inserted only to facilitate reference and for convenience and in no way define, limit or describe the scope, intent or meaning of any provisions of this Contract. Words and abbreviations that have well known technical or trade meanings are used in this Contract in accordance with such recognized meanings.

Entire Agreement. The terms and conditions set out herein are the entire terms and conditions of this Contract and any prior or contemporaneous understandings or agreements, oral or written, are merged herein. There are no representations or warranties, agreements, or covenants other than those expressly set forth in this Contract. This Contract may be amended or modified and/or any right or obligation arising under this Contract may be waived from time to time only by a written instrument executed by the Client and the Company. The failure of the Company at any time to enforce any of the provisions of this Contract shall not constitute a waiver of such provision.

Agreed to: _____ (please initial)



Brighton Lakes CDD

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT



Maintenance Solutions

DATE: 06/09/2026

CLIENT: Brighton Lakes CDD

PROPOSAL: Guard House Interior Improvements & Upgrades

SITE ADDRESS: 4250 Brighton Lakes Blvd, Kissimmee, FL

PREPARED BY: Raúl Pabón

CONTACT: 689-272-7723

PROPOSAL OVERVIEW:

This project consists of interior improvements and upgrades to the community Guard house where the existing recording and system equipment is located. The objective is to enhance the overall functionality, appearance, and condition of the space through fixture replacements, interior painting, minor repairs, and a final deep cleaning.

All work includes the necessary labor, materials, and finishes required for proper completion. This proposal is intended to improve the existing space and does not include repairs or restoration related to preexisting conditions such as structural issues, water intrusion, moisture damage, mold, or concealed deficiencies.

SCOPE OF SERVICES

The scope of work includes the following:

- Supply and installation of a new bathroom vanity.
- Replacement of the existing light fixture.
- Replacement of toilet components, including the seat, fill valve, and flapper.
- Full interior painting of the guard booth, including both the main room and bathroom, using the existing color or the closest available commercial match.
- Completion of general minor repairs and interior touch-ups as needed, limited to small cosmetic areas.
- Final deep interior cleaning of the space, including the removal of dust, dirt, debris, and construction-related residue to provide a clean and presentable environment.

- **Warranty Information**

The bathroom vanity is covered by the manufacturer's warranty. A 30-day Inframark workmanship warranty is provided for the installation, covering any issues related to the installation process. Any defects in materials or products must be addressed directly with the manufacturer in accordance with their warranty terms.



TOTAL: \$4,015.00

Name

Title

Signature

Date



STANDARD TERMS AND CONDITIONS

Definitions. As used herein, the following terms shall have the following meanings:

- "*Applicable Law*" is defined as those laws, rules, regulations, codes, administrative, judicial and settlement orders, directives, guidelines, judgments, rulings, interpretations, permit conditions and restrictions or similar requirements or actions of any federal, state, local government, agency or executive or administrative body of any of the foregoing in each case that pertain to the (a) parties' respective responsibilities under this Contract, (b) the performance of the Services hereunder, and (c) health and welfare of individuals related to the Services and this Contract.
- "*Change of Law*" the occurrence of any of the events listed in (i) through (iv) below, which results or can reasonably be expected to result in a direct increase to the Company's cost of providing the Services:
 - (i) there is passed or promulgated any federal, state, or other local law, statute, ordinance, rule or regulation different from those existing on the date of the Contract; or
 - (ii) there is passed or promulgated any amendment to, or change in, any federal, state, or other local law, statute, ordinance, rule or regulation (including any applicable sales tax regulation) following the date of the Contract; or
 - (iii) there comes into existence an order or judgment of any federal, state, or local court, administrative agency or other governmental body following the date of the Contract containing interpretations of law relating to the provision of the Services by the Company that is inconsistent with generally accepted interpretations in effect on the date of the Contract; or
 - (iv) (a) the imposition of any condition different from those existing on the date of the Contract on the issuance or renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, or (b) there shall be a suspension, termination, interruption, revocation, denial or failure of renewal of any official permit, license or necessary approval related to the provision of the Services by the Company, including without limitation such of the foregoing as are issued or approved by the USEPA, the Occupational Safety and Health Administration or any local Environmental and/or Building Department;
- "*Client*" means the party or parties identified as such in this Contract. In addition, the term "Client" specifically includes the party or parties to whom the Company provides Services and the party or parties responsible for paying the Company for Services provided pursuant to this Contract;
- "*Contract*" means these terms and conditions, any additional terms and conditions attached hereto and/or expressly incorporated herein directly or by reference including, without

- limitation, the Company's proposal to perform the Services to the extent such proposal is referenced or attached herein;
- "*Contract Price*" means the compensation to be paid by the Client to the Company in accordance with the terms of this Contract;
- "*Company*" means Inframark, LLC and its permissible successors and/or assigns. Any reference to actions taken or not taken by the Company shall include those actions taken or not taken on Company's behalf;
- "*Force Majeure*" means any act, event or condition to the extent that it adversely affects the cost or the ability of a party to perform its obligations in accordance with the terms of this Contract if such act, event or condition, in light of any circumstances that should have been known or reasonably believed to have existed at the time, is beyond the reasonable control and is not a result of the willful or negligent act, error or omission or failure to exercise reasonable diligence on the part of the party so affected. Force Majeure includes but is not limited to: (a) acts of God; (b) flood, fire, earthquake, hurricane or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot or other civil unrest; (d) government order or law; (e) actions, embargoes or blockades in effect on or after the date of this Contract; (f) action by any governmental authority; (g) national or regional emergency; (h) strikes, labor stoppages or slowdowns or other industrial disturbances, other than those involving the affected parties employees; (i) shortage of adequate power or transportation facilities.
- "*Services*" means the services to be provided by the Company to the Client as identified in this Contract;

Disclosure of Information and Cooperation of the Parties.

(a) The Client represents and warrants that it will furnish the Company with all items, if any, described in this Contract in a diligent and timely manner; (b) The Client further represents and warrants that it has disclosed, and it will continue to disclose, any and all information it now has, or may have in the future, to the extent that such information is relevant to the Company in performing its duties and obligations hereunder; (c) Each party hereto agrees that it will cooperate in good faith with the other and its agents, employees, representatives, officers, contractors and subcontractors to facilitate the performance of the mutual obligations set forth in this Contract.

Employee Safety. Company shall be responsible for the safety, efficiency and adequacy of its employees and any vehicles and/or machinery, equipment or materials furnished or utilized by the Company during the performance of Services. Company, however, shall not assume any obligation or incur any liability for personal injury or property damage caused by (i) unsafe site

Agreed to: _____ (please initial)

conditions not created by the Company or by any of its agents, employees and subcontractors, (ii) work being performed by other parties not related to the Company, (iii) the negligence or misconduct of the Client, and/or (iv) the negligence or misconduct of any third party not related to the Company.

Permits. Client shall be responsible for obtaining, maintaining and renewing, in Client's name and expense, all state, federal and local permits and licenses required for the Services.

Quality of Work and Materials. The Services to be provided hereunder shall be performed by qualified personnel in accordance with standards generally acceptable in Company's industry. Company shall use the effort, skill, diligence and quality control/quality assurance measures expected of a qualified firm performing services of a similar nature to the Services to be performed by the Company pursuant to this Contract. Materials furnished by the Company, if any, shall be current, of merchantable quality and in compliance with any technical standards or specifications incorporated into this Contract. When certain materials are specified by a reference standard, Company may select any suitable commercially acceptable material meeting the standard. The Company makes no representations or warranties as to the merchantable quality and in compliance with any technical standards or specifications of materials provided by third parties. COMPANY SHALL NOT BE RESPONSIBLE TO THE CLIENT FOR ANY GUARANTEES OR WARRANTIES OFFERED BY OTHERS IN CONNECTION WITH ANY EQUIPMENT, MATERIALS, AND SUPPLIES PROVIDED FOR THE SERVICES HEREUNDER. COMPANY MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, WARRANTIES REGARDING ANY EQUIPMENT, MATERIALS, AND SUPPLIES, IF ANY, OR ANY WARRANTIES THAT MIGHT ARISE FROM COURSE OF DEALING OR USAGE OF TRADE.

Ownership of Documents and Inventions. (a) All tracing, specifications, computations, notes and other original documents as instruments of service shall, following the full payment of the Contract Price, become the property of the Client, provided however that the Company shall be entitled to keep copies of same; (b) All inventions, discoveries and copyright in work of authorship, including those in formative stages, made by the Company (either alone or jointly with the Client) shall from the time of conception or, in the case of works of authorship, from the time of creation be the property of Company.

Approval of Work. Services performed by Company shall be deemed approved and accepted by Client within a reasonable period (but in no event longer than thirty (30) days) after the Client has had the opportunity to review and/or inspect such services unless Client objects within such period by written notice specifically stating the details in which Client believes such services are incomplete or defective. Under all

circumstances, final payment of the Contract Price shall be deemed as conclusive evidence that the Client has accepted all Services provided.

Compliance with Law. All parties shall comply with all Applicable Law in performing their respective obligations hereunder.

Contract Schedule. The date of completion provided in this Contract, if any, is approximate and is based upon prompt receipt by Company of all necessary information and data required to be supplied by the Client, and is subject to weather, groundwater conditions and unforeseen site conditions. Company will use all reasonable efforts to meet the stipulated completion date and completion of the Services within a reasonable time shall constitute the Company's full compliance with this Contract.

Default and Termination. Default and Termination. Either party may terminate this Contract by immediate written notice if the other has failed to comply with a material term, provided that the non-defaulting party has first given the defaulting party written notice to cure their default within forty-five (45) days ("Cure Period") and the defaulting party has not done so. If a default cannot be cured within the Cure Period days, the parties may agree an extension as long as the defaulting party provides evidence within the Cure Period that it has commenced a cure and is pursuing it diligently. In the event of any termination, Company shall be paid for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. For purposes of this section, the failure of the Client to pay Company in accordance with the payment terms of this Contract shall be considered such a substantial failure. In the event of a substantial failure on the part of the Client, Company, in addition to the right to terminate set forth in this paragraph, may also elect to suspend work until the default in question has been cured. No delay or omission on the part of either party in exercising any right or remedy hereunder shall constitute a waiver of any such right or remedy on any future occasion. The effectiveness of a termination by Client will be conditioned upon receipt by Company of such payment for all services rendered and materials supplied (including materials specifically manufactured/made for the Client that have yet to be supplied), if any, through the date of termination. If Client incurs costs for damages due to a default of the Company that results in termination of this Contract, Client may deduct such costs or damages from the final payment due to Company. Such deduction will not exceed the final payment owed to Company and will constitute a full and final settlement between Client and Company for any and all claims against Company by Client and a release by Client of any and all further claims against Company.

Additional Work. (a) All additional labor, materials, tools, bonds, insurance, equipment, licenses, taxes, transportation,

Agreed to: _____ (please initial)

surveys, engineering, other professional services and any additional item provided by or on behalf of the Company because of Force Majeure or a Change of Law shall constitute additional work extending beyond the scope of the Services to be provided by Company hereunder. Company shall be compensated for all such additional work commensurate with the appropriate unit prices and/or hourly rates indicated in this contract and if no such prices or rates are provided, Company shall be compensated for the fair and equitable value of such additional work in an amount reasonably agreeable to the parties; (b) The parties may add, delete, modify, alter, or accelerate the Services to be performed hereunder, including without limitation, order changes to the Services, or require the Company to perform additional services but only through a duly executed change or field order. All change and field orders shall be in writing and require the signature and acceptance by Company prior to becoming effective. Unless agreed to otherwise by the Company, all such change and field orders shall reflect the parties' agreement regarding price and proposed completion date.

Payment Terms. For any estimate over \$2,000.00, Client shall pay the Company 50% of the estimated project price upon execution of this Contract and the remainder shall be due upon completion of the services. Unless specifically stated otherwise, all payments are due thirty (30) days from the date of invoice. Any payment delayed beyond the specified due date shall be subject to one and one-half percent (1.5%) per month interest on the unpaid balance.

Taxes. Client shall pay all property, franchise, sales, use and other taxes associated with the Services other than taxes imposed on Company's net income or Company's payroll taxes. The prices hereunder do not include sales, use, excise, ad valorem, property or other taxes, other than taxes based on income, now or hereafter imposed directly or indirectly, by any governmental authority or agency with respect to this Contract and the Services provided and materials furnished hereunder. Client shall pay directly or reimburse Company for any such taxes that Company may be required to pay, including without limitation, sales and/or use taxes that Company may be required to pay, under Applicable Law, in connection with Company's purchase or use, in performing the Services hereunder, of equipment, supplies, material and/or subcontracted services.

Indemnification. *TO THE MAXIMUM EXTENT PERMITTED BY LAW, EACH PARTY (THE "INDEMNIFYING PARTY") SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS (EACH IS REFERRED TO HEREIN AS AN "INDEMNIFIED PARTY") AGAINST ANY AND ALL LIABILITY FOR DAMAGES, COSTS, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, RESULTING FROM ANY CLAIM ASSERTED BY A THIRD PARTY AGAINST THE INDEMNIFIED PARTY FOR WRONGFUL DEATH, BODILY INJURY AND/OR PROPERTY*

DAMAGE, BUT ONLY TO THE EXTENT CAUSED BY THE WILLFUL OR NEGLIGENT ACTS OR OMISSIONS OF THE INDEMNIFYING PARTY.

Company's Liability. The Company's maximum liability for all claims under this Contract shall not exceed an amount equal to the Contract Price for the year in which the claim arises. Notwithstanding any provision to the contrary contained in this Contract, in no event shall either party be liable, either directly or indirectly, for any special, punitive, indirect and/or consequential damages, including damages attributable to loss of use, loss of income or loss of profit even if such party has been advised of the possibility of such damages.

Client Instructions. Under no circumstances shall Company be responsible for any damages, losses, settlement, payment deficiencies, liabilities, costs and expenses arising directly or indirectly because of the execution or implementation of instruction or directions provided by the Client or any of its directors, officers, employees, agents, or representatives.

Client Information and Records. If any information, opinions, recommendations, advice, or other work product or any data, information, procedures, charts, spreadsheets, logs, instruments, documents, plans, designs, specifications, operating manuals and specifications, information, regulatory filings, permits, authorizations, licenses, maintenance records, or other records are provided by the Client or any third party acting on behalf of the Client are provide to and used or relied on by Operator, the Client will be liable for any damages resulting directly or indirectly from such use and reliance.

Risk of Loss. Any losses or other liabilities resulting from theft, damage or unauthorized use of Client's property, by any party other than Company, shall be borne by the Client.

Force Majeure. Any event of Force Majeure that directly or indirectly causes a party to be unable to perform its obligations under this Contract shall not be deemed a breach of this Contract. The occurrence of such event shall suspend the obligations of the affected party for only so long as the impact of such event continues. The obligation to pay amounts due and owing shall not be suspended by such event. The party affected will use commercially reasonable efforts to mitigate the effect of the event.

Insurance. Company shall procure and maintain through the period of this Contract, at Company's own cost and expense (a) general liability insurance in the amount of one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) in the aggregate; and (b) worker's compensation insurance in accordance with all statutory requirements.

Governing Law. This Contract and performance under it shall be governed by and construed in accordance with the laws of the state in which the services are performed.

Agreed to: _____ (please initial)

Dispute Resolution. In the event of any disputes, the parties shall first attempt to resolve the situation by good faith discussions in a timely manner. If the dispute cannot be resolved within forty-five (45) days, the parties shall mediate their dispute before a mediator acceptable to both parties, if they cannot agree, they shall ask the Director of the Federal Mediation and Conciliation Service to nominate a mediator. The parties shall bear their own costs of the mediation but the parties shall share equally the costs of the mediator and the mediation facilities. If the parties are unable to resolve any disputes through good faith discussions or mediation, either party may request that such dispute be submitted for binding arbitration, which shall be governed by the rules of the American Arbitration Association or such other rules as the parties may agree. The parties agree that any judgment issued as a result of arbitration may be entered in the court having jurisdiction thereof. The parties agree that arbitration shall be the exclusive means to settle any dispute, controversy or claim arising out of this Contract.

Notices. Wherever under this Contract one party is required or permitted to give notice to the other party, such notice shall be in writing and shall be delivered personally, sent by facsimile transmission, sent by nationally recognized express courier or sent by certified, registered, first class mail, postage prepaid, but not by electronic mail. Notices required to be given to the parties by each other will be addressed to:

Company: Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Chris Tarase

With copy to
Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
Attn: Legal Department

Client:
Brighton LakesCommunity Development District
4250 Brighton Lakes Blvd, Kissimmee, FL
Attn: Board Chairman

Any such notice shall be deemed given when actually received when delivered either personally, by facsimile transmission or by express courier, or if mailed, on the fifth day after its mailing, postage prepaid to the recipient party.

Successors and Assigns. This Contract shall not be assigned by either party without the prior written consent of the other party unless such assignment shall be to a parent, subsidiary, affiliate, or successor of either Party or to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. When written consent of a

party is required, such consent shall not be unreasonably withheld.

Non-Solicitation. Neither party may actively solicit, for hire, the employees of the other party during the term of this Contract or for one (1) year after termination of this Contract.

Severability. Each and every provision of law and government regulation required by law to be inserted in this Contract shall be deemed to be inserted and this Contract shall read and shall be enforced as though so included herein, and if through mistake or otherwise any such provision is not inserted or is not correctly inserted, then upon the application of either party, this Contract shall be deemed to be amended to make such insertion or correction. If this Contract contains any unlawful provision, the same shall be deemed of no effect and shall, upon the application of either party, be deemed stricken from this Contract without affecting the binding force of the remainder.

No Third-Party Beneficiaries. This Contract is entered into solely between and may be enforced only by the Company and Client; and this Contract shall not be deemed to create any rights in third parties, including clients, suppliers, or customers of a party, or to create any obligations of a party to any such third parties.

Construction of Agreement. Whenever the context requires, the gender of all words used in this Contract includes the masculine, feminine, and neuter. All references to Articles and Sections refer to articles and sections of this Contract, and all references to Exhibits are to Exhibits attached to this all purposes. Captions, headings, cover pages, tables of contents and footnote instructions contained in this Contract are inserted only to facilitate reference and for convenience and in no way define, limit or describe the scope, intent or meaning of any provisions of this Contract. Words and abbreviations that have well known technical or trade meanings are used in this Contract in accordance with such recognized meanings.

Entire Agreement. The terms and conditions set out herein are the entire terms and conditions of this Contract and any prior or contemporaneous understandings or agreements, oral or written, are merged herein. There are no representations or warranties, agreements, or covenants other than those expressly set forth in this Contract. This Contract may be amended or modified and/or any right or obligation arising under this Contract may be waived from time to time only by a written instrument executed by the Client and the Company. The failure of the Company at any time to enforce any of the provisions of this Contract shall not constitute a waiver of such provision.

Agreed to: _____ (please initial)

ESTIMATE

DATE

6/24/2026

ESTIMATE #

1238

SCHAUB SERVICES LLC

102 E Canal Way NE
Lake Placid, Florida 33852
656-777-4991
BSchaub@SchaubServices.com

TECHNICIAN	JOB	MONTH	CODE
Bryan Schaub	Brighton Lakes CDD	April	1010

DESCRIPTION

Replace-Repair Bathroom Mirror/Vanity

Prep area and remove damaged items. Install/Repair a vanity, mirror and light in attached bathroom including all connections & parts. All labor, materials, cleanup & disposal included.

Total **\$1090.00**

ESTIMATE

DATE

6/24/2026

ESTIMATE #

1239

SCHAUB SERVICES LLC

102 E Canal Way NE
Lake Placid, Florida 33852
656-777-4991
BSchaub@SchaubServices.com

TECHNICIAN	JOB	MONTH	CODE
Bryan Schaub	Brighton Lakes CDD	April	1015

DESCRIPTION

Paint Guard House Interior including Bathroom
Prep area. Paint Guard House including Bathroom interior Walls, Ceilings, Doors & Trim. Color Change. Using two paint types and colors requested at Brighton Lakes CDD. All labor, materials, cleanup & disposal included. Price reflects having the spaces clear & the existing bathroom fixtures removed, & the new fixtures not yet installed and/or repaired.

Total **\$1487.00**

ESTIMATE

DATE

6/24/2026

ESTIMATE #

1240

SCHAUB SERVICES LLC

102 E Canal Way NE

Lake Placid, Florida 33852

656-777-4991

BSchaub@SchaubServices.com

TECHNICIAN	JOB	MONTH	CODE
Bryan Schaub	Brighton Lakes CDD	April	1015

DESCRIPTION
Paint Guard House Interior including Bathroom

Prep area. Paint Guard House including Bathroom interior Walls, Ceilings, Doors & Trim. Color Change. Using two paint types and colors requested at Brighton Lakes CDD. All labor, materials, cleanup & disposal included. Price reflects having the spaces clear & the existing and/or new bathroom fixtures in place and/or installed and/or repaired.

Total **\$1695.00**



ROOFING • GUTTERS • SOFFIT • FASCIA

Roof Proposal for:
Attn: Justin Fisher
Phone: (407) 408-3730

Bid Date: 6/25/2026
Address: 4250 Brighton Lakes Blvd
City/State: Kissimmee, FL 34746

SCOPE OF WORK – Seamless Gutter & Downspout Install (Replace Existing)

1. Remove existing faulty gutters and dispose of them off site.
2. Furnish and install new 6” seamless gutters around the perimeter of all eaves in the manufacturer's white color.
3. Furnish and install gutter guards in all valley locations.
4. Furnish and install downspouts in various locations in the manufacturer's white color.
5. Remove all work-related debris and dispose of it off site.
6. Owner to receive 1-year workmanship warranty from JTA Roofing & Gutters, LLC.

Total Cost: \$858.00

(Eight Hundred Fifty Eight Dollars)

SCOPE OF WORK – Soffit Repair

1. Locate area of missing soffit & remove previously patched faulty soffit.
2. Furnish and install new white vinyl vented soffit to match existing.
3. Remove all work-related debris and dispose of it off site.
4. Owner to receive 1-year workmanship warranty from JTA Roofing & Gutters, LLC.

Total Cost: \$700.00

(Seven Hundred Dollars)

Exclusions & Add-Ons:

- All scopes of work not directly mentioned above.
- Painting of downspouts
- Add gutters around all eaves at guard shack - **\$1,590.00**



Sunrise Irrigation
261 U.S. 19 Alternate
Palm Harbor, Florida 34683
(727) 772-3819

BILL TO

Brighton lakes CDD C/O Inframark
313 Campus Street
Kissimmee, FL 34747 USA

ESTIMATE 199242501	ESTIMATE DATE Jun 30, 2026
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JOB ADDRESS

4250 Brighton Lakes Boulevard
4250 Brighton Lakes Boulevard
Kissimmee, FL 34746 USA

Job: 198434153

Technician: Bennet Mow

Technician: Lenny Raubunas

ESTIMATE DETAILS

Common Area Irrigation : REASON FOR CALL:

Pump issues

SYSTEM EVALUATION:

There are 2 pumps that are not working properly at this commercial property. The 10 hp pump is cycling from a possible mainline leak or a valve that is weeping on property. Without charging diagnostics we cannot be 100% sure but that is most likely one of the issues

Pump for common area is the one that is cycling.

SOLUTION:

**This solution is to prevent pump from cycling. Because zones may be under sized, smaller zones may need to be tied together to prevent deadheading the pump. We cannot warranty or guarantee how long pump will last. Sunrise is not responsible for sizing zones, the electrical existing components or the pump.
If valves or mainline fails Sunrise Irrigation is not responsible for valves and or piping working or any warranty whatsoever on existing system.

Install commercial controller Hunter ICC2 with expansion module

Run 560' of wire from pump to controller, larger wire is needed to be able to ensure relay activation.

Sidewalk jets needed to get wire under sidewalks

Install 5 hp pump start relay

SERVICE	DESCRIPTION	QTY
MSC2622-LVL3I	Level 3 Difficulty - Irrigation Service: *Level 3 pricing is for SEVERE obstructions in the designate dig area. Referring to root structures, pavers/hard scapes, or any scenario increasing installation difficulty. <ul style="list-style-type: none"> This add-on price is only per area that is being affected from these obstructions. 	2.00
MSC2596	Dry boring/ Water Jetting Sidewalk: Dry boring/ Water Jetting Sidewalk	4.00
wire142	14/2 Jacketed Wire - Per Foot: 14/2 Jacketed Cable -This wire is specifically for 2-wire irrigation systems. -Pricing is per linear foot and includes labor for installation.	560.00
PW665	5 HP Pump Start Relay Switch: The Hunter PSR-52 is a reliable pump start relay that is rated to handle up to 230VAC and is perfect for systems that require isolated pump activation.	1.00
CONRB1113	Hunter ICC2 Commercial Indoor/Outdoor 8 Station Controller (Plastic): This reliable control system can run conventional, two-wire, or hybrid operations with the option to upgrade to Centralus™ cloud-based control. <ul style="list-style-type: none"> 4 independent irrigation programs (8 start times each) Any 2 programs can operate simultaneously, providing more efficient watering 1 sensor input available for use with the Hunter Solar Sync Sensor or any Clik sensors 1 P/MV output for pump start relay and master valve activation EPA WaterSense® Approved Recognized as a responsible water-saving tool when used with a Solar Sync Sensor	1.00
CON1112	Hunter ICC2 8 Station Module: Hunter ICC2 Commercial Controller 8 Station Expansion Module	1.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$10,790.00
TAX	\$0.00
TOTAL	\$10,790.00

Thank you for working with Sunrise Irrigation, we value your business! SCC131151662

CUSTOMER AUTHORIZATION

I agree to the amount of \$10,790.00. I have read and agreed to the company's Terms and Conditions. I agree to a 40% deposit to begin work and agree the final payment will be due at the time of completion of work at 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746 USA.

Image Use Consent

I consent to Sunrise Irrigation taking photographs and/or videos of the work performed on my property and grant permission for these images to be used in marketing materials, including but not limited to print, online, and social media, without compensation.

Sign here

Date



Sunrise Irrigation
261 U.S. 19 Alternate
Palm Harbor, Florida 34683
(727) 772-3819

BILL TO

Brighton lakes CDD C/O Inframark
313 Campus Street
Kissimmee, FL 34747 USA

ESTIMATE 199245258	ESTIMATE DATE Jun 30, 2026
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JOB ADDRESS

4250 Brighton Lakes Boulevard
4250 Brighton Lakes Boulevard
Kissimmee, FL 34746 USA

Job: 198434153

Technician: Bennet Mow

Technician: Lenny Raubunas

ESTIMATE DETAILS

Sweetspire Pump: REASON FOR CALL:

Pump issues

SYSTEM EVALUATION:

There are 2 pumps that are not working properly at this commercial property. One pump is cycling and the other does not work at all.

Pump for common area is the one that is cycling. We can install system on relay so that pump does not cycle.

SOLUTION:

Install new 5 hp submersible pump

Install 119 gallon pressure tank

Install 40/60 switch

6' conduit

Install 5HP motor control box

18/2 irrigation wire

Does not guarantee sizing of zones, we did not install the irrigation system. If pump cycles sunrise is not responsible we are only installing a new submersible pump and components to get the system operational. Everything downstream of the pump

and the electrical sunrise is not responsible.

SERVICE	DESCRIPTION	QTY
PW640	119 Gallon Pressure Tank: 119 Gallon Pressure Tank	1.00
PW647	40/60 Pressure Switch: Includes labor for installation. 3 Year Sunrise Warranty	1.00
PW657	6' Conduit Assembly: 1/2" x 6' 110V ULTRA Whip Non-metallic Liquid tight conduit assembly.	1.00
SUBMERSIBLEPUMPW634 (5)	5 HP Submersible Pump Assembly: The Flint & Walling stainless steel submersible pump offers an industry leading performance with an unmatched warranty. These pumps are AMERICAN made and tested. <ul style="list-style-type: none"> Stainless steel shaft features polished bearing journals for extended bearing life Stainless steel carbon graphite Kingsbury thrust bearing provides self-aligning axial support up to 700 lbs for reliable operation Carbon graphite radial bearings precision ground for high load capability and long life Includes: <ul style="list-style-type: none"> Pulling existing pump, drop pipe and control wire. Installing a new 5 HP submersible pump, 14 gauge control wire and SCH 80 PVC drop pipe with fittings up to 65'. 	1.00
PW654	5 HP Pump Motor Control Box: 5 HP Pump Motor Control Box 230V single phase <ul style="list-style-type: none"> Rugged NEMA 3R enclosure suitable for indoor/outdoor use Multiple-size electrical knockouts Heavy-duty contacts Includes installation to existing wiring connections. Does not include wire replacement.	1.00
WR1726	Repair 18/2 Direct Burial Irrigation Wire Less than 10': Repair 18/2 Direct Burial Irrigation Wire Less than 10'	1.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$16,237.00
TAX	\$0.00
TOTAL	\$16,237.00

Thank you for working with Sunrise Irrigation, we value your business! SCC131151662

CUSTOMER AUTHORIZATION

I agree to the amount of \$16,237.00. I have read and agreed to the company's Terms and Conditions. I agree to a 40%

deposit to begin work and agree the final payment will be due at the time of completion of work at 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746 USA.

Image Use Consent

I consent to Sunrise Irrigation taking photographs and/or videos of the work performed on my property and grant permission for these images to be used in marketing materials, including but not limited to print, online, and social media, without compensation.

Sign here

Date

ESTIMATE

TECHNI-POOLS 2026
P.O Box 721122
Orlando, FL 32872-1122

info@techni-pools.com
+1 (407) 766-1281
www.techni-pools.com



Bill to
Brighton Lakes CDD
4250 Brighton Lakes Blvd
Kissimmee, FL 34746

Ship to
Brighton Lakes CDD
4250 Brighton Lakes Blvd
Kissimmee, FL 34746

Estimate details

Estimate no.: 12132
Estimate date: 06/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Repair	Replace Actuator: Supply and install a new actuator for the pool chair lift. Includes removal and disposal of the existing actuator, installation of the new unit, testing, and verification of proper operation.	1	\$1,469.70	\$1,469.70
2.		Repair	Replace Damaged Battery: Supply and install a new replacement battery for the pool chair lift. Includes removal and proper disposal of the damaged battery, installation of the new battery, charging (if required), testing, and verification of proper operation.	1	\$580.00	\$580.00
					Total	\$2,049.70

Accepted date

Accepted by

44 Mr. Perez reviewed the financial status of the District and stated that the financials and
45 check register would be included in future agendas.

46 **B. Solitude Lake Management Report**

47 Mr. Anderson reviewed District items. Mr. Crary commented that the report had not been
48 included in the agenda, and Mr. Anderson emailed the report to the Board during the
49 meeting.

50 **i. Consideration of Solitude Lake Management Fountain 1 Repair Proposal**

51 On MOTION by Mr. Rodriguez, seconded by Mr. Crary, with all in favor,
52 the Board approved the Solitude Lake Management Fountain 1 Repair
53 Proposal in the amount of \$3,321.39. (5-0)

54

55 **C. Bladerunners Report**

56 **i. Review of Irrigation Report**

57 Mr. Ramirez reviewed the proposals presented to the Board, as well as items throughout
58 the District.

59 On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the
60 Board approved Proposal No. 231197 for ixoras, calypso, and sweet spire
61 on Brighton Lakes Boulevard in the amount of \$513.66. (5-0)

62

63 On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor,
64 the Board approved Proposal No. 231202 for clubhouse plants in the
65 amount of \$1,970.77. (5-0)

66

67 Discussion ensued regarding expenses and what the Board wanted to do.

68 On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the
69 Board approved Proposal No. 231205 for ixora and azalea at the Middle
70 Island entrance in the amount of \$444.00. (5-0)

71

72 On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the
73 Board approved Proposal No. 231210 for calypso and juniper on the
74 boulevard in the amount of \$444.00. (5-0)

75

76 On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the
77 Board approved Proposal No. 231213 for guard house plants in the amount
78 of \$556.66. (5-0)

79

80 Discussion ensued regarding Proposal No. 224711, including cutbacks and selecting new
81 plants following completion of the cutbacks. Mr. Crary made a motion to table the proposal,
82 which failed for lack of a second.

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On MOTION by Mr. Peters, seconded by Mr. Rodriguez, with Mr. Crary opposed, the Board approved Proposal No. 224711 at a reduced amount, not to exceed \$1,500, following completion of the cutbacks by BladeRunners. (4-1)

Mr. Rodriguez commented on broken irrigation heads throughout the District.

Mr. Crary inquired about installing additional irrigation zones, if needed. Mr. Crary also inquired about filling gaps with hedges.

F. Envera

Mr. Morris reported that all items were up to date.

i. Consideration of Envera Gate Repair Proposal

This item had already been approved and completed.

E. MagnoSec

Mr. Rivera provided updates to the Board. Mr. Rivera requested that he, Mr. Hisler, and District staff be informed of clubhouse rentals and included in the scheduling. Mr. Hisler also noted that the clubhouse timer was not working.

I. District Engineer

Mr. Glasscock reported that the repairs on Chapala had been completed. Mr. Glasscock provided an update on the Ham Brown joint swale and discussed the damaged inlet.

D. Field Inspection Report

Discussion ensued regarding the items included in the Field Inspection Report. Mr. Crary inquired about the inspection items, the repair of the ADA lift, and the protocol for training staff. Discussion also ensued regarding ADA mulch, the depressions at the front entrance, the volleyball installation location, the guardhouse being cleaned regularly, access to Pond 9, and the basketball court lock and light.

i. Consideration of Inframark Concrete Sidewalk Replacement Proposal

This item was tabled. The Board requested additional details, including the specific locations, whether root removal was included, and additional information regarding the blacktop proposal.

ii. Consideration of Inframark Security Shack Door Replacement Proposal

On MOTION by Mr. Peters, seconded by Mr. Crary, with all in favor, the Board approved the Inframark Security Shack Door Replacement Proposal in the amount of \$1,145.00. (5-0)

iii. Consideration of Inframark Porter Station Maintenance Services Proposal

118 The Board deferred consideration of this proposal.

119 **iv. Consideration of Techni-Pools Pool Deck Paver Repair Proposal**

120 On MOTION by Mr. Peters, seconded by Mr. Crary, with all in favor, the
121 Board approved the Techni-Pools Pool Deck Paver Repair Proposal for
122 drain lines in the amount of \$5,300.00. (5-0)

123
124 **v. Consideration of Inframark Pool Furniture Replacement Proposal**

125 The Board inquired what would be done with the current pool furniture when it is
126 replaced. The Board deferred this item and directed that the pool furniture be replaced as
127 needed.

128 **vi. Consideration of Mills Air Installation of Carrier Mini-Split HVAC**
129 **Equipment Proposal**

130 Discussion ensued.

131 **vii. Consideration of Daroglen Air Quality Mini Split Installation Proposal**

132 Discussion ensued.

133 **viii. Consideration of Inframark Pool Facility Restroom Interior Improvements**
134 **and Mini-Split Installation Proposal**

135 Discussion ensued.

136 On MOTION by Mr. Rodriguez, seconded by Mr. Crary, with all in favor,
137 the Board approved the Daroglen Air Quality Mini Split Installation
138 Proposal in the amount of \$2,864.00. (5-0)

139
140 The Board requested that the proposal be broken down by item to reflect the individual
141 costs.

142 **ix. Consideration of My Power Sports Honda Side-by-Side Vehicle Proposal**

143 The Board deferred consideration of this proposal.

144 **x. Consideration of PMK Solutions Guard Shack Interior Painting and Repairs**
145 **Proposal**

146 The Board tabled this item pending additional details.

147 **xi. Consideration of Schaub Services Guard Shack Painting and Bathroom**
148 **Vanity Replacement Proposal**

149 The Board tabled this item pending additional details.

150 **xii. Consideration of Inframark Fence Pressure Washing Services Proposal**

151

152 On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor,
153 the Board approved Proposal No. 288 for Inframark Fence Pressure
154 Washing Services in the amount of \$1,432.62. (5-0)

155 **xiii. Consideration of Inframark Community Sidewalk and Common Area**
156 **Pressure Washing Services Proposal**

158 On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor,
159 the Board approved the Inframark Community Sidewalk and Common Area
160 Pressure Washing Services Proposal. (5-0)

162 **xiv. Consideration of PIP Printing and Marketing Replacement Traffic and**
163 **Street Signs Proposal**

164 Mr. Crary retracted the original motion.

165 On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the
166 Board approved the Inframark proposal, brought under separate cover, in
167 the amount of \$4,821.68, including the Stargrass Proposal. (5-0)

168 Discussion ensued regarding the Inframark proposal in the amount of \$47,000 for court
169 resurfacing. Mr. Kestler discussed the proposal.

171 On MOTION by Mr. Peters, seconded by Ms. Incandela, with all in favor,
172 the Board directed staff to present the agreement at the next meeting for
173 approval. (5-0)

174 **G. CDD Liaison**

175 Mr. Hisler reported that there was nothing new to report. Mr. Crary asked a couple of
176 questions.

177 **H. District Counsel**

178 Mr. Dugan reported that a demand letter had been sent to Kariba. Mr. Dugan also
179 discussed the purpose of Items i and ii and the need to update them.

180 **i. Consideration of Revised Rules of Procedure**

182 On MOTION by Mr. Peters, seconded by Mr. Rodriguez, with all in favor,
183 the Board approved the Revised Rules of Procedure. (5-0)

184 **ii. Consideration of Resolution 2026-05, Setting Public Hearing on Revised**
185 **Rules of Procedure**

187 On MOTION by Mr. Peters, seconded by Mr. Rodriguez, with all in favor,
188 Resolution 2026-05, Setting Public Hearing on Revised Rules of Procedure,
189 was adopted. (5-0)

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FIFTH ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-06, Approving the Fiscal Year 2027 Proposed Budget and Setting the Public Hearing

Mr. Perez discussed the proposed Fiscal Year 2027 Budget. Mr. Crary asked whether Mr. Perez would be present.

On MOTION by Ms. Incandela, seconded by Mr. Crary, with all in favor, Resolution 2026-06, approving the Fiscal Year 2027 Proposed Budget, was adopted as amended. (5-0)

B. Ratification of Solitude Lake Management Fountain Diagnostic Service Proposal

On MOTION by Ms. Singh, seconded by Mr. Crary, with all in favor, the Solitude Lake Management Fountain Diagnostic Service Proposal was ratified. (5-0)

FOURTH ORDER OF BUSINESS **Staff Reports**

J. District Manager

i. District Manager's Report

Mr. Perez discussed District items. Mr. Crary asked about the new payment and taxes for Board members. Discussion also ensued regarding the damaged SentryLink boxes.

SIXTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes from the Board of Supervisors Meeting Held April 8, 2026

Mr. Crary noted that the minutes reflected his name on page 46 and that it should have been Joe. Mr. Perez confirmed that the minutes should have reflected Joe rather than Mr. Crary.

On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the Board approved the minutes from April 8, 2026, Board of Supervisors Meeting, as amended. (5-0)

SEVENTH ORDER OF BUSINESS **Board of Supervisors Requests and Comments**

Mr. Peters discussed the fence on Biel Court.

Mr. Crary discussed the sidewalk panel replacements and requested that a map be included with the proposal.

Ms. Singh requested that the clubhouse be inspected following rentals to assess its condition.

227 **EIGHTH ORDER OF BUSINESS**

Adjournment

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On MOTION by Mr. Rodriguez, seconded by Ms. Singh, with all in favor, 230 the meeting was adjourned at 10:25 p.m. (5-0)
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234 Assistant Secretary

Chair/Vice Chair

**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, June 10, 2026, at 6:08 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
- Mark Peters Assistant Secretary
- Michelle Incandela 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.
- Justin Fisher Field Inspection Coordinator, Inframark
- Dennis Hisler District Agent, CDD Liaison
- Jorge Ramirez Representative, BladeRunners
- Lemuel Rivera President, MagnoSec Corp.
- Taber Anderson Account Manager, Solitude Lake Management
- Chris Morris Representative, Envera Systems
- Katie Ullrich Representative, Envera Systems
- 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 6:08 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS Approval of Agenda

On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the Board approved the agenda as presented. (5-0)

THIRD ORDER OF BUSINESS Public Comments

The first resident inquired about water being held in the swale and expressed concerns regarding a potential flooding scenario. Mr. Glasscock addressed the matter.

The second resident raised an HOA-related concern, and staff directed the resident to the appropriate contact.

The third resident commented on trash along the roadway and sidewalks, the proposed volleyball court, and the accident that occurred the previous night.

45 **FOURTH ORDER OF BUSINESS** **Staff Reports**

46 **A. District Accountant**

47 **i. Review of Financials**

48 **ii. Acceptance of Check Register**

49 On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor,
50 the Board accepted the financials and check register. (5-0)

51
52 **B. Solitude Lake Management Report**

53 Mr. Anderson provided an update on the pond treatments and reported that all fountains
54 had been repaired.

55 **C. BladeRunners Report**

56 Mr. Ramirez was not present on the call. The Board indicated that the discussion would
57 be revisited later in the meeting.

58 **D. Field Inspection Report**

59 Mr. Fisher reviewed the Field Inspection Report and discussed several proposals that
60 were received just prior to the meeting. Mr. Fisher also reported on the broken basketball
61 court hinge and access to Pond 9 through 4392 Devon Court.

62 Mr. Crary reviewed items included in the Field Inspection Report. Discussion ensued
63 regarding the ADA chair lift.

64 Discussion ensued regarding the ULS proposal for stump grinding identified as Item No.
65 15.

66 On MOTION by Mr. Peters, seconded by Ms. Incandela, with all in favor,
67 the Board approved the ULS stump grinding proposal for Item No. 15 in an
68 amount not to exceed \$2,500.00. (5-0)

69
70 Discussion ensued regarding the guardhouse work with Ms. Singh.

71 **i. Consideration of Inframark Sign Replacement Proposal**

72 This item had already been approved.

73 **ii. Consideration of Inframark Vinyl Fence Pressure Washing Proposal**

74 The Board requested that the proposal identify the location of the fence.

75 On MOTION by Ms. Incandela, seconded by Mr. Peters, with all in favor,
76 the Board rescinded its previous approval of Inframark Proposal No. 288
77 for Fence Pressure Washing Services. (5-0)

78

79 **iii. Consideration of Inframark Sand Volleyball Court Construction Proposal**

80 No action was taken.

81 **iv. Consideration of Inframark Bench Repair and Restoration Proposal**

82 The Board requested a proposal for the replacement of three (3) benches.

83 **v. Consideration of Inframark Tennis Court Drainage Improvements Proposal**

84 The Board directed that the drains be cleaned out first. This item was tabled.

85 Discussion ensued regarding the pool furniture replacement proposal.

86 On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor,
87 the Board approved the pool furniture replacement proposal in the amount
88 of \$8,589.35. (5-0)

89
90 The Board and staff discussed their preferences for future proposals and the information
91 that should be included with each proposal.

92 **E. MagnoSec Report**

93 Mr. Crary discussed children being unsupervised in the fitness center.

94 **C. BladeRunners Report**

95 The Chair asked Mr. Ramirez several questions. Mr. Ramirez discussed the schedule for
96 the installation of the annuals.

97 **F. Envera Report**

98 On MOTION by Ms. Incandela, seconded by Mr. Crary, with all in favor,
99 the Board approved Envera Proposal No. Q-19510-1 for the replacement of
100 the damaged Kariba Gate kiosk, two loops, Knox key switch, and SOS
101 device due to a vehicle strike, in the amount of \$12,555.50. (5-0)

102
103 Mr. Rodriguez requested that the loss-of-use costs also be charged back to the driver.

104 **G. CDD Liaison Report**

105 Discussion ensued regarding the recent accident. The Board discussed installing bollards
106 in front of the kiosk to help prevent similar incidents in the future.

107 **I. District Engineer**

108 Mr. Glasscock discussed the inlet inspections.

109 On MOTION by Mr. Peters, seconded by Ms. Incandela, with all in favor,
110 the Board approved the inlet inspections proposal in the amount of
111 \$45,800.00. (5-0).

112
113 **H. District Counsel**

114 Mr. Dugan discussed the Ham Brown Joint Swale Agreement.

115 Mr. Dugan also discussed counsel's conflict of interest involving the neighboring
116 development and the representation of both entities by the same law firm.

117 Discussion ensued. Ms. Singh inquired about the conflict of interest and a future
118 resolution. Mr. Peters stated that he was not comfortable with the conflict involving the
119 neighboring development.

120 On MOTION by Mr. Crary, seconded by Ms. Incandela, with Mr. Peters
121 opposed, the Board approved the Ham Brown Joint Swale Agreement in
122 substantial form. (4-1)

123
124 **J. District Manager**

125 **i. Review of Project Board**

126 Mr. Perez discussed the upcoming election and Form 1 filing requirements.

127 Mr. Peters discussed the soffit at the clubhouse.

128 **SIXTH ORDER OF BUSINESS**

**Board of Supervisors Requests and
129 Comments**

130 Ms. Singh discussed the location of the blacktop repairs, the cones on the sidewalk near
131 Pond 6, the request for a breakdown of the guardhouse proposal, and painting the speed
132 bump lines.

133 **SEVENTH ORDER OF BUSINESS**

Adjournment

134
135 On MOTION by Mr. Peters, seconded by Ms. Singh, with all in favor, the
136 meeting was adjourned at 10:20 p.m. (5-0)

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139 _____
140 Assistant Secretary

_____ Chair/Vice Chair