INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Brighton Lakes Community Development District

August 12, 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, August 12, 2026, at 6:00 p.m.

The Regular Meeting of the **Brighton Lakes Community Development District** will be held on Wednesday, August 12, 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. **PUBLIC HEARING FOR FISCAL YEAR 2027 BUDGET**
   - **A.** Consideration of Resolution 2026-07, Adopting Fiscal Year 2027 Budget.....P. 4
   - **B.** Consideration of Resolution 2026-08, Levying O&M Assessments .....P. 17
5. **STAFF REPORTS**
   - **A.** Financial Report.....P. 20
   - **B.** Solitude Lake Management Report.....P. 133
   - **C.** Bladerunners Report
   - **D.** Field Inspection Report.....P. 139
     - **i.** Consideration of Inframark for Outdoor Message Board Replacement .....P. 159
     - **ii.** Consideration of Techni-Pools for Pool Chair Lift Repairs .....P. 160
   - **E.** Magnosec Report
   - **F.** Envera Report
   - **G.** CDD Liaison Report

H. District Counsel

i. Review of Redline Comparison Showing Proposed Revisions .....P. 161

ii. Consideration of Revised Rules Relating to District Facilities .....P. 178

iii. Discussion Regarding 4392 Devon Ct

I. District Engineer

i. Review of Consulting Engineer's Annual Report for Fiscal Year 2026.....P. 195

J. District Manager

i. Review of Project Board

ii. Review of District Management Report

6. BUSINESS ITEMS

A. Consideration of Resolution, 2026-09, Goals and Objectives for Fiscal Year 2027.....P. 198

B. Consideration of Resolution, 2026-10, Setting Meeting Schedule for Fiscal Year 2027 .....P. 204

C. Ratification of Envera Systems Quote No. Q-19960-1 for Kariba Gate Barrier Arm Equipment Replacement .....P. 206

7. BUSINESS ADMINISTRTION

A. Consideration of Minutes from the Meeting held July 8, 2026.....P. 207

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Brighton Lakes Community Development District (**"District"**) prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Brighton Lakes Community Development District for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A.**

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST 2026.

ATTEST:

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Brighton Lakes
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

DATE

CLEAR PARTNERSHIPS



Brighton Lakes
Community Development District

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Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$75,000.00	$34,792.00	$40,208.00	$75,000.00	0%	$75,000.00
Room Rentals	$50.00	$0.00	$50.00	$50.00	0%	$0.00
Interest - Tax Collector	$2,800.00	$1,214.00	$1,586.00	$2,800.00	0%	$1,800.00
Special Assmnts- Tax Collector	$1,246,851.00	$1,174,507.00	$72,344.00	$1,246,851.00	0%	$1,311,108.66
Special Assmnts- Discounts	-$49,874.00	-$46,630.00	$0.00	-$46,630.00	-7%	-$52,444.35
Gate Bar Code/Remotes	$1,500.00	$591.00	$847.10	$1,438.10	-4%	$1,500.00
Access Cards	$100.00	$0.00	$100.00	$100.00	0%	$100.00
Insurance Reimbursements	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL REVENUES	**$1,276,427.00**	**$1,164,474.00**	**$115,135.10**	**$1,279,609.10**	**0%**	**$1,337,064.31**
EXPENDITURES						
Administrative						
P/R-Board of Supervisors	$14,400.00	$6,000.00	$8,400.00	$14,400.00	0%	$12,000.00
FICA Taxes	$1,102.00	$275.00	$827.00	$1,102.00	0%	$918.00
ProfServ-Arbitrage Rebate	$600.00	$0.00	$600.00	$600.00	0%	$600.00
ProfServ-Engineering	$35,000.00	$3,346.00	$31,654.00	$35,000.00	0%	$20,000.00
ProfServ-Legal Services	$30,000.00	$11,006.00	$18,994.00	$30,000.00	0%	$20,000.00
ProfServ-Mgmt Consulting	$60,742.00	$25,309.00	$35,433.00	$60,742.00	0%	$62,564.26
ProfServ-Property Appraiser	$387.00	$720.00	$0.00	$720.00	86%	$720.00
ProfServ-Special Assessment	$5,305.00	$5,305.00	$0.00	$5,305.00	0%	$5,305.00
ProfServ-Trustee Fees	$11,045.00	$4,256.00	$6,789.00	$11,045.00	0%	$11,500.00
Auditing Services	$3,800.00	$3,700.00	$100.00	$3,800.00	0%	$3,800.00
Website Compliance	$2,000.00	$776.00	$1,224.00	$2,000.00	0%	$2,000.00
Communication - Telephone	$15,000.00	$6,633.00	$8,367.00	$15,000.00	0%	$15,500.00
Postage and Freight	$1,200.00	$189.00	$1,011.00	$1,200.00	0%	$1,200.00
Insurance - General Liability	$27,008.00	$10,556.00	$16,452.00	$27,008.00	0%	$29,708.80
Printing and Binding	$1,500.00	$150.00	$1,350.00	$1,500.00	0%	$1,000.00
Legal Advertising	$2,500.00	$2,113.00	$387.00	$2,500.00	0%	$2,500.00
Miscellaneous Services	$2,000.00	$1,106.00	$894.00	$2,000.00	0%	$2,000.00
Misc-Assessment Collection Cost	$24,151.00	$22,558.00	$1,593.00	$24,151.00	0%	$26,222.17
Annual District Filing Fee	$175.00	$175.00	$0.00	$175.00	0%	$175.00
Total Administrative	**$237,915.00**	**$104,173.00**	**$134,075.00**	**$238,248.00**	**0%**	**$217,713.23**
Field						
ProfServ-Field Management	$43,911.00	$18,296.00	$25,615.00	$43,911.00	0%	$45,228.33
ProfServ - Field Management Onsite Staff	$63,851.00	$26,605.00	$37,246.00	$63,851.00	0%	$65,766.53
Contracts-Landscape	$255,000.00	$102,083.00	$146,318.97	$248,401.97	-3%	$262,650.00
Electricity - General	$71,000.00	$26,535.00	$38,033.50	$64,568.50	-9%	$71,000.00
Utility - Water & Sewer	$5,000.00	$1,869.00	$2,678.90	$4,547.90	-9%	$7,000.00
R&M-Common Area	$60,000.00	$35,535.00	$50,933.50	$86,468.50	44%	$60,000.00
R&M-Irrigation	$20,000.00	$8,113.00	$11,628.63	$19,741.63	-1%	$25,000.00
R&M-Lake	$51,000.00	$19,584.00	$28,070.40	$47,654.40	-7%	$51,000.00
R&M-Tree Trimming Services	$10,000.00	$0.00	$10,000.00	$10,000.00	0%	$10,000.00
R&M-Bush Hogging	$12,000.00	$3,070.00	$8,930.00	$12,000.00	0%	$12,000.00
Misc-Contingency	$750.00	$3,499.00	$0.00	$3,499.00	367%	$750.00
Holiday Lighting	$0.00	$0.00	$0.00	$0.00	0%	$5,000.00

Brighton Lakes
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
Total Field	**$592,512.00**	**$245,189.00**	**$359,454.90**	**$604,643.90**	**2%**	**$615,394.86**
Gatehouse						
Contracts-Security Services	$74,574.00	$26,568.00	$38,080.80	$64,648.80	-13%	$76,811.22
R&M-Gate	$10,000.00	$7,471.00	$2,529.00	$10,000.00	0%	$10,000.00
Total Gatehouse	**$84,574.00**	**$34,039.00**	**$40,609.80**	**$74,648.80**	**-12%**	**$86,811.22**
Capital Expenditures & Projects						
Capital Reserve	$263,100.00	$0.00	$263,100.00	$263,100.00	0%	$263,100.00
Total Capital Expenditures & Projects	**$263,100.00**	**$0.00**	**$263,100.00**	**$263,100.00**	**0%**	**$263,100.00**
Road and Street Facilities						
R&M-Roads & Alleyways	$15,000.00	$0.00	$15,000.00	$15,000.00	0%	$15,000.00
R&M-Sidewalks	$5,000.00	$13,978.00	$0.00	$13,978.00	180%	$5,000.00
R&M-Signage	$2,000.00	$2,300.00	$0.00	$2,300.00	15%	$4,000.00
Total Road and Street Facilities	**$22,000.00**	**$16,278.00**	**$15,000.00**	**$31,278.00**	**42%**	**$24,000.00**
Community Center						
Contracts-Security Services	$66,000.00	$23,472.00	$42,528.00	$66,000.00	0%	$66,000.00
R&M-Clubhouse	$10,000.00	$1,255.00	$8,745.00	$10,000.00	0%	$15,000.00
R&M-Pools	$30,000.00	$18,839.00	$11,161.00	$30,000.00	0%	$35,000.00
Miscellaneous Services	$3,500.00	$1,365.00	$2,135.00	$3,500.00	0%	$3,500.00
Capital Reserve	$10,545.00	$0.00	$10,545.00	$10,545.00	0%	$10,545.00
Total R&M-Clubhouse	**$120,045.00**	**$44,931.00**	**$75,114.00**	**$120,045.00**	**0%**	**$130,045.00**
Reserves						
Reserve	$0.00	$0.00	$0.00	$0.00	0%	$0.00
Total Reserves	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**0%**	**$0.00**
TOTAL EXPENDITURES	**$1,320,146.00**	**$444,610.00**	**$887,353.70**	**$1,331,963.70**	**1%**	**$1,337,064.31**
Excess (deficiency) of revenues Over (under) expenditures	-$43,719.00	$719,864.00	-$772,218.60	-$52,354.60	20%	$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	$0.00	$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance		$719,864.00	-$772,218.60	-$52,354.60	0%	$0.00
FUND BALANCE, BEGINNING	$2,414,815.00	$2,414,815.00	$0.00	$2,414,815.00	0%	$2,362,460.40
FUND BALANCE, ENDING	**$2,414,815.00**	**$3,134,679.00**	**-$772,218.60**	**$2,362,460.40**	-2%	**$2,362,460.40**

Brighton Lakes
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2017 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$2,400.00	$1,257.00	$1,143.00	$2,400.00	0%	$0.00
Special Assmnts- Tax Collector	$220,651.00	$207,848.00	$12,803.00	$220,651.00	0%	$220,650.64
Special Assmnts- Discounts	-$8,826.00	-$8,252.00	$0.00	-$8,252.00	-7%	-$8,826.03
TOTAL REVENUES	**$214,225.00**	**$200,853.00**	**$13,946.00**	**$214,799.00**	**0%**	**$211,824.62**
EXPENDITURES						
Debt Service						
Principal Debt Retirement	$173,000.00	$0.00	$173,000.00	$173,000.00	0%	$179,000.00
Interest Expense	$36,693.00	$18,346.00	$18,347.00	$36,693.00	0%	$31,070.00
Total Debt Service	**$209,693.00**	**$18,346.00**	**$191,347.00**	**$209,693.00**	**0%**	**$210,070.00**
Administrative						
Misc-Assessment Collection Cost	$4,413.00	$3,992.00	$421.00	$4,413.00	0%	$4,413.01
Total Administrative	**$4,413.00**	**$3,992.00**	**$421.00**	**$4,413.00**	**0%**	**$4,413.01**
TOTAL EXPENDITURES	**$214,106.00**	**$22,338.00**	**$191,768.00**	**$214,106.00**		**$214,483.01**
Excess (deficiency) of revenues Over (under) expenditures	$119.00	$178,515.00	-$177,822.00	$693.00	482%	-$2,658.39
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance		$178,515.00	-$177,822.00	$693.00	0%	-$2,658.39
FUND BALANCE, BEGINNING	$68,669.00	$68,669.00	$0.00	$68,669.00	0%	$69,362.00
FUND BALANCE, ENDING	**$68,669.00**	**$247,184.00**	**-$177,822.00**	**$69,362.00**	1%	**$66,703.61**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2017 Bonds	$1,296,000.00	$1,129,000.00	$956,000.00	$777,000.00

AMORTIZATION SCHEDULE
SPECIAL ASSESSMENT BONDS

Period Ending	PRINCIPAL OUTSTANDING	Coupon	Principal Balance	Interest	Debt Service	Annual Debt Service
11/1/2017	$2,327,000.00			$10,293.74	$10,293.74	
5/1/2018	$2,194,000.00	3.250%	$133,000.00	$37,813.75	$170,813.75	$181,107.49
11/1/2018	$2,194,000.00			$35,652.50	$35,652.50	
5/1/2019	$2,056,000.00	3.250%	$138,000.00	$35,652.50	$173,652.50	$209,305.00
11/1/2019	$2,056,000.00			$33,410.00	$33,410.00	
5/1/2020	$1,914,000.00	3.250%	$142,000.00	$33,410.00	$175,410.00	$208,820.00
11/1/2020	$1,914,000.00			$31,102.50	$31,102.50	
5/1/2021	$1,767,000.00	3.250%	$147,000.00	$31,102.50	$178,102.50	$209,205.00
11/1/2021	$1,767,000.00			$28,713.75	$28,713.75	
5/1/2022	$1,615,000.00	3.250%	$152,000.00	$28,713.75	$180,713.75	$209,427.50
11/1/2022	$1,615,000.00			$26,243.75	$26,243.75	
5/1/2023	$1,458,000.00	3.250%	$157,000.00	$26,243.75	$183,243.75	$209,487.50
11/1/2023	$1,458,000.00			$23,692.50	$23,692.50	
5/1/2024	$1,296,000.00	3.250%	$162,000.00	$23,692.50	$185,692.50	$209,385.00
11/1/2024	$1,296,000.00			$21,060.00	$21,060.00	
5/1/2025	$1,129,000.00	3.250%	$167,000.00	$21,060.00	$188,060.00	$209,120.00
11/1/2025	$1,129,000.00			$18,346.25	$18,346.25	
5/1/2026	$956,000.00	3.250%	$173,000.00	$18,346.25	$191,346.25	$209,692.50
11/1/2026	$956,000.00			$15,535.00	$15,535.00	
5/1/2027	$777,000.00	3.250%	$179,000.00	$15,535.00	$194,535.00	$210,070.00
11/1/2027	$777,000.00			$12,626.25	$12,626.25	
5/1/2028	$592,000.00	3.250%	$185,000.00	$12,626.25	$197,626.25	$210,252.50
11/1/2028	$592,000.00			$9,620.00	$9,620.00	
5/1/2029	$401,000.00	3.250%	$191,000.00	$9,620.00	$200,620.00	$210,240.00
11/1/2029	$401,000.00			$6,516.25	$6,516.25	
5/1/2030	$204,000.00	3.250%	$197,000.00	$6,516.25	$203,516.25	$210,032.50
11/1/2030	$204,000.00			$3,315.00	$3,315.00	
5/1/2031	$0.00	3.250%	$204,000.00	$3,315.00	$207,315.00	$210,630.00
Totals			**$1,296,000.00**	**$174,037.50**	**$1,470,037.50**	**$1,470,037.50**

Brighton Lakes
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2022-1 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$1,500.00	$2,462.00	$0.00	$2,462.00	64%	$0.00
Special Assmnts- Tax Collector	$269,315.00	$253,689.00	$15,626.00	$269,315.00	0%	$269,314.73
Special Assmnts- Discounts	-$10,773.00	-$10,072.00	$0.00	-$10,072.00	-7%	-$10,772.59
TOTAL REVENUES	**$260,042.00**	**$246,079.00**	**$15,626.00**	**$261,705.00**	**1%**	**$258,542.14**
EXPENDITURES						
Debt Service						
Principal Debt Retirement	$192,000.00	$0.00	$192,000.00	$192,000.00	0%	$197,000.00
Interest Expense	$62,714.00	$31,357.00	$31,357.00	$62,714.00	0%	$58,124.80
Total Debt Service	**$254,714.00**	**$31,357.00**	**$223,357.00**	**$254,714.00**	**0%**	**$255,124.80**
Administrative						
Misc-Assessment Collection Cost	$5,386.00	$4,872.00	$514.00	$5,386.00	0%	$3,940.00
Total Administrative	**$5,386.00**	**$4,872.00**	**$514.00**	**$5,386.00**	**0%**	**$3,940.00**
TOTAL EXPENDITURES	**$254,714.00**	**$31,357.00**	**$223,357.00**	**$254,714.00**		**$255,124.80**
Excess (deficiency) of revenues Over (under) expenditures	$5,328.00	$214,722.00	-$207,731.00	$6,991.00	31%	$3,417.34
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance		$214,722.00	-$207,731.00	$6,991.00	0%	$3,417.34
FUND BALANCE, BEGINNING	$139,269.00	$139,269.00	$0.00	$139,269.00	0%	$146,260.00
FUND BALANCE, ENDING	**$139,269.00**	**$353,991.00**	**-$207,731.00**	**$146,260.00**	5%	**$149,677.34**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2022-1 Bonds	$3,705,000.00	$2,624,000.00	$2,432,000.00	$2,235,000.00

AMORTIZATION SCHEDULE

Special Assessment Bond, Series 2022-1 (Roadway Resurfacing Project)

Period Ending	Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
5/1/2022	$3,925,000.00			$13,810.55	$13,810.55	$13,810.55
11/1/2022	$3,925,000.00			$46,903.75	$46,903.75	
5/1/2023	$3,925,000.00	$220,000.00	2.390%	$46,903.75	$266,903.75	$313,807.50
11/1/2023	$3,705,000.00			$44,274.75	$44,274.75	
5/1/2024	$3,705,000.00	$226,000.00	2.390%	$44,274.75	$270,274.75	$314,549.50
5/1/2025	$2,624,000.00	$0.00	2.390%	$0.00	$0.00	
11/1/2025	$2,624,000.00			$31,356.80	$31,356.80	$31,356.80
5/1/2026	$2,624,000.00	$192,000.00	2.390%	$31,356.80	$223,356.80	
11/1/2026	$2,432,000.00			$29,062.40	$29,062.40	$252,419.20
5/1/2027	$2,432,000.00	$197,000.00	2.390%	$29,062.40	$226,062.40	
11/1/2027	$2,235,000.00			$26,708.25	$26,708.25	$252,770.65
5/1/2028	$2,235,000.00	$202,000.00	2.390%	$26,708.25	$228,708.25	
11/1/2028	$2,033,000.00			$24,294.35	$24,294.35	$253,002.60
5/1/2029	$2,033,000.00	$204,000.00	2.390%	$24,294.35	$228,294.35	
11/1/2029	$1,829,000.00			$21,856.55	$21,856.55	$250,150.90
5/1/2030	$1,829,000.00	$210,000.00	2.390%	$21,856.55	$231,856.55	
11/1/2030	$1,619,000.00			$19,347.05	$19,347.05	$251,203.60
5/1/2031	$1,619,000.00	$216,000.00	2.390%	$19,347.05	$235,347.05	
11/1/2031	$1,403,000.00			$16,765.85	$16,765.85	$252,112.90
5/1/2032	$1,403,000.00	$221,000.00	2.390%	$16,765.85	$237,765.85	
11/1/2032	$1,182,000.00			$14,124.90	$14,124.90	$251,890.75
5/1/2033	$1,182,000.00	$225,000.00	2.390%	$14,124.90	$239,124.90	
11/1/2033	$957,000.00			$11,436.15	$11,436.15	$250,561.05
5/1/2034	$957,000.00	$231,000.00	2.390%	$11,436.15	$242,436.15	
11/1/2034	$726,000.00			$8,675.70	$8,675.70	$251,111.85
5/1/2035	$726,000.00	$238,000.00	2.390%	$8,675.70	$246,675.70	
11/1/2035	$488,000.00			$5,831.60	$5,831.60	$252,507.30
5/1/2036	$488,000.00	$240,000.00	2.390%	$5,831.60	$245,831.60	
11/1/2036	$248,000.00			$2,963.60	$2,963.60	$248,795.20
5/1/2037	$248,000.00	$248,000.00	2.390%	$2,963.60	$250,963.60	
Totals		**$2,624,000.00**		**$424,846.40**	**$3,048,846.40**	

Brighton Lakes
Community Development District

Debt Service Fund

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2022-2 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET 2026	ACTUAL THRU 2/28/2026	PROJECTED March-9/30/2026	TOTAL PROJECTED FY 2026	% +/(-) Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	$750.00	$761.00	$0.00	$761.00	1%	$0.00
Special Assmnts- Tax Collector	$179,405.00	$168,995.00	$10,410.00	$179,405.00	0%	$179,404.52
Special Assmnts- Discounts	-$7,176.00	-$6,709.00	$0.00	-$6,709.00	-7%	-$7,176.18
TOTAL REVENUES	**$172,979.00**	**$163,047.00**	**$10,410.00**	**$173,457.00**	**0%**	**$172,228.34**
EXPENDITURES						
Administrative						
Misc-Assessment Collection Cost	$3,588.00	$3,246.00	$342.00	$3,588.00	0%	$3,588.09
Total Administrative	**$3,588.00**	**$3,246.00**	**$342.00**	**$3,588.00**	**0%**	**$3,588.09**
Debt Service						
Principal Debt Retirement	$135,000.00	$0.00	$135,000.00	$135,000.00	0%	$138,000.00
Interest Expense	$35,227.00	$17,613.00	$17,614.00	$35,227.00	0%	$32,054.00
Total Debt Service	**$170,227.00**	**$17,613.00**	**$152,614.00**	**$170,227.00**	**0%**	**$170,054.00**
TOTAL EXPENDITURES	**$173,815.00**	**$20,859.00**	**$152,956.00**	**$173,815.00**	**0%**	**$173,642.09**
Excess (deficiency) of revenues Over (under) expenditures	-$836.00	$142,188.00	-$142,546.00	-$358.00	-57%	-$1,413.75
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	0%	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**		**$0.00**
Net change in fund balance		$142,188.00	-$142,546.00	-$358.00	0%	-$1,413.75
FUND BALANCE, BEGINNING	$36,610.00	$36,610.00	$0.00	$36,610.00	0%	$36,252.00
FUND BALANCE, ENDING	**$35,774.00**	**$178,798.00**	**-$142,546.00**	**$36,252.00**	1%	**$34,838.25**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	**11/1/2025**	**11/1/2026**	**11/1/2027**
Series 2022-2 Bonds	$1,630,000.00	$1,499,000.00	$1,364,000.00	$1,226,000.00

AMORTIZATION SCHEDULE

Special Assessment Refunding Bond, Series 2022-2

Period Ending	Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
5/1/2022	$1,963,000.00	$80,000.00	2.350%	$6,791.43	$86,791.43	$86,791.43
11/1/2022	$1,883,000.00			$22,125.25	$22,125.25	
5/1/2023	$1,883,000.00	$125,000.00	2.350%	$22,125.25	$147,125.25	$169,250.50
11/1/2023	$1,758,000.00			$20,656.50	$20,656.50	
5/1/2024	$1,758,000.00	$128,000.00	2.350%	$20,656.50	$148,656.50	$169,313.00
11/1/2024	$1,630,000.00			$19,152.50	$19,152.50	
5/1/2025	$1,630,000.00	$131,000.00	2.350%	$19,152.50	$150,152.50	$169,305.00
11/1/2025	$1,499,000.00			$17,613.25	$17,613.25	
5/1/2026	$1,499,000.00	$135,000.00	2.350%	$17,613.25	$152,613.25	$170,226.50
11/1/2026	$1,364,000.00			$16,027.00	$16,027.00	
5/1/2027	$1,364,000.00	$138,000.00	2.350%	$16,027.00	$154,027.00	$170,054.00
11/1/2027	$1,226,000.00			$14,405.50	$14,405.50	
5/1/2028	$1,226,000.00	$141,000.00	2.350%	$14,405.50	$155,405.50	$169,811.00
11/1/2028	$1,085,000.00			$12,748.75	$12,748.75	
5/1/2029	$1,085,000.00	$144,000.00	2.350%	$12,748.75	$156,748.75	$169,497.50
11/1/2029	$941,000.00			$11,056.75	$11,056.75	
5/1/2030	$941,000.00	$148,000.00	2.350%	$11,056.75	$159,056.75	$170,113.50
11/1/2030	$793,000.00			$9,317.75	$9,317.75	
5/1/2031	$793,000.00	$151,000.00	2.350%	$9,317.75	$160,317.75	$169,635.50
11/1/2031	$642,000.00			$7,543.50	$7,543.50	
5/1/2032	$642,000.00	$155,000.00	2.350%	$7,543.50	$162,543.50	$170,087.00
11/1/2032	$487,000.00			$5,722.25	$5,722.25	
5/1/2033	$487,000.00	$159,000.00	2.350%	$5,722.25	$164,722.25	$170,444.50
11/1/2033	$328,000.00			$3,854.00	$3,854.00	
5/1/2034	$328,000.00	$162,000.00	2.350%	$3,854.00	$165,854.00	$169,708.00
11/1/2034	$166,000.00			$1,950.50	$1,950.50	
5/1/2035	$166,000.00	$166,000.00	2.350%	$1,950.50	$167,950.50	$169,901.00
Totals		**$1,630,000.00**		**$238,783.50**	**$1,868,783.50**	**$1,868,783.50**

Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026

	General Fund 001			2017A DS Per Unit			2022-1 DS Per Unit			2022-2 DS Per Unit			Total Assessments per Unit				Units
Product	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	
1/3 Acre Lot	$1,745.82	$1,660.25	5%	$976.76	$976.76	0%	$358.61	$358.61	0%	$0.00	$0.00	n/a	$3,081.19	$2,995.62	$85.56	3%	7
1/2 Acre Lot	$1,745.82	$1,660.25	5%	$976.76	$976.76	0%	$358.61	$358.61	0%	$0.00	$0.00	n/a	$3,081.19	$2,995.62	$85.56	3%	4
65' lot	$1,745.82	$1,660.25	5%	$488.38	$488.38	0%	$358.61	$358.61	0%	$0.00	$0.00	n/a	$2,592.81	$2,507.24	$85.56	3%	244
85' lot	$1,745.82	$1,660.25	5%	$586.06	$586.06	0%	$358.61	$358.61	0%	$0.00	$0.00	n/a	$2,690.48	$2,604.92	$85.56	3%	162
H - 65' lot	$1,745.82	$1,660.25	5%	$0.00	$0.00	n/a	$358.61	$358.61	0%	$538.75	$538.75	0%	$2,643.17	$2,557.61	$85.56	3%	100
I - 65' lot	$1,745.82	$1,660.25	5%	$0.00	$0.00	n/a	$358.61	$358.61	0%	$538.75	$538.75	0%	$2,643.17	$2,557.61	$85.56	3%	84
J - 65' lot	$1,745.82	$1,660.25	5%	$0.00	$0.00	n/a	$358.61	$358.61	0%	$538.75	$538.75	0%	$2,643.17	$2,557.61	$85.56	3%	150
																	751

ASSESSMENT INCREASE ANALYSIS

	Assessment Increase		$0.00
Product	Per Product	Per Unit O&M % Increase	Per Unit O&M $ Increase
All Units	$0.00	0%	$0.00

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY 2027	FY 2026	FY 2025	FY 2024	FY 2023
$1,745.82	$1,660.25	$1,607.92	$1,607.92	$1,607.92

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Brighton Lakes Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Osceola County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

   b. O&M Assessment Imposition. Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in

accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. Maximum Rate. Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

a. Tax Roll Assessments. To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 12th day of August 2026.

ATTEST:

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Brighton Lakes Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



BRIGHTON LAKES
Community Development District

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BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

July 31, 2026

BRIGHTON LAKES
Community Development District

Governmental Funds

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	$ 318,215	$ -	$ -	$ -	$ 318,215
Investments:					
Money Market Account	2,502,458	-	-	-	2,502,458
SBA Account	15,466	-	-	-	15,466
Reserve Fund	-	24,087	-	-	24,087
Revenue Fund	-	46,638	144,631	37,952	229,221
TOTAL ASSETS	**$ 2,836,139**	**$ 70,725**	**$ 144,631**	**$ 37,952**	**$ 3,089,447**
LIABILITIES					
Accounts Payable	$ -	$ -	$ -	$ -	$ -
Accrued Expenses	5,300	-	-	-	5,300
TOTAL LIABILITIES	**5,300**	**-**	**-**	**-**	**5,300**
FUND BALANCES					
Restricted for:					
Debt Service	-	70,725	144,631	37,952	253,308
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:	567,975	-	-	-	567,975
TOTAL FUND BALANCES	**$ 2,830,839**	**$ 70,725**	**$ 144,631**	**$ 37,952**	**$ 3,084,147**
TOTAL LIABILITIES & FUND BALANCES	**$ 2,836,139**	**$ 70,725**	**$ 144,631**	**$ 37,952**	**$ 3,089,447**

BRIGHTON LAKES
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	$ 62,500	$ 71,122	$ 8,622	94.83%
Room Rentals	50	42	-	(42)	0.00%
Interest - Tax Collector	2,800	2,800	2,438	(362)	87.07%
Special Assmnts- Tax Collector	1,246,851	1,246,851	1,246,849	(2)	100.00%
Special Assmnts- Discounts	(49,874)	(49,874)	(46,746)	3,128	93.73%
Gate Bar Code/Remotes	1,500	1,250	2,297	1,047	153.13%
Access Cards	100	100	-	(100)	0.00%
TOTAL REVENUES	**1,276,427**	**1,263,669**	**1,275,960**	**12,291**	**99.96%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	14,400	12,000	12,000	-	83.33%
FICA Taxes	1,102	918	275	643	24.95%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	35,000	29,167	9,743	19,424	27.84%
ProfServ-Legal Services	30,000	25,000	20,552	4,448	68.51%
ProfServ-Mgmt Consulting	60,742	50,618	50,618	-	83.33%
ProfServ-Property Appraiser	387	387	720	(333)	186.05%
ProfServ-Special Assessment	5,305	4,421	5,305	(884)	100.00%
ProfServ-Trustee Fees	11,045	11,045	11,460	(415)	103.76%
Auditing Services	3,800	3,800	3,700	100	97.37%
Website Compliance	2,000	1,667	1,553	114	77.65%
Communication - Telephone	15,000	12,500	13,197	(697)	87.98%
Postage and Freight	1,200	1,000	363	637	30.25%
Insurance - General Liability	27,008	20,256	17,527	2,729	64.90%
Printing and Binding	1,500	1,250	240	1,010	16.00%
Legal Advertising	2,500	2,083	2,251	(168)	90.04%
Miscellaneous Services	2,000	1,667	1,319	348	65.95%
Misc-Assessment Collection Cost	24,151	24,151	24,024	127	99.47%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	237,915	202,705	175,022	27,683	73.56%

BRIGHTON LAKES
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Field					
ProfServ-Field Management	43,911	36,593	36,593	-	83.33%
ProfServ - Field Management Onsite Staff	63,851	53,209	53,209	-	83.33%
Contracts-Landscape	255,000	212,500	208,862	3,638	81.91%
Electricity - General	71,000	59,167	55,054	4,113	77.54%
Utility - Water & Sewer	5,000	4,167	3,913	254	78.26%
R&M-Common Area	60,000	50,000	59,873	(9,873)	99.79%
R&M-Irrigation	20,000	16,667	17,536	(869)	87.68%
R&M-Lake	51,000	42,500	44,433	(1,933)	87.12%
R&M-Trees and Trimming	10,000	10,000	2,656	7,344	26.56%
R&M-Bush Hogging	12,000	10,000	6,220	3,780	51.83%
Misc-Contingency	750	625	17,055	(16,430)	2274.00%
Total Field	592,512	495,428	505,404	(9,976)	85.30%
Gatehouse					
Contracts-Security Services	74,574	62,145	37,544	24,601	50.34%
R&M-Gate	10,000	8,333	14,478	(6,145)	144.78%
Total Gatehouse	84,574	70,478	52,022	18,456	61.51%
Capital Expenditures & Projects					
Capital Reserve	263,100	-	-	-	0.00%
Total Capital Expenditures & Projects	263,100	-	-	-	0.00%
Road and Street Facilities					
R&M-Roads & Alleyways	15,000	12,500	-	12,500	0.00%
R&M-Sidewalks	5,000	4,167	13,978	(9,811)	279.56%
R&M-Signage	2,000	1,667	2,301	(634)	115.05%
Total Road and Street Facilities	22,000	18,334	16,279	2,055	74.00%
Community Center					
Contracts-Security Services	66,000	55,000	57,517	(2,517)	87.15%
R&M-Clubhouse	10,000	8,333	3,225	5,108	32.25%
R&M-Pools	30,000	25,000	50,467	(25,467)	168.22%
Miscellaneous Services	3,500	2,917	-	2,917	0.00%
Capital Projects	10,545	-	-	-	0.00%
Total Community Center	120,045	91,250	111,209	(19,959)	92.64%
TOTAL EXPENDITURES	**1,320,146**	**878,195**	**859,936**	**18,259**	**65.14%**
Excess (deficiency) of revenues Over (under) expenditures	(43,719)	385,474	416,024	30,550	-951.59%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(43,719)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**(43,719)**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ (43,719)	$ 385,474	$ 416,024	$ 30,550	-951.59%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**2,414,815**	**2,414,815**	**2,414,815**		
FUND BALANCE, ENDING	**$ 2,371,096**	**$ 2,800,289**	**$ 2,830,839**		

BRIGHTON LAKES
Community Development District

Debt Service Schedules

July 31, 2026

BRIGHTON LAKES
Community Development District

Series 2017 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	$ 2,000	$ 3,620	$ 1,620	150.83%
Special Assmnts- Tax Collector	220,651	220,651	220,650	(1)	100.00%
Special Assmnts- Discounts	(8,826)	(8,826)	(8,273)	553	93.73%
TOTAL REVENUES	**214,225**	**213,825**	**215,997**	**2,172**	**100.83%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	4,413	4,413	4,248	165	96.26%
Total Administration	4,413	4,413	4,248	165	96.26%
Debt Service					
Principal Debt Retirement	173,000	173,000	173,000	-	100.00%
Interest Expense	36,693	36,693	36,693	-	100.00%
Total Debt Service	209,693	209,693	209,693	-	100.00%
TOTAL EXPENDITURES	**214,106**	**214,106**	**213,941**	**165**	**99.92%**
Excess (deficiency) of revenues Over (under) expenditures	119	(281)	2,056	2,337	1727.73%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	119	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**119**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ 119	$ (281)	$ 2,056	$ 2,337	1727.73%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**68,669**	**68,669**	**68,669**		
FUND BALANCE, ENDING	**$ 68,788**	**$ 68,388**	**$ 70,725**		

BRIGHTON LAKES
Community Development District

Series 2022-1 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	$ 1,250	$ 6,043	$ 4,793	402.87%
Special Assmnts- Tax Collector	269,315	269,315	269,314	(1)	100.00%
Special Assmnts- Discounts	(10,773)	(10,773)	(10,097)	676	93.73%
TOTAL REVENUES	**260,042**	**259,792**	**265,260**	**5,468**	**102.01%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	5,386	5,386	5,184	202	96.25%
Total Administration	5,386	5,386	5,184	202	96.25%
Debt Service					
Principal Debt Retirement	192,000	192,000	192,000	-	100.00%
Interest Expense	62,714	62,714	62,714	-	100.00%
Total Debt Service	254,714	254,714	254,714	-	100.00%
TOTAL EXPENDITURES	**260,100**	**260,100**	**259,898**	**202**	**99.92%**
Excess (deficiency) of revenues Over (under) expenditures	(58)	(308)	5,362	5,670	-9244.83%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(58)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**(58)**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ (58)	$ (308)	$ 5,362	$ 5,670	-9244.83%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**139,269**	**139,269**	**139,269**		
FUND BALANCE, ENDING	**$ 139,211**	**$ 138,961**	**$ 144,631**		

BRIGHTON LAKES
Community Development District

Series 2022-2 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	$ 625	$ 2,345	$ 1,720	312.67%
Special Assmnts- Tax Collector	179,405	179,405	179,404	(1)	100.00%
Special Assmnts- Discounts	(7,176)	(7,176)	(6,726)	450	93.73%
TOTAL REVENUES	**172,979**	**172,854**	**175,023**	**2,169**	**101.18%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	3,588	3,588	3,454	134	96.27%
Total Administration	3,588	3,588	3,454	134	96.27%
Debt Service					
Principal Debt Retirement	135,000	135,000	135,000	-	100.00%
Interest Expense	35,227	35,227	35,227	-	100.00%
Total Debt Service	170,227	170,227	170,227	-	100.00%
TOTAL EXPENDITURES	**173,815**	**173,815**	**173,681**	**134**	**99.92%**
Excess (deficiency) of revenues Over (under) expenditures	(836)	(961)	1,342	2,303	-160.53%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(836)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**(836)**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ (836)	$ (961)	$ 1,342	$ 2,303	-160.53%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**36,610**	**36,610**	**36,610**		
FUND BALANCE, ENDING	**$ 35,774**	**$ 35,649**	**$ 37,952**		

Notes to the Financial Statements

July 31, 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	**$ 2,262,864**	

Notes to the Financial Statements

July 31, 2026

Financial Overview / Highlights

- ▶ Interest revenue from the Money Market is 95% and total revenue is 100% of adopted budget.
- ▶ General Fund expenditures are approximately 65% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
Administrative				
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	$ 13,197	88%	Charter Communications & Century Link YTD fees.
Insurance - General Liability	$ 27,008	$ 17,527	65%	Florida Municipal Insurance Trust - 2nd. Install FY26.
Legal Advertising	$ 2,500	$ 2,251	90%	Notices for workshops & public hearings.
Miscellaneous Services	$ 2,000	$ 1,319	66%	ADP fees, domain renewals & supplies.
Annual District Filing Fee	$ 175	$ 175	100%	Filing fees paid in full.
Field				
R&M-Common Area	$ 60,000	$ 59,873	100%	Improvements to Star Glass Circle & supplies.
Misc.-Contingency	$ 750	$ 17,055	2274%	Maintenance supplies & holiday lighting.
Road and Street Facilities				
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.
Community Center				
Contracts-Security Services	$ 66,000	$ 57,517	87%	Monthly fee based on number of hours worked.
R&M-Pools	$ 30,000	$ 50,467	168%	Monthly pool maintenance and new pump for kiddie pool.

BRIGHTON LAKES
Community Development District

Supporting Schedules

July 31, 2026

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

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund	Series 2017 Debt Service Fund	Series 2022-1 Debt Service Fund	Series 2022-2 Debt Service Fund
Assessments Levied FY 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

July 31, 2026

ACCOUNT NAME	BANK NAME	INVESTMENT TYPE	MATURITY	YIELD		BALANCE
Checking Account - Operating	BankUnited	Public Funds Checking	N/A	0.00%	$	318,215
Money Market Account	BankUnited	MMA	N/A	3.40%	$	2,502,458
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	3.84%	$	15,466
				GF Subtotal	$	2,836,139
DEBT SERVICE FUNDS						
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	3.50%	$	24,087
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	3.50%	$	46,638
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	3.27%	$	144,631
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	3.27%	$	37,952
				DS Subtotal	$	253,308
				Total	**$**	**3,089,447**

Bank Account Statement

Brighton Lakes CDD

Bank Account No.	9878		
Statement No.	07-26	**Statement Date**	07/31/2026

G/L Account No. 101003 Balance	318,214.78	**Statement Balance**	327,395.71
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	327,395.71
Subtotal	318,214.78	**Outstanding Checks**	-9,180.93
Negative Adjustments	0.00	**Ending Balance**	318,214.78
Ending G/L Balance	318,214.78		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/17/2026	Payment	300182	HOME DEPOT-ACH	Inv: 060526-7008			-213.80
07/16/2026	Payment	300207	HOME DEPOT-ACH	Inv: 070526-7008			-361.20
07/22/2026	Payment	100321	EXERCISE SYSTEMS INC	Inv: INV-0235			-245.00
07/28/2026	Payment	100326	MAGNOSEC CORP	Inv: 2482			-2,898.00
07/28/2026	Payment	100327	UNITED LAND SERVICES	Inv: 216348, Inv: 216354			-3,589.10
07/28/2026	Payment	100330	HANSON, WALTER & ASSOCIATES	Inv: 5296713			-1,532.81
07/23/2026	Payment	300209	CHARTER COMMUNICATIONS - ACH	Inv: 1981488071426			-341.02
Total Outstanding Checks							-9,180.93
Outstanding Deposits							
Total Outstanding Deposits							

Brighton Lakes CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
KUA - ACH	7/6/2026	070626-7700	$501.74			5/28 - 6/27/2026 Electric
KUA - ACH	7/6/2026	070626-7890	$11.36		$5,813.32	5/28 - 6/27/2026 Electric
MAGNOSEC CORP	7/6/2026	2470	$3,001.50			6/22 - 7/5/2026 Security monitoring services
MAGNOSEC CORP	7/20/2026	2482	$2,898.00		$5,899.50	7/6-7/19/2026 Security services
OSCEOLA NEWS GAZETTE	7/2/2026	F7BA084D-0155	$86.30			7/2/2026 Legal advertising
SOLITUDE LAKE MGMT	7/1/2026	PSI278522	$4,054.50			July 2026 Monthly Pond Services
TECHNI-POOLS	7/1/2026	2167	$2,264.00			July 2026 Monthly pool service
TECHNI-POOLS	6/29/2026	2150	$195.00			6/27/2026 Pool repair, stenner tube repair
TECHNI-POOLS	6/16/2026	1540	$1,408.47			6/15/2026 Pool repair, 3hp pump motor
TECHNI-POOLS	6/1/2026	1721	$2,264.00			June 2026 Monthly pool service
TECHNI-POOLS	4/30/2026	2226	$150.00			4/30/2026 Pool repair, broken tube
TECHNI-POOLS	5/1/2026	2303	$2,264.00			May 2026 Monthly pool services
TECHNI-POOLS	5/4/2026	2505	$597.23			5/4/2026 Pool repair, chlorinator installation
TECHNI-POOLS	5/29/2026	2410	$488.62			5/29/2026 Pool repair, chair lift remote
TECHNI-POOLS	4/1/2026	13391	$2,264.00			April 2026 Monthly pool services
TECHNI-POOLS	4/1/2026	13448	$435.48			4/1/2026 Pool repair, flow meter replacement and photocell
TECHNI-POOLS	4/30/2026	2224	$329.20			4/30/2026 Pool repair, auto-fill float valve
TECHNI-POOLS	7/14/2026	2370	$225.00			7/14/2026 Pool repair, main fill waterline
TECHNI-POOLS	7/21/2026	15006	$972.90			7/21/2027 Pool pump motor replacement
TECHNI-POOLS	7/21/2026	15007	$309.45		$14,167.35	7/21/2026 Pool repairs from storm
TERMINIX PROCESSING CENTER	7/6/2026	473860890	$96.58			PEST CONTROL JULY 2026
TERMINIX PROCESSING CENTER	7/6/2026	473861082	$111.57		$208.15	PEST CONTROL JULY 2026
TOHO WATER AUTHORITY - ACH	6/22/2026	062226-8280	$7.75			SERVICE FROM 05/21/26-06/22/26
TOHO WATER AUTHORITY - ACH	6/22/2026	062226-9950	$27.01			SERVICE FROM 05/21/26-06/22/26
TOHO WATER AUTHORITY - ACH	6/22/2026	062226-4500	$39.52		$74.28	SERVICE FROM 05/21/26-06/22/26
UNITED LAND SERVICES	7/1/2026	213706	$25,111.80			July 2026 Monthly landscaping services
UNITED LAND SERVICES	7/20/2026	216354	$1,836.14			7/20/2026 Tree removal, palm tree removal at club house
UNITED LAND SERVICES	7/20/2026	216348	$1,752.96		$28,700.90	7/20/2026 Irrigation repair, open valve
Miscellaneous Subtotal			**$89,769.03**			

Brighton Lakes CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			**$89,769.03**			

COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N Texas Ave
Orlando, FL 32805

Invoice 213244

Date	PO#
06/29/26	
Due Date	**Terms**
7/14/26	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 #238277 - VALVE REPLACEMENT BY CLUB HOUSE TIMER FOR ZONE #1(STOCK OPEN VALVE)	
Irrigation Repair	$1,218.54
Job Fuel Surcharge	**$36.56**

Thank you for your business.

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

Subtotal	$1,255.10
Sales Tax	$0.00
Total	**$1,255.10**
Credits/Payments	($0.00)
Balance Due	**$1,255.10**

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ALL materials on this invoice INCLUDE installation using lump-sum pricing.

CenturyLink®

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Bill Date: Jun. 22, 2026

Previous Balance	Payments	Adjustments Credits	Current Charges
405.61	405.61 CR	0.00	405.61

Payment Summary

Previous Balance	405.61
Payment received on JUN 10	405.61 CR
Balance	**0.00**

Adjustments/Credits Summary

Adjustments to Previous Balance	0.00
Total Adjustments	**0.00**

Current Charge Summary

Monthly Charges	396.69
One-Time Charges	0.00
Usage Charges	0.00
Discount	0.00
Adjustments	0.00
Taxes, Fees, and Surcharges	8.92
Total Current Charges	**405.61**

Due Date Jul. 13, 2026 Amount Drafted 405.61

IMPORTANT NEWS

ACH TRANSFER INFORMATION:
If you would like to pay us by electronic ACH below is Lumens bank information.
JPMorgan Chase Bank
ACH Routing # 065400137
Account # 8800443735
Send in CTX, EDI820, or CCD+ format with remit

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

THANK YOU FOR PAYING BY AUTOPAY

FOR CHANGE OF ADDRESS OR PAYMENT AUTHORIZATION:
☐ Please check here and complete reverse, Thank You.

Account Number: 311362871
Amount Drafted By Jul. 13, 2026 405.61

62201000 C7 RP 21 20260621 NNNNNNNN 0038860 0144

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

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

00003113628719000000000000000000000622600000405614500000000

CenturyLink®

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Bill Date: Jun. 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.

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.

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

Address Information Changes Effective Date _____

New Address _____

City _____ State _____ Zip _____

Work Phone ( ) _____ Home Phone ( ) _____

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

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

☐ **Checking Account** ☐ **Savings Account**
(Select the type of account to be drafted and attach a voided check/savings slip.)

_____ _____
Signature required *Date*

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

CenturyLink®

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Bill Date: Jun. 22, 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.

CenturyLink®

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Bill Date: Jun. 22, 2026

Current Charges Summary — Service From Jun. 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			
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

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

CenturyLink®

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Bill Date: Jun. 22, 2026

Charge Detail

Local Service from JUN 22 to JUL 21

Product-ID: 311362871

Monthly Charges

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

Charge Detail For 311362871 2.00

Product-ID: 407-847-0161

Monthly Charges

	Access Recovery Charge	3.00		
	Facility Relocation Cost Recovery Fee	0.32		
	Fed Universal Service Chg	4.39		
	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

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

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	

CenturyLink®

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Bill Date: Jun. 22, 2026

Charge Detail

Local Service from JUN 22 to JUL 21

Product-ID: 407-847-7415

Monthly Charges

	Non Published Non Listed No Charge	0.00	
	Total Monthly Charges		75.41

Charge Detail For 407-847-7415 75.41

Product-ID: eq000887538 4078477412

Monthly Charges

**	Broadband Cost Recovery Fee	3.99	
**	HSI Equipment	17.00	
**	Static IP	15.00	
	Total Optional Features/Services		35.99
	Total Monthly Charges		35.99

Charge Detail For eq000887538 35.99

Total Charge Detail 276.70

Total Package Summary 119.99

Tax, Fees and Surcharges 8.92

Total Current Charges 405.61

** Nonregulated Charge(s) - nonpayment for NONREGULATED SERVICES OR PRODUCTS may result in the disconnection or restriction of such services, and such delinquencies may be subject to collection. Local services will not be disconnected for nonpayment of nonregulated charges. Nonpayment of toll charges may result in the disconnection of toll service, and such delinquencies may be subject to collection.

CenturyLink®

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Bill Date: Jun. 22, 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 407-847-7412		3.99	
Total Recurring Charges			3.99
Taxes, Fees and Surcharges			
Administrative Expense Fee	0.03		
Federal Universal Service Fund Surcharge	1.65		
Federal and Other Cost Recovery Fee	0.22		
Property Surcharge	0.22		
Total Taxes, Fees and Surcharges			2.12

Total CenturyLink Long Distance 6.11

CenturyLink®

Account Name: BRIGHTON COMM DEVL
Account Number: 311362871

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

Bill Date: Jun. 22, 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.

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

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

Page: 1 of 8
Bill Date: Jul. 01, 2026

Previous Balance	Payments	Adjustments Credits	Current Charges
225.72	225.72 CR	0.00	227.20

Payment Summary

Previous Balance	225.72
Payment received on JUN 22	225.72 CR
Balance	**0.00**

Adjustments/Credits Summary

Adjustments to Previous Balance	0.00
Total Adjustments	**0.00**

Current Charge Summary

Monthly Charges	216.88
One-Time Charges	0.00
Usage Charges	0.00
Discount	0.00
Adjustments	0.00
Taxes, Fees, and Surcharges	10.32
Total Current Charges	**227.20**

Due Date Jul. 20, 2026 Amount Drafted 227.20

IMPORTANT NEWS

ACH TRANSFER INFORMATION:
If you would like to pay us by electronic ACH below is Lumens bank information.
JPMorgan Chase Bank
ACH Routing # 065400137
Account # 8800443735
Send in CTX, EDI820, or CCD+ format with remit

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

THANK YOU FOR PAYING BY AUTOPAY

FOR CHANGE OF ADDRESS OR PAYMENT AUTHORIZATION:
☐ Please check here and complete reverse. Thank You.

Account Number: 311238906
Amount Drafted By Jul. 20, 2026 227.20

BRIGHTON LAKES COMM DEV
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

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

00003112389065000000000000000000000701260000022720860000000

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

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

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

Important Notices and Information :

Allocation of charges:

Service Categories	Past Due	Current Month	Total Due
Basic Services	0.00	112.23	112.23
Other Services	0.00	114.97	114.97
All Services	0.00	227.20	227.20

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.

The Federal Universal Service Fund (USF) rate is reviewed on a quarterly basis by the Federal Communications Commission (FCC). You may see changes on your bills in January, April, July and/or October. The effective rate can be found on http://www.fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support.
The annual adjustments of a federally approved telephone Subscriber Line Charge and Access Recovery Charge are effective July 1, 2026. These rates may be reviewed and adjusted in October, as well. These charges cover part of the cost for providing access to and maintenance of your local network. The effective rates for these charges are shown on your billing statement.

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

311238906
BRIGHTON LAKES COMM DEV
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

Address Information Changes Effective Date _____

New Address _____

City _____ State _____ Zip _____

Work Phone ( ) _____ Home Phone ( ) _____

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

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

☐ **Checking Account** ☐ **Savings Account**
(Select the type of account to be drafted and attach a voided check/savings slip.)

_____ _____
Signature required *Date*

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

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

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

Bill Date: Jul. 01, 2026

Important Notices and Information :

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.

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: Jul. 01, 2026

Current Charges Summary — Service From Jul. 01, 2026

Monthly Charges	Qty	Rate	Amount
Access Recovery Charge	2 @	3.00	6.00
Facility Relocation Cost Recovery Fee	2 @	0.65	1.30
Fed Universal Service Chg	2 @	4.61	9.22
Long Distance Line Charge	2 @	3.99	7.98
Modem with Protected Internet	1 @	17.00	17.00
Paper Bill Fee	1 @	2.00	2.00
Static IP - IPV4	1 @	15.00	15.00
Subscriber Line Charge	2 @	9.20	18.40
Toll Rest w/800 Access Allowed	1 @	5.00	5.00
CenturyLink Business Bundle Preferred	1 @	109.99	109.99
CenturyLink Business Bundle Preferred Additional Line	1 @	24.99	24.99
Total Monthly Charges			**216.88**
Taxes, Fees and Surcharges			
Administrative Expense Fee			0.10
Federal Universal Service Fund Surcharge			8.60
Federal and Other Cost Recovery Fee			0.82
Property Surcharge			0.80
Total Taxes, Fees and Surcharges			**10.32**

Total Current Charges 227.20

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			**3.60**
Total Package			**138.58**

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

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

Bill Date: Jul. 01, 2026

Charge Detail

Local Service from JUL 01 to JUL 31

Product-ID: 311238906

Monthly Charges

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

Charge Detail For 311238906 — 2.00

Product-ID: 407-846-2556

Monthly Charges

Access Recovery Charge	3.00		
Facility Relocation Cost Recovery Fee	0.65		
Fed Universal Service Chg	4.61		
Subscriber Line Charge	9.20		
Total Local Exchange Services		**17.46**	
Long Distance Line Charge	3.99		
Total Optional Features/Services		**3.99**	
Total Monthly Charges			**21.45**

Charge Detail For 407-846-2556 — 21.45

Product-ID: 407-846-7420

Monthly Charges

Access Recovery Charge	3.00		
Facility Relocation Cost Recovery Fee	0.65		
Fed Universal Service Chg	4.61		
Subscriber Line Charge	9.20		
Total Local Exchange Services		**17.46**	
Long Distance Line Charge	3.99		
Toll Rest w/800 Access Allowed	5.00		
Total Optional Features/Services		**8.99**	
Total Monthly Charges			**26.45**

Charge Detail For 407-846-7420 — 26.45

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

Bill Date: Jul. 01, 2026

Charge Detail

Local Service from JUL 01 to JUL 31

Product-ID: CTL104633071

Monthly Charges

Total Optional Features/Services	32.00	
Total Monthly Charges		32.00

Charge Detail For CTL104633071	32.00
Total Charge Detail	81.90
Total Package Summary	134.98
Tax, Fees and Surcharges	10.32
Total Current Charges	227.20

**** 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.**

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

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

Bill Date: Jul. 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	3.46		
Federal and Other Cost Recovery Fee	0.44		
Property Surcharge	0.44		
Total Taxes, Fees and Surcharges			**4.40**

Total CenturyLink Long Distance **12.38**

Account Name: BRIGHTON LAKES COMM DEV
Account Number: 311238906

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

Bill Date: Jul. 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.

Spectrum BUSINESS

July 9, 2026
Invoice Number: 2009180070926
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 07/09/26 through 08/08/26 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	10.97
Current Charges	$185.97
YOUR AUTO PAY WILL BE PROCESSED 07/26/26	
Total Due by Auto Pay	**$185.97**

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

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 09 07102026 NNNNNNNN 01 000781 0003

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

RECEIVED
JUL 20 2026
By

July 9, 2026

Accounts Payable Brighton Lakes

Invoice Number: 2009180070926
Account Number: 8337 10 022 2009180
Service At: 4250 BRIGHTON LAKES BLVD
GTHS
KISSIMMEE FL 34746

Total Due by Auto Pay **$185.97**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833710022200918000185975

Accounts Payable Brighton Lakes
Invoice Number: 2009180070926
Account Number: 8337 10 022 2009180
Security Code: **6957**

Spectrum BUSINESS

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

8633 2390 DY RP 09 07102026 NNNNNNNN 01 000781 0003

Charge Details

Previous Balance		185.81
EFT Payment	06/26	-185.81
Remaining Balance		**$0.00**

Payments received after 07/09/26 will appear on your next bill.

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

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	3.11
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	5.84
Taxes, Fees and Charges Total	$10.97

Current Charges	**$185.97**
Total Due by Auto Pay	**$185.97**

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....

Spectrum BUSINESS

July 8, 2026
Invoice Number: 2009172070826
Account Number: **8337 10 022 2009172**
Security Code: **5867**
Service At: 3614 KARIBA CT GTHS
KISSIMMEE FL 34746-3454

Auto Pay Notice

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

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 07/08/26 through 08/07/26 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	10.97
Current Charges	$175.97
YOUR AUTO PAY WILL BE PROCESSED 07/25/26	
Total Due by Auto Pay	**$175.97**

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

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 08 07092026 NNNNNNNN 01 000782 0003

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

RECEIVED
JUL 20 2026
By

July 8, 2026
Brighton Lakes- Kariba Gate
Invoice Number: 2009172070826
Account Number: 8337 10 022 2009172
Service At: 3614 KARIBA CT GTHS
KISSIMMEE FL 34746-3454

Total Due by Auto Pay **$175.97**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337100222009172001759 76

July 8, 2026

Brighton Lakes- Kariba Gate
Invoice Number: 2009172070826
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 07092026 NNNNNNNN 01 000782 0003

Charge Details

Previous Balance		175.81
EFT Payment	06/25	-175.81
Remaining Balance		**$0.00**

Payments received after 07/08/26 will appear on your next bill.

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

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	3.11
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	5.84
Taxes, Fees and Charges Total	$10.97

Current Charges	**$175.97**
Total Due by Auto Pay	**$175.97**

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....

Spectrum BUSINESS

July 14, 2026
Invoice Number: 1981488071426
Account Number: **8337 10 022 1981488**
Security Code: **1007**
Service At: 4250 BRIGHTON LAKES BLVD
KISSIMMEE FL 34746

Auto Pay Notice

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

Summary
Service from 07/14/26 through 08/13/26 details on following pages

Previous Balance	340.86
Payments Received -Thank You!	-340.86
Remaining Balance	**$0.00**
Spectrum Business™ TV	100.00
Spectrum Business™ Internet	140.00
Spectrum Business™ Voice	40.00
Other Charges	36.00
Taxes, Fees and Charges	25.02
Current Charges	$341.02
YOUR AUTO PAY WILL BE PROCESSED 07/31/26	
Total Due by Auto Pay	**$341.02**

NEWS AND INFORMATION

Important Information About Your Services
We're here to help you stay informed about your services. To view the current channel lineup available in your area, please visit business.spectrum.com/channel-lineup.
If you would like a printed or accessible copy mailed to your business, please call us at 1–855-743-2152.

IMPORTANT PROGRAMMING UPDATE
Spectrum is committed to keeping you informed about updates to your service. Please note the following change to your Spectrum TV channel lineup:

Starting on or after July 27, 2026, WDYB Estrella will be added on channel 76 to your Spectrum TV lineup.

To view the channels included in your subscription, visit **Spectrum.net/channel-lineup**.

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.

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

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

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 14 07152026 NNNNNNNN 01 000734 0003

RECEIVED
JUL 23 2026

ATTN: ACCOUNTS PAYABLE
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

July 14, 2026
ATTN: ACCOUNTS PAYABLE
Invoice Number: 1981488071426
Account Number: 8337 10 022 1981488
Service At: 4250 BRIGHTON LAKES BLVD
KISSIMMEE FL 34746

Total Due by Auto Pay $341.02

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833710022198148800341024

ATTN: ACCOUNTS PAYABLE
Invoice Number: 1981488071426
Account Number: 8337 10 022 1981488
Security Code: **1007**

Spectrum BUSINESS

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

8633 2390 DY RP 14 07152026 NNNNNNNN 01 000734 0003

Charge Details

Previous Balance		340.86
EFT Payment	07/01	-340.86
Remaining Balance		**$0.00**

Payments received after 07/14/26 will appear on your next bill.

Service from 07/14/26 through 08/13/26

Spectrum Business™ TV

Spectrum Business TV		45.00
Promotional Discount		-5.00
Spectrum Receivers	4 Receivers at 15.00 each	60.00
		$100.00
Spectrum Business™ TV Total		$100.00

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
Spectrum WiFi	0.00
Domain Name	0.00
Vanity Email	0.00
Advanced WiFi	10.00
	$140.00
Spectrum Business™ Internet Total	$140.00

Spectrum Business™ Voice

Phone number (407) 201-8680

Spectrum Business Voice	40.00
	$40.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total $40.00

Other Charges

Broadcast TV Surcharge	31.00
Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	$36.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.11
State and Local Sales Tax	4.93
Federal Universal Service Fund	3.11
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	15.39
Taxes, Fees and Charges Total	$25.02

Current Charges	**$341.02**
Total Due by Auto Pay	**$341.02**

Messages continued from page 1

Continued on the next page....

Invoice

ENVERA

Page	1/1
Date	7/20/2026
Reference	Completed 07/07/26
Invoice Number	110849

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 Gates Amenity
4250 Brighton Lake Blvd
Kissimmee, FL, 34746

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
003030	110849	SER	003030RE	WOODSK	Completed 07/07/26	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
10-FOR-0007 L2+ managed POE switch with 24GE +4SFP, 24port POE	1.00		1,700.00	0.00	0.00	1,700.00
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 Consistent with Surge Brighton Lakes - Kariba - Stacking Camera Chairman: Marcial Rodriguez | 9179031377 Return to replace Stacking Camera. Repaired wiring;Adjusted Wiring;Replaced Switch						

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	1,700.00
Subtotal	1,945.00
Less Discount	60.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	1,885.00

Due Date: 8/19/2026

Terms: Net 30 Days

Invoice

Bill to
BRIGHTON LAKES
c/o Inframark
210 N. University Drive #702
Coral Springs, FL 33071

inframarkcms@payableslockbox.com

Exercise Systems
5652 Commerce Drive Unit 3
Orlando, FL 32839

Amount due	Due date	Issue date	Invoice number
$245.00	**Aug 18, 2026**	**Jul 18, 2026**	**INV-0235**

View and pay online

Item	Description	Quantity	Price	Amount
PM	Bi-Monthly Preventative Maintenance Visit 7.2.26	1	245.00	245.00

Subtotal	245.00
Total sales tax	0.00
Total	245.00
Amount due	**$245.00**

View and pay online

Remit Checks To:
5628 Lake Mary Jess Shores Ct
ORLANDO FL 32839
UNITED STATES

Thank you for your business!

Billing questions? Please call Brandi at 407-996-8890 ext 2 or email brandi@exercisesystems.com

Exercise Systems
5652 Commerce Dr. STE 3
Orlando. FL. 32839
407.996.8890 phone

DATE	WO #
7-2-26	PM-2

WORK ORDER

CUSTOMER:	REQUEST FROM CUSTOMER:
BRIGHTON LAKES Kyle Goldberg 4250 Brighton Lakes Blvd. KISSIMMEE, FL 34746 Phone: 407-566-2018 (O) 407-566-4122	BRING KEY CARD

SERIAL #	EQUIPMENT	COMMENTS
E-0105617	LANDICE E-9 CARDIO TRAINER	✓
E-0102767	LANDICE E-9 PT ELLIPTICAL	✓ Secured Left Arm Joint
L7-98143	LANDICE L7 PT TREADMILL	✓ Has broken tabs on display pod. Part no longer available.
A18L1000018	LANDICE L 10 CARDIO TRAINER TREADMILL	✓ Missing fan vent. Part not available.
D23L101018	LANDICE L 10 PRO SPORTS TREADMILL	✓
111O10122124	LEMOND GF-RT RECUMBENT BIKE	✓
111O10122125	LEMOND GF-RT RECUMBENT BIKE	✓ No resistance - parts not available. Replacement quote provided.
R-0100088	LANDICE R7 RECUMBENT BIKE	✓
2235250:	LIFEFITNESS LAT/ROW LF-8210	✓ Adjusted Weight stack Cap Column
FS541102035	PARAMOUNT SF-54 MULTIPRESS	✓ Repositioned Cable onto Pulley
231371013	LIFEFITNESS BICEP/TRICEP LF-8225	✓ Needs Elbow Pad Reupholstery - Needs Seat Adjustment Pin
	LIFEFITNESS LEG PRESS/CALF 8245	✓ Has bent guide rods. Part no longer available.
230356027	LIFEFITNESS LEG EXT/ LEG CURL LF-8235	✓
	NAUTILUS BENCH	✓

TECHNICIAN'S SIGNATURE **CUSTOMER NAME/TITLE PRINT:**

SIGNATURE:

FedEx®

Invoice Number	Invoice Date	Account Number	Page
9-294-12470	May 12, 2026	2942-5653-9	1 of 3

PAST DUE

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!

The amount due shown on the remittance advice reflects the invoice balance due and includes only those items still outstanding. Any payment which could be applied to a specific shipment has been credited to the appropriate activity summary enclosed. Payments and/or adjustments that could not be applied to a specific shipment have been credited against the total amount due on this invoice.

Other discounts may apply.

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

Please note additional messages on next page

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	Amount Past Due	Account Number
9-294-12470	USD $26.51	2942-5653-9

Remittance Advice

Your Account is Past Due. Date of Notice: Jun 19, 2026

92941247070000026518294256539700000000000000265180

0020107 01 AB 0.64 **AUTO T7 0 1171 33076-336151 -C01-P20127-I1

BRIGHTON LAKES CDD
11555 HERON BAY BLVD STE. 201

CORAL SPRINGS FL 33076

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

60074710000458

1171-01-00-0020107-0002-0055535

Invoice Number	Invoice Date	Account Number	Page
9-294-12470	May 12, 2026	2942-5653-9	2 of 3

Your Account is Past Due. Date of Notice: Jun 19, 2026. To prevent further action, please remit your payment immediately. If payment has been made, please disregard this notice.

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

1171-01-00-0020107-0002-0055535

FedEx

Invoice Number	Invoice Date	Account Number	Page
9-294-12470	May 12, 2026	2942-5653-9	3 of 3

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		37.27	11.95		-22.71	26.51
Total FedEx Express	**1**		**$37.27**	**$11.95**		**-$22.71**	**$26.51**

TOTAL THIS INVOICE **USD** **$26.51**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: May 07, 2026 **Cust. Ref.:** BRIGHTON LAKES AGENDA PK **Ref.#2:** DEPARTMENT NUMBER REQUIRED
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 29.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.

		Sender	Recipient		
Automation	INET	Jasmin Nunez	John Crary		
Tracking ID	871543933810	Brighton Lakes CDD	2548 Baykal Drive		
Service Type	FedEx Priority Overnight	313 CAMPUS ST	KISSIMMEE FL 34746 US		
Package Type	FedEx Envelope	KISSIMMEE FL 34747 US			
Zone	02				
Packages	1				
Rated Weight	N/A	Transportation Charge			37.27
Delivered	May 08, 2026 13:10	Discount			-22.71
Svc Area	A1	Fuel Surcharge			6.04
Signed by	9999999999999	Residential Delivery			5.91
FedEx Use	000000000/186/_	**Total Charge**		**USD**	**$26.51**

Third Party Subtotal **USD** **$26.51**

Total FedEx Express **USD** **$26.51**

FedEx®

Invoice Number	Invoice Date	Account Number	Page
9-378-93726	Jul 14, 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	$25.54
TOTAL THIS INVOICE	**USD**	**$25.54**

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 Jul 14, 2026

Previous Balance	26.51
Payments	-26.51
Adjustments	0.00
New Charges	25.54
New Account Balance	**$25.54**

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
9-378-93726	USD $25.54	2942-5653-9	USD $25.54

Remittance Advice

Your payment is due by Jul 29, 2026

9378937263000002554429425653970000025544000002554 40

0049136 01 H 0.672 **AUTO T8 0 1194 33076-336151 -C01-P49185-I1

BRIGHTON LAKES CDD
11555 HERON BAY BLVD STE. 201

CORAL SPRINGS FL 33076

63312940002660

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

1194-01-00-0049136-0001-0138728

Invoice Number	Invoice Date	Account Number	Page
9-378-93726	Jul 14, 2026	2942-5653-9	2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 06, 2026 **Cust. Ref.:** BRIGHTON LAKES AGENDA PK **Ref.#2:** 8206
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 24.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

		Sender	Recipient
Automation	INET		
Tracking ID	874009582586	Jasmin Nunez	John Crary
Service Type	FedEx Priority Overnight	Brighton Lakes CDD	2548 Baykal Drive
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	Jul 07, 2026 10:40	Discount	-22.71
Svc Area	A1	Fuel Surcharge	5.07
Signed by	see above	Residential Delivery	5.91
FedEx Use	000000000/186/02	**Total Charge**	**USD** **$25.54**

Third Party Subtotal **USD** **$25.54**

Total FedEx Express **USD** **$25.54**

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

Page: 1 of 1
3758-43
5296713

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 #: 5296713
INVOICE DATE: 7/21/2026
DUE DATE: 7/31/2026
BILLED THROUGH: 6/30/2026

BRIGHTON LAKES CDD CONSULTATION

PO:

JOB ID: 3758-43

PERIOD: June 2026

For Services Rendered Through June 30, 2026

Site visit meeting with contractor for storm drain repair and prepare repair plan sketch for contracor; meeting with Ham Brown subdivison developer, engineer, & attorney for joint use swale; review joint use swale draft temporary const. easement, cost share agreement, cost share assesment,drainage maintenanceagreement.

FIXED FEE ITEMS	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
EMERGENCY ACCESS JUNEBERRY 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	Contract Amount	% Complete	Amount Remaining	Total Billed To Date	Amount Previously Billed	Amount This Billing
EMERGENCY ACCESS JUNEBERRY 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	128,788.89	127,256.08	1,532.81
SURVEYING SERVICES	4,040.50	4,040.50	0.00
REIMBURSABLES	916.03	916.03	0.00
	133,745.42	132,212.61	1,532.81

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

Total Invoice $1,532.81

Commercial Account

ACCOUNT ACTIVITY STATEMENT

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

Commercial Account:	**6035 3225 3190 7008**
Statement Date	07/05/26
Credit Line	$2,500
Credit Available	$2,138

Account Balance	**$361.20**

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

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	$147.40
Current Returns, Exchanges and Adjustments	$0.00
Previously Billed Invoices	$213.80

PAST DUE INVOICES

1-29 Days	30-59 Days	60-89 Days	90-119 Days	120-149 Days	150-179 Days	180+ Days
$203.80	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

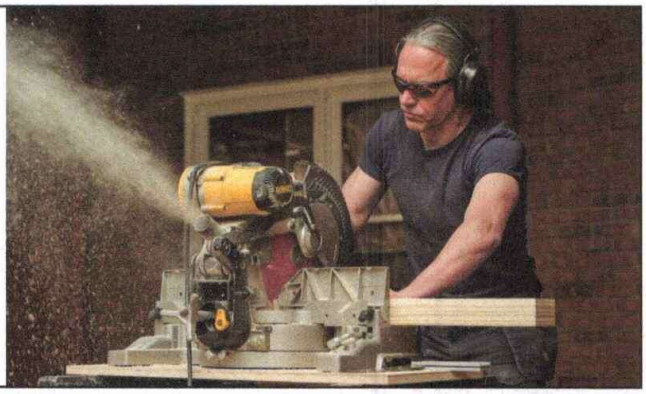
700802

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Build the Team You Need to Take on New Projects

Hire Skilled Tradespeople for Your Business

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homedepot.com/network



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

SAVE TIME AND MONEY BY PAYING YOUR INVOICES through The Home Depot Account Online
Account Online is your best resource to submit payments, add authorized buyers, manage your account, and maximize the value of your Commercial Account.
Go to homedepot.com/mycommercialaccount

CURRENT PURCHASES AND DEBITS

Date	Purchase Location/Description	Invoice #	Purchase Order/Job Name	Customer Agreement #	Amount	Due Date
06/29/26	THE HOME DEPOT KISSIMMEE, FL	6361055			$147.40	08/31/26
				TOTAL	**$147.40**	

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

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

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

EOLR402A 5038 07 20260706 PG 2 OF 5 59737271.5 01157453 0-2 2008007

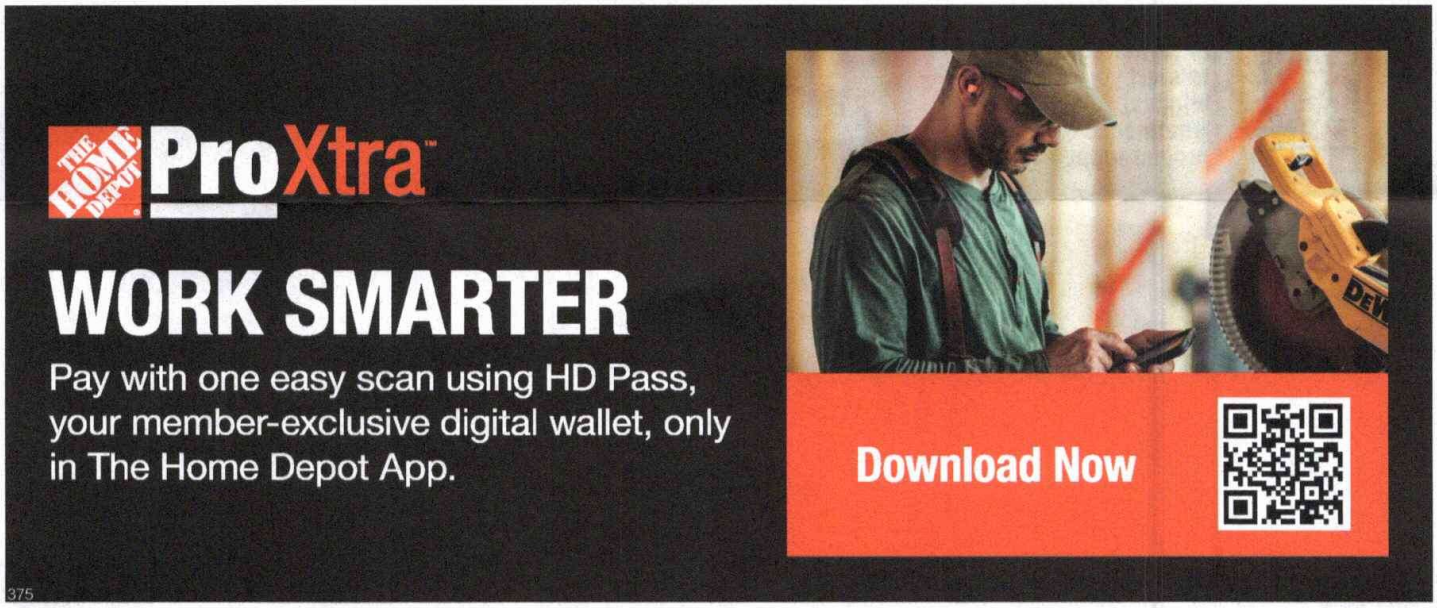
HP - 1420 - 0PRX - 0000 - - - - - G - - - P - 010

PREVIOUSLY BILLED INVOICES, cont. Please submit payment for all past due amounts.

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	$213.80	

PURCHASE HISTORY

Year to Date	$412.15
Life to Date	$94,772.96





7008O3

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

Commercial Account 6035 3225 3190 7008
Statement Date 07/05/26

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		Invoice Number (Enter invoice number in which to apply credit)
04/15/26	1071436	-$79.98	-$79.98	Apply to Invoice	#

CURRENT ACTIVITY

Transaction Date	Invoice #	Original Invoice Amount	Amount Due	Payment Due Date	Check if Paying	Payment Amount (if less than Amount Due)
06/29/26	6361055	$147.40	$147.40	08/31/26	☐	$

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	☐	$
04/15/26	1012611	$89.98	$89.98	06/30/26	☐	$
05/14/26	2154110	$89.98	$89.98	07/31/26	☐	$

700804

Your Account Number is 6035 3225 3190 7008

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

Statement Enclosed

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

Statement Date	07/05/26
Account Balance	$361.20
Check here if paying all invoices	☐

Amount Enclosed: $ _____.__

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

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

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

03409 0000000 0036120 0000000 06035322531907008 0505

EOLR402A 5038 07 20260706 PG 4 OF 5 7008Q4 59737271.5 01157453 0-2

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



FINISH YOUR OUTDOOR JOBS WITH LIGHTING

Scan now

THE HOME DEPOT Pro™

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 #:
$147.40	06/29/26	08/31/26	6361055
PO:		Store: 265, KISSIMMEE, FL	

PRODUCT	SKU #	QUANTITY	UNIT PRICE	TOTAL PRICE
PUNCHED SQ TUBE ZP 1-1/4X36	10017735850000400002	1.0000 EA	$41.60	$41.60
USG ALL PURP GREEN LID PAIL 1.75 PT	00007736190001200003	1.0000 EA	$5.95	$5.95
8OZ COMPRESSED AIR DUST&LINT REMOVER	00002739600001100006	1.0000 EA	$8.22	$8.22
020 JUNCTION BOX 12X12X6	10078125960000600004	1.0000 EA	$55.38	$55.38
BOX 1-GANG 3 HOLE 1/2" SILVER	00002144420000600010	1.0000 EA	$5.95	$5.95
1G WHT DUPLEX WALLPLT	00002236730000200006	1.0000 EA	$0.88	$0.88
BOX 1-GANG 3 HOLE 3/4" SILVER	00004361000000600010	1.0000 EA	$8.98	$8.98
8" X 8" PERMA-PATCH MULTIPURPOSE 2PK	10130922910001200006	1.0000 EA	$6.48	$6.48
CARLON OLD WORK 1G 20CU	00001412060000600002	1.0000 EA	$3.98	$3.98
ANVIL J-KNIFE NYLON 6" HMEND	10062250980001200006	1.0000 EA	$9.98	$9.98

Purchased by: KENDALL TODD
Customer #: 00002

SUBTOTAL	$147.40
TAX	$0.00
TOTAL	$147.40

700805

homedepot.com/mycommercialaccount
1-800-395-7363 (TTY: 711)

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
183668	7/6/2026
CUSTOMER ID	**NET TERMS**
C1046	Due On Receipt
PO#	**DUE DATE**
	7/6/2026

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

Services provided for the Month of: July 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	5,320.91		5,320.91
Subtotal					**14,041.99**

Subtotal	$14,041.99
Tax	$0.00
Total Due	$14,041.99

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INFRAMARK

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

Client ID Number	

Invoice Number	**1169248**
Invoice Date	**7/22/2026**
Due Date	**8/21/2026**

To: **Brighton Lakes Community Development District**
11555 Heron Bay Blvd, Ste 201

Coral Springs, Fl 33067

Service Description	Total
Maintenance Services	**$10,000.00**

Subtotal	**$10,000.00**
Sales Tax	**$0.00**
Total	**$10,000.00**

Please Pay This Amount

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

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

To Pay via ACH or Wire, please refer to our banking information below:
Account Name : INFRAMARK, LLC
ACH - Bank Routing Number : 111000614 / Account Number 912593196
Wire - Bank Routing Number : 021000021 / SWIFT Code : CHASUS33 / Account Number: 912593196

Please include the Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

22 Jul 2026 05:46:48AM CST

DISTRICT : BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Go Green! Think before you print.

INVOICE NO. 1169248 - DETAIL

INVOICE DATE: 7/22/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	7/1/2026	4611141	BRIGHTONLAKE District Area	General Maintenance; Work completed under the approved Brighton Lakes CDD sidewalk pressure washing scope. Services included professional pressure washing of designated sidewalks and pedestrian pathways throughout the district.	$0.00	$0.00	$10,000.00	$0.00	$10,000.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$10,000.00**	**$0.00**	**$10,000.00**	
				BWO Total	**$0.00**	**$0.00**	**$10,000.00**	**$0.00**	**$10,000.00**	
				Invoice Total	**$0.00**	**$0.00**	**$10,000.00**	**$0.00**	**$10,000.00**	

KUA KISSIMMEE UTILITY AUTHORITY

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: 07/06/26
Next Scheduled Read Date: 07/26/26

BILL SUMMARY

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

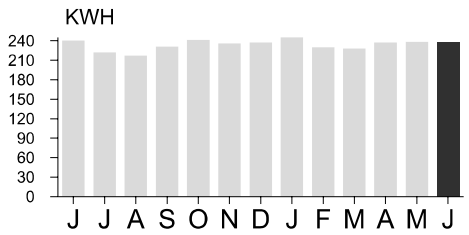
CURRENT CHARGES

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 - 7.74 kWh/Day
Daily Avg. Cost - $1.21



METER DATA

Meter #:	0156883967
Current:	16,878 on 06/27/26
Previous:	16,640 on 05/27/26
Total Usage:	238 kWh
Days Of Service:	31

MESSAGE from KUA



KUA KISSIMMEE UTILITY AUTHORITY

PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID	Past Due Pay Now	Due Date
001248670-000859970	$0.00	07/24/26
Total Amount Due		**$41.14**

* $41.14 will be drafted from your bank account on 7/24/2026 via E-Payment.

0029442406

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

00124867000085997000000411400000431520260724 30



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

*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

KUA KISSIMMEE UTILITY AUTHORITY

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: 07/06/26
Next Scheduled Read Date: 07/26/26

BILL SUMMARY

Previous Balance	-	Payments	+	Current Charges	=	Balance Due
$1,778.98		$1,778.98		$1,898.95		$1,898.95

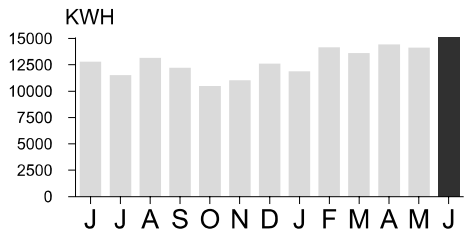
CURRENT CHARGES

KUA ELECTRIC SERVICE	**$1,684.60**
Electric	$2,026.30
Fuel Adjustment	-$352.78
Customer Charge	$11.08
CITY/COUNTY TAXES & TRANSFER FEE	**$214.35**
TOTAL CURRENT CHARGES	**$1,898.95**

USAGE DETAILS

Electric - Commercial

Daily Avg. - 486.74 kWh/Day
Use One Year Ago - 412.83 kWh/Day
Daily Avg. Cost - $54.34



SERVICE TYPE

	Meter Id	Current Read Date	Current Read	Previous Read Date	Previous Reading	Meter Mult.	Billed Usage	Days of Service
Electric	0156883390	06/27/26	736,304	05/27/26	721,215	1	15,089	31
Demand	0156883390	06/27/26	28.62	05/27/26	27.70	1	28.62	31

MESSAGE from KUA



KUA KISSIMMEE UTILITY AUTHORITY

PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID	Past Due Pay Now	Due Date
001248670-000749950	$0.00	07/24/26
Total Amount Due		**$1,898.95**

* $1,898.95 will be drafted from your bank account on 7/24/2026 via E-Payment.

0029442257

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

00124867000074995000018989500019915220260724 50



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

*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

KUA KISSIMMEE UTILITY AUTHORITY

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 SLIGH

Bill Date: 07/07/26
Next Scheduled Read Date:

BILL SUMMARY

Previous Balance	-	Payments	+	Current Charges	=	Balance Due
$47.09		$47.09		$47.09		$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**

MESSAGE from KUA



KUA KISSIMMEE UTILITY AUTHORITY

PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID	Past Due Pay Now	Due Date
001248670-000789380	$0.00	07/25/26
Total Amount Due		**$47.09**

* $47.09 will be drafted from your bank account on 7/25/2026 via E-Payment.

0029444422

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

00124867000078938000000470900000493920260725 80



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

KUA KISSIMMEE UTILITY AUTHORITY

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

SCAN TO PAY BILL

Customer ID – Account ID: 001248670-000708280
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4101 BRIGHTON LAKES BOULEVARD GDHSE

Bill Date: 07/06/26
Next Scheduled Read Date: 07/26/26

BILL SUMMARY

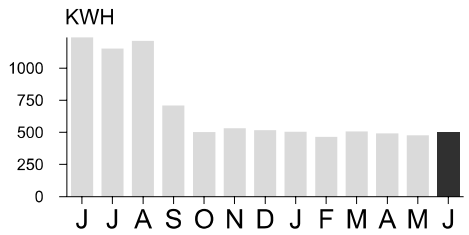
Previous Balance	-	Payments	+	Current Charges	=	Balance Due
$71.29		$71.29		$74.67		$74.67

CURRENT CHARGES

KUA ELECTRIC SERVICE	**$67.20**
Electric	$67.95
Fuel Adjustment	-$11.83
Customer Charge	$11.08
CITY/COUNTY TAXES & TRANSFER FEE	**$7.47**
TOTAL CURRENT CHARGES	**$74.67**

USAGE DETAILS

Electric - Commercial
Daily Avg. - 16.32 kWh/Day
Use One Year Ago - 39.93 kWh/Day
Daily Avg. Cost - $2.17



METER DATA

Meter #:	0160639559
Current:	65,285 on 06/27/26
Previous:	64,779 on 05/27/26
Total Usage:	506 kWh
Days Of Service:	31

MESSAGE from KUA



KUA KISSIMMEE UTILITY AUTHORITY

PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID	Past Due Pay Now	Due Date
001248670-000708280	$0.00	07/24/26
Total Amount Due		**$74.67**

* $74.67 will be drafted from your bank account on 7/24/2026 via E-Payment.

0029442192

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

00124867000070828000000746700000783120260724 40



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

KUA KISSIMMEE UTILITY AUTHORITY

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: 07/06/26
Next Scheduled Read Date: 07/26/26

BILL SUMMARY

Previous Balance	-	Payments	+	Current Charges	=	Balance Due
$11.36		$11.36		$11.36		$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 06/27/26
Previous:	0 on 05/27/26
Total Usage:	0 kWh
Days Of Service:	31

MESSAGE from KUA



KUA KISSIMMEE UTILITY AUTHORITY

PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID	Past Due Pay Now	Due Date
001248670-000877890	$0.00	07/24/26
Total Amount Due		**$11.36**

* $11.36 will be drafted from your bank account on 7/24/2026 via E-Payment.

0029443779

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

00124867000087789000000113600000119120260724 30



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

KUA KISSIMMEE UTILITY AUTHORITY

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

SCAN TO PAY BILL

Customer ID – Account ID: 001248670-000687700
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4101 BRIGHTON LAKES BOULEVARD BLOCK

Bill Date: 07/06/26
Next Scheduled Read Date: 07/26/26

BILL SUMMARY

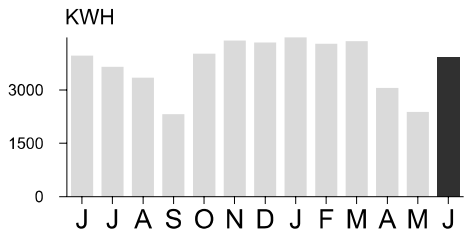
Previous Balance	-	Payments	+	Current Charges	=	Balance Due
$309.33		$309.33		$501.74		$501.74

CURRENT CHARGES

KUA ELECTRIC SERVICE	**$445.84**
Electric	$526.41
Fuel Adjustment	-$91.65
Customer Charge	$11.08
CITY/COUNTY TAXES & TRANSFER FEE	**$55.90**
TOTAL CURRENT CHARGES	**$501.74**

USAGE DETAILS

Electric - Commercial
Daily Avg. - 126.45 kWh/Day
Use One Year Ago - 127.77 kWh/Day
Daily Avg. Cost - $14.38



METER DATA

Meter #:	0153570372
Current:	295,500 on 06/27/26
Previous:	291,580 on 05/27/26
Total Usage:	3,920 kWh
Days Of Service:	31

MESSAGE from KUA



KUA KISSIMMEE UTILITY AUTHORITY

PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID	Past Due Pay Now	Due Date
001248670-000687700	$0.00	07/24/26
Total Amount Due		**$501.74**

* $501.74 will be drafted from your bank account on 7/24/2026 via E-Payment.

0029442190

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

00124867000068770000005017400005262020260724l0



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
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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

KUA KISSIMMEE UTILITY AUTHORITY

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 GATE

Bill Date: 07/06/26
Next Scheduled Read Date: 07/26/26

BILL SUMMARY

Previous Balance	-	Payments	+	Current Charges	=	Balance Due
$36.51		$36.51		$35.13		$35.13

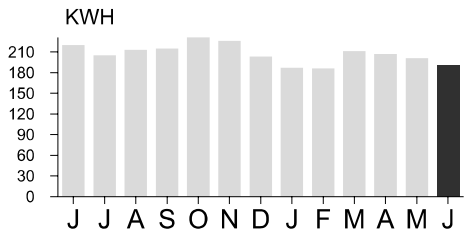
CURRENT CHARGES

KUA ELECTRIC SERVICE	**$32.15**
Electric	$25.51
Fuel Adjustment	-$4.44
Customer Charge	$11.08
CITY/COUNTY TAXES & TRANSFER FEE	**$2.98**
TOTAL CURRENT CHARGES	**$35.13**

USAGE DETAILS

Electric - Commercial

Daily Avg. - 6.12 kWh/Day
Use One Year Ago - 7.09 kWh/Day
Daily Avg. Cost - $1.04



METER DATA

Meter #:	0156883790
Current:	5,191 on 06/27/26
Previous:	5,001 on 05/27/26
Total Usage:	190 kWh
Days Of Service:	31

MESSAGE from KUA



KUA KISSIMMEE UTILITY AUTHORITY

PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID	Past Due Pay Now	Due Date
001248670-000862780	$0.00	07/24/26
Total Amount Due		**$35.13**

* $35.13 will be drafted from your bank account on 7/24/2026 via E-Payment.

0029440848

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

00124867000086278000000351300000368420260724 60



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
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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

KUA KISSIMMEE UTILITY AUTHORITY

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

SCAN TO PAY BILL

Customer ID – Account ID: 001248670-000801580
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 4200 BRIGHTON LAKES BOULEVARD BLOCK

Bill Date: 07/06/26
Next Scheduled Read Date: 07/26/26

BILL SUMMARY

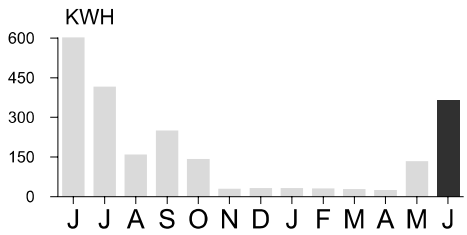
Previous Balance	-	Payments	+	Current Charges	=	Balance Due
$28.12		$28.12		$56.76		$56.76

CURRENT CHARGES

KUA ELECTRIC SERVICE	**$51.33**
Electric	$48.74
Fuel Adjustment	-$8.49
Customer Charge	$11.08
CITY/COUNTY TAXES & TRANSFER FEE	**$5.43**
TOTAL CURRENT CHARGES	**$56.76**

USAGE DETAILS

Electric - Commercial
Daily Avg. - 11.71 kWh/Day
Use One Year Ago - 19.41 kWh/Day
Daily Avg. Cost - $1.66



METER DATA

Meter #:	0156887560
Current:	25,239 on 06/27/26
Previous:	24,876 on 05/27/26
Total Usage:	363 kWh
Days Of Service:	31

MESSAGE from KUA



KUA KISSIMMEE UTILITY AUTHORITY

PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID	Past Due Pay Now	Due Date
001248670-000801580	$0.00	07/24/26
Total Amount Due		**$56.76**

* $56.76 will be drafted from your bank account on 7/24/2026 via E-Payment.

0029442352

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

00124867000080158000000056760000059532026072480



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

KUA KISSIMMEE UTILITY AUTHORITY

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

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: 07/06/26
Next Scheduled Read Date: 07/26/26

BILL SUMMARY

Previous Balance	-	Payments	+	Current Charges	=	Balance Due
$19.50		$19.50		$93.17		$93.17

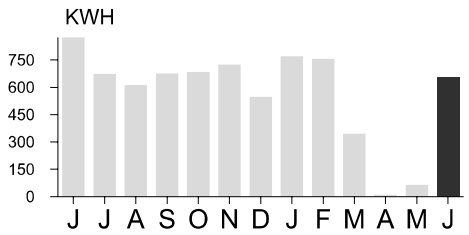
CURRENT CHARGES

KUA ELECTRIC SERVICE	**$83.61**
Electric	$87.83
Fuel Adjustment	-$15.30
Customer Charge	$11.08
CITY/COUNTY TAXES & TRANSFER FEE	**$9.56**
TOTAL CURRENT CHARGES	**$93.17**

USAGE DETAILS

Electric - Commercial

Daily Avg. - 21.09 kWh/Day
Use One Year Ago - 28.16 kWh/Day
Daily Avg. Cost - $2.70



SERVICE TYPE

	Meter Id	Current Read Date	Current Read	Previous Read Date	Previous Reading	Meter Mult.	Billed Usage	Days of Service
Electric	0156887561	06/27/26	55,197	05/27/26	54,543	1	654	31
Demand	0156887561	06/27/26	7.21	05/27/26	7.19	1	7.21	31

MESSAGE from KUA



KUA KISSIMMEE UTILITY AUTHORITY

PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID	Past Due Pay Now	Due Date
001248670-000761450	$0.00	07/24/26
Total Amount Due		**$93.17**

* $93.17 will be drafted from your bank account on 7/24/2026 via E-Payment.

0029442264

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

00124867000076145000000931700000977120260724 00



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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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KUA KISSIMMEE UTILITY AUTHORITY

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 ENTR

Bill Date: 07/06/26
Next Scheduled Read Date: 07/26/26

BILL SUMMARY

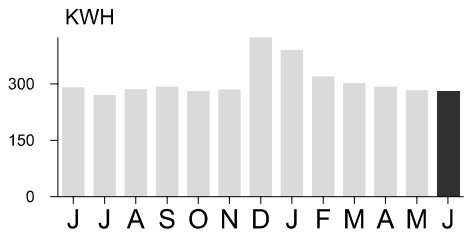
Previous Balance	-	Payments	+	Current Charges	=	Balance Due
$42.58		$42.58		$42.26		$42.26

CURRENT CHARGES

KUA ELECTRIC SERVICE	**$38.10**
Electric	$34.47
Fuel Adjustment	-$6.54
Customer Charge	$10.17
CITY/COUNTY TAXES & TRANSFER FEE	**$4.16**
TOTAL CURRENT CHARGES	**$42.26**

USAGE DETAILS

Electric - Residential
Daily Avg. - 9.03 kWh/Day
Use One Year Ago - 9.35 kWh/Day
Daily Avg. Cost - $1.23



METER DATA

Meter #:	0160633987
Current:	29,045 on 06/27/26
Previous:	28,765 on 05/27/26
Total Usage:	280 kWh
Days Of Service:	31

MESSAGE from KUA



KUA KISSIMMEE UTILITY AUTHORITY

PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID	Past Due Pay Now	Due Date
001248670-000681110	$0.00	07/24/26
Total Amount Due		**$42.26**

* $42.26 will be drafted from your bank account on 7/24/2026 via E-Payment.

0029442191

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

00124867000068111000000422600000443220260724 20



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

*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

KUA KISSIMMEE UTILITY AUTHORITY

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

SCAN TO PAY BILL

Customer ID – Account ID: 001248670-000820220
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 0 MAGGIORE CIRCLE 71/TE

Bill Date: 07/06/26
Next Scheduled Read Date:

BILL SUMMARY

Previous Balance	-	Payments	+	Current Charges	=	Balance Due
$200.08		$200.08		$200.08		$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**

MESSAGE from KUA



KUA KISSIMMEE UTILITY AUTHORITY

PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID	Past Due Pay Now	Due Date
001248670-000820220	$0.00	07/24/26
Total Amount Due		**$200.08**

* $200.08 will be drafted from your bank account on 7/24/2026 via E-Payment.

0029440802

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

00124867000082022000002000800000209832026072440



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

KUA KISSIMMEE UTILITY AUTHORITY

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

SCAN TO PAY BILL

Customer ID – Account ID: 001248670-000659590
Customer Name: BRIGHTON LKS COMM DEV DISTRICT
Service Address: 0 BRIGHTON LAKES BLVD
Bill Date: 07/07/26
Next Scheduled Read Date:

BILL SUMMARY

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

MESSAGE from KUA



KUA KISSIMMEE UTILITY AUTHORITY

PO Box 423219
Kissimmee, FL 34742-3219

Customer ID – Account ID	Past Due Pay Now	Due Date
001248670-000659590	$0.00	07/25/26
Total Amount Due		**$2,747.09**

* $2,747.09 will be drafted from your bank account on 7/25/2026 via E-Payment.

0029444397

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

00124867000065959000027470900028810120260725 30



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
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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

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2470	07/06/2026	$3,001.50	07/21/2026	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Security Services	Security services provided from June 22nd to July 5th, 2026.	117	23.00	2,691.00T
	Security Services	Security services provided on July 4th, 2026.	9	34.50	310.50T

Ways to pay

BANK PayPal venmo

View and pay

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

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

Invoice

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2482	07/20/2026	$2,898.00	08/04/2026	Net 15	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Security Services	Security services provided from July 6th to 19th, 2026.	126	23.00	2,898.00T

Ways to pay

BANK PayPal venmo

View and pay

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

Invoice

Osceola News- Gazette
222 Church Street

Kissimmee, FL 34741
help.column.us

Bill to
Brighton Lakes CDD

Invoice number	F7BA084D-0155
Notice ID	MlcAEmgIIDnyok8NqlHY
Publisher	Osceola News-Gazette
Date of issue	Jul 2, 2026
Date due	Aug 2, 2026
Amount due	**$86.30**

Description	Qty	Unit price	Amount
07/30/2026: Legal and Public Notice Notice	1	78.45	78.45

=== Notes ===
Notice Name: BRIGHTON LAKES CDD*2027 Proposed Budgets

=== How to pay this invoice ===
Column Software PBC accepts online payment via credit or debit card, or ACH bank transfers. Please click here to pay online:
https://www.column.us/invoices/bGn5Y0vMuuIedBe3rjw5/pay

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Select organizations may also pay via check. Checks will result in processing delays and should not be used if your notice requires upfront payment. Please pay the exact amount due, write your invoice number F7BA084D-0155 on the memo, include a printed copy of your Invoice PDF, make the check payable to Osceola News- Gazette, and mail to the address above.

Subtotal	$78.45
Tax	0.00
Processing Fee	7.85
Amount due	$86.30

SOLITUDE LAKE MANAGEMENT

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: PSI278522
Invoice Date: 7/1/2026

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 7/1/2026
Due Date 8/30/2026
Terms Net 60

Customer ID 035480
P.O. Number
P.O. Date 7/1/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance July Billing 7/1/2026 - 7/31/2026 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

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

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.: 2505
Terms: Due on receipt
Invoice date: 05/04/2026
Due date: 05/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Repair**	Automatic commercial high-capacity chlorinator installation (parts & labor)	1	$597.23	$597.23

Ways to pay

VISA · DISCOVER · AMEX · BANK · PayPal · venmo

Total **$597.23**

Overdue 05/04/2026

View and pay

INVOICE

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Orlando, FL 32872-1122

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www.techni-pools.com

TECHNI-POOLS
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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.: 15007
Terms: Due on receipt
Invoice date: 07/21/2026
Due date: 07/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/20/2026	**Repair**	Replace the damaged diffuser on the middle main pool pump. Remove the existing diffuser, install a new replacement diffuser, reassemble the pump, and test the system to ensure proper operation and verify there are no leaks.	1	$84.84	$84.84
2.	07/20/2026	**Repair**	Replace the damaged impeller on the middle main pool pump. Remove the existing impeller, install a new replacement impeller, reassemble the pump, and test the system to ensure proper operation.	1	$182.36	$182.36
3.	07/20/2026	**Repair**	Replace the shaft seal on the middle main pool pump. Disassemble the pump, remove the worn shaft seal, install a new replacement shaft seal, reassemble the pump, and test the system	1	$42.25	$42.25

Total **$309.45**

Ways to pay

VISA · MasterCard · DISCOVER · AMEX · BANK · PayPal · venmo · affirm

View and pay

INVOICE

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Orlando, FL 32872-1122

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www.techni-pools.com

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

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.: 15006
Terms: Due on receipt
Invoice date: 07/21/2026
Due date: 07/21/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/20/2026	**Pool Pump Motor replacement**	Replace 3 HP Kiddie Pool Pump Motor – Replace the existing 3 HP pump motor at the kiddie pool, including installation of a new shaft seal. Reassemble the pump, reconnect the electrical, and test the system to ensure proper operation. Existing pump housing, plumbing, and electrical components are assumed to be in serviceable condition at the time of repair and will remain in use. Warranty applies to the replacement motor only.	1	$972.90	$972.90

Total **$972.90**

Ways to pay

View and pay

INVOICE

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

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

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

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.: 2370.
Terms: Due on receipt
Invoice date: 07/14/2026
Due date: 07/14/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/14/2026	**Repair**	Repair main fill waterline by locating the damaged section, replacing the failed piping and fittings as needed, restoring proper water flow, testing the repair for leaks, and verifying correct operation of the fill line.	1	$75.00	$75.00
2.	07/14/2026	**Service Call**	Service Call fee	1	$150.00	$150.00

Ways to pay

VISA · MasterCard · DISCOVER · AMEX · BANK · PayPal · venmo · affirm

Total **$225.00**

Overdue 07/14/2026

View and pay

INVOICE

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www.techni-pools.com

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

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.: 2150
Terms: Due on receipt
Invoice date: 06/29/2026
Due date: 06/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/27/2026	**Service Call**	Emergency Service Call: Responded to an emergency service request, repaired the Stenner tube, and verified the system was operating properly upon completion.	1	$195.00	$195.00

Total **$195.00**

Overdue 06/29/2026

Ways to pay

View and pay

TECHNI-POOLS 2026
P.O Box 721122
Orlando, FL 32872-1122
USA
+14077661281
info@techni-pools.com
www.techni-pools.com

Invoice 2167

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

BILL TO
Brighton Lakes CDD
4250 Brighton Lakes Blvd
Kissimmee, Fl 34746

DATE	PLEASE PAY	DUE DATE
07/01/2026	**$2,264.00**	07/01/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Commercial Monthly Pool Service Monthly pool service as stated per contract	1	2,264.00	2,264.00

Ways to pay

View and pay

TOTAL DUE $2,264.00

THANK YOU.

TECHNI-POOLS 2026
P.O Box 721122
Orlando, FL 32872-1122
USA
+14077661281
info@techni-pools.com
www.techni-pools.com

Invoice 1721

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

BILL TO
Brighton Lakes CDD
4250 Brighton Lakes Blvd
Kissimmee, Fl 34746

DATE	PLEASE PAY	DUE DATE
06/01/2026	**$2,264.00**	06/01/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Commercial Monthly Pool Service Monthly pool service as stated per contract	1	2,264.00	2,264.00

Ways to pay

View and pay

TOTAL DUE $2,264.00

THANK YOU.

INVOICE

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

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

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

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.: 2410
Terms: Due on receipt
Invoice date: 05/29/2026
Due date: 05/29/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Repair**	Chair lift remote installed	1	$488.62	$488.62

Ways to pay

VISA · DISCOVER · AMEX · BANK · PayPal · venmo · affirm

Total **$488.62**

Overdue 05/29/2026

View and pay

INVOICE

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

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+1 (407) 766-1281
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TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

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.: 1540
Terms: Due on receipt
Invoice date: 06/16/2026
Due date: 06/16/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	06/15/2026	**Repair**	Install new 3HP pump motor, including installation of shaft seal. Reassemble pump, reconnect electrical components, and test system to ensure proper operation. Existing pump housing, plumbing, and electrical components are assumed to be in serviceable condition and will remain in use. Warranty applies to the replacement motor only.	1	$1,108.47	$1,108.47
2.		**Repair Labor**	Pool repair labor	1	$300.00	$300.00

Ways to pay

VISA · MC · DISCOVER · AMEX · BANK · PayPal · venmo · affirm

Total **$1,408.47**

Overdue 06/16/2026

View and pay

TECHNI-POOLS 2026
P.O Box 721122
Orlando, FL 32872-1122
USA
+14077661281
info@techni-pools.com
www.techni-pools.com

Invoice 2303

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

BILL TO
Brighton Lakes CDD
4250 Brighton Lakes Blvd
Kissimmee, Fl 34746

DATE	PLEASE PAY	DUE DATE
05/01/2026	**$2,264.00**	05/01/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Commercial Monthly Pool Service Monthly pool service as stated per contract	1	2,264.00	2,264.00

Ways to pay

View and pay

TOTAL DUE **$2,264.00**

THANK YOU.

INVOICE

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

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

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

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.: 2226
Terms: Due on receipt
Invoice date: 04/30/2026
Due date: 04/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/30/2026	**Repair**	Inspected chlorine feed pump and found Santoprene tube broken and leaking. Removed failed tube and installed new manufacturer-approved Santoprene tube. Pump head cleaned and inspected, unit reassembled, system primed, and chlorine feed tested to confirm proper operation with no leaks.	1	$150.00	$150.00

Ways to pay

VISA · DISCOVER · AMEX · BANK · PayPal · venmo

Total **$150.00**

Overdue 04/30/2026

View and pay

INVOICE

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

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

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

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.: 2224
Terms: Due on receipt
Invoice date: 04/30/2026
Due date: 04/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/21/2026	**Replace commercial auto fill complete**	Diagnosed malfunctioning auto-fill float valve and Toro water supply valve. Supplied and installed new components, adjusted settings, and tested system to ensure proper pool water level regulation and leak-free operation.	1	$329.20	$329.20

Ways to pay

VISA MC DISCOVER AMEX BANK PayPal venmo

Total **$329.20**

Overdue 04/30/2026

View and pay

INVOICE

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

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

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

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.: 13448
Terms: Due on receipt
Invoice date: 04/01/2026
Due date: 04/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/30/2026	**Repair**	Replaced flow meter – Installed a new flow meter to ensure accurate system monitoring and proper pool circulation.	1	$357.48	$357.48
2.	03/30/2026	**Repair**	Replaced broken photocell for 4 pool lights – Restored automatic operation and proper lighting control.	1	$78.00	$78.00

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo

Total **$435.48**

Overdue 04/01/2026

View and pay

TECHNI-POOLS 2026
P.O Box 721122
Orlando, FL 32872-1122
USA
+14077661281
info@techni-pools.com
www.techni-pools.com

Invoice 13391

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

BILL TO
Brighton Lakes CDD
4250 Brighton Lakes Blvd
Kissimmee, Fl 34746

DATE	PLEASE PAY	DUE DATE
04/01/2026	**$2,264.00**	04/01/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Commercial Monthly Pool Service Monthly pool service as stated per contract	1	2,264.00	2,264.00

Ways to pay

View and pay

TOTAL DUE **$2,264.00**

THANK YOU.

1oz BRE

TERMINIX COMMERCIAL

7534 0100 N0 RP 13 07132026 YNNNNNNN 0002081 S1 T11

ACCOUNT INVOICE

My Customer Number:	**3950470**
Please Pay By:	**07/27/2026**
Total Due:	**$111.57**

C/O INFRAMARK BRIGHTON LAKES CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

PAY ONLINE
TerminixCommercial.com

PAY BY PHONE
1.855.456.3631

QUESTIONS
- 1.800.TERMINIX
- TerminixCommercial.com

EASY WAYS TO PAY YOUR TERMINIX® INVOICE

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
07/06/2026	Pest Control Work Order 21802868576 Environmental and Safety Surcharge	473861082	$106.57 $5.00		
	Location: 4250 BRIGHTON LAKES, KISSIMMEE FL 34746				$111.57

DUE DATE: 07/27/2026

TOTAL DUE: $111.57

This invoice reflects payments received by 07/13/2026. 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:

SAVE 3% when you pay 1-Year in advance

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: 473861082
Customer Number: 3950470

C/O INFRAMARK BRIGHTON LAKES CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

RECEIVED
JUL 20 2026
By _____

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

3 00000000 10 000039504704 00000000004738610824 0001115700130044 2

1oz BRE

TERMINIX COMMERCIAL

7534 0100 N0 RP 13 07132026 YNNNNNNN 0002073 S1 T11

ACCOUNT INVOICE

My Customer Number:	**3950470**
Please Pay By:	**07/27/2026**
Total Due:	**$96.58**

C/O INFRAMARK BRIGHTON LAKES CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

PAY ONLINE
TerminixCommercial.com

PAY BY PHONE
1.855.456.3631

QUESTIONS
- 1.800.TERMINIX
- TerminixCommercial.com

EASY WAYS TO PAY YOUR TERMINIX® INVOICE

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SERVICE DATE	DESCRIPTION OF SERVICES & SERVICE ADDRESS	INVOICE NUMBER	CHARGES	PAYMENTS / CREDITS	NET AMOUNT
07/06/2026	Pest Control Work Order 21794240218 Environmental and Safety Surcharge	473860890	$91.58 $5.00		
	Location: 4250 BRIGHTON LAKES, KISSIMMEE FL 34746				$96.58

DUE DATE: 07/27/2026 **TOTAL DUE: $96.58**

This invoice reflects payments received by 07/13/2026. 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 by phone at 1.855.456.3631
- Pay by enclosed check
- Credit card payment. Please fill out the following:

SAVE 3% when you pay 1-Year in advance

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: 473860890
Customer Number: 3950470

C/O INFRAMARK BRIGHTON LAKES CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607

RECEIVED
JUL 20 2026
By _____

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

3 00000000 10 000039504704 0000000000473860890 0000965800112596 3

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	6/29/2026	213244	$1,255.10			6/29/2026 Irrigation repair, zone 1 stuck valve
CENTURYLINK - ACH	6/22/2026	062226-2871	$405.61			PRD SERVICE JUNE 2026
CENTURYLINK - ACH	7/1/2026	070126-8906	$227.20		$632.81	PRD SERVICE JULY 2026
CHARTER COMMUNICATIONS - ACH	6/21/2026	2002334062126	$55.81			COMMUNICATION - TELEPHONE
CHARTER COMMUNICATIONS - ACH	7/14/2026	1981488071426	$341.02			SERVICE FROM 07/14/26-08/13/26
CHARTER COMMUNICATIONS - ACH	7/8/2026	2009172070826	$175.97			7/8 - 8/7/2025 Internet services
CHARTER COMMUNICATIONS - ACH	7/9/2026	2009180070926	$185.97		$758.77	7/9 - 8/8/2026 Internet services
ENVERA SYSTEMS LLC	7/20/2026	110849	$1,885.00			7/20/2026 Gate system repairs
EXERCISE SYSTEMS INC	7/18/2026	INV-0235	$245.00			7/18/2026 Bi-monthly preventative service
FEDEX	5/12/2026	9-294-12470	$26.51			POSTAGE
FEDEX	7/14/2026	9-378-93726	$25.54		$52.05	FED EX
HANSON, WALTER & ASSOCIATES	7/21/2026	5296713	$1,532.81			June 2026 District engineering services
HOME DEPOT-ACH	7/5/2026	070526-7008	$361.20			Home Depot bill
INFRAMARK LLC	7/6/2026	183668	$5,061.83			July 2026 Management Services
INFRAMARK LLC	7/6/2026	183668	$3,659.25			July 2026 Management Services
INFRAMARK LLC	7/6/2026	183668	$5,320.91	$14,041.99		July 2026 Management Services
INFRAMARK LLC	7/22/2026	1169248	$10,000.00		$24,041.99	7/22/2026 Sidewalk pressure washing
KUA - ACH	6/30/2026	063026-5400	$10.43			ELECTRICITY - GENERAL
KUA - ACH	6/30/2026	063026-5180	$10.87			ELECTRICITY - GENERAL
KUA - ACH	6/30/2026	063026-8320	$42.58			ELECTRICITY - GENERAL
KUA - ACH	7/7/2026	070726-9590	$2,747.09			5/28 - 6/27/2026 Electric
KUA - ACH	7/7/2026	070726-9380	$47.09			5/28 - 6/27/2026 Electric
KUA - ACH	7/6/2026	070626-8280	$74.67			5/28 - 6/27/2026 Electric
KUA - ACH	7/6/2026	070626-9950	$1,898.95			5/28 - 6/27/2026 Electric
KUA - ACH	7/6/2026	070626-9970	$41.14			5/28 - 6/27/2026 Electric
KUA - ACH	7/6/2026	070626-0220	$200.08			5/28 - 6/27/2026 Electric
KUA - ACH	7/6/2026	070626-1110	$42.26			5/28 - 6/27/2026 Electric
KUA - ACH	7/6/2026	070626-1450	$93.17			5/28 - 6/27/2026 Electric
KUA - ACH	7/6/2026	070626-1580	$56.76			5/28 - 6/27/2026 Electric
KUA - ACH	7/6/2026	070626-2780	$35.13			5/28 - 6/27/2026 Electric

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

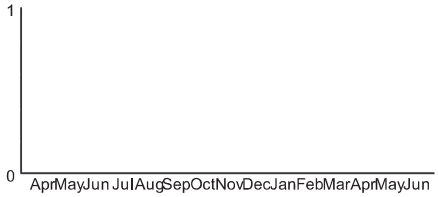
Customer Service: (8am - 5pm) 407-944-5000

Our 2025 water quality reports are now available at tohowater.com/waterquality.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
72767201	32	05/21/2026	201	06/22/2026	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**

Irrigation



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

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

Account Number 001248670-000708280

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
$0.00	$7.75	07/21/26	$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

00124867000070828000000007759

Ways to pay

ON OUR WEBSITE
www.tohowater.com

Payment Source
eCheck, Credit/Debit Cards

Fees
Free for eCheck and Credit/Debit*
*Using one-time payment option will incur convenience fees: $1.25 for every $100.00 for credit/debit cards.

BY PHONE
Call 407-944-5000 for our automated payment system

Payment Source
eCheck, Credit/Debit Cards

Fees
Free for eCheck
$1.25 for every $100.00 for credit/debit cards

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

Please remit your payment to:

Toho Water Authority
PO Box 30527
Tampa, FL 33630-3527

Payment Source
Check or Money Order

SELECT PAYMENT LOCATIONS
Amscot: No Convenience Fees
MoneyGram participating locations
(Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source	Fees
Cash	$1.25

eBills

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

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

Can't pay your bill?

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

Disconnection for nonpayment

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

RECONNECTION SCHEDULE

WEEKDAYS

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

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

WEEKENDS AND HOLIDAYS **($25 Premium Reconnect Fee)**
Any reconnection of services that occur on a weekend or holiday will incur an additional $25 premium reconnect fee. If the $25 premium fee is declined, services will be reconnected the next business day.

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

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

Meter tampering

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

Payment Assistance

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

Plumbing Concerns?

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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

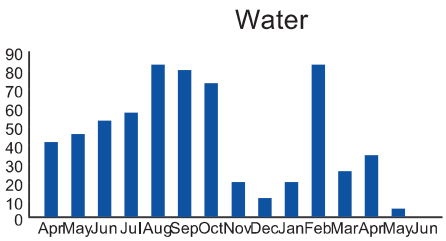
Account Number:	001248670-000749950
Past Due Amount:	$0.00
Current Charges:	$27.01
Total Amount Due:	$27.01

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

Our 2025 water quality reports are now available at tohowater.com/waterquality.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14019746	32	05/21/2026	5396	06/22/2026	5396	0

Payment - Thank You	$-81.16
Balance Forward	$0.00
Current Transaction(s)	
Water Base Charge	$7.75
Water Usage	$0.00
Wastewater Base Charge	$19.26
Wastewater Usage	$0.00
Current Transaction Total	**$27.01**
Total Amount Due	**$27.01**



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	Current Charges		Total Amount to be drafted
Due Now	Amount Due	Due Date	
$0.00	$27.01	07/21/26	$27.01

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

00124867000074995000000027013

Ways to pay

ON OUR WEBSITE
www.tohowater.com

Payment Source
eCheck, Credit/Debit Cards

Fees
Free for eCheck and Credit/Debit*
*Using one-time payment option will incur convenience fees: $1.25 for every $100.00 for credit/debit cards.

BY PHONE
Call 407-944-5000 for our automated payment system

Payment Source
eCheck, Credit/Debit Cards

Fees
Free for eCheck
$1.25 for every $100.00 for credit/debit cards

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

Please remit your payment to:
Toho Water Authority
PO Box 30527
Tampa, FL 33630-3527

Payment Source
Check or Money Order

SELECT PAYMENT LOCATIONS
Amscot: No Convenience Fees
MoneyGram participating locations
(Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source	Fees
Cash	$1.25

eBills

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Disconnection for nonpayment

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RECONNECTION SCHEDULE

WEEKDAYS

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

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

Meter tampering

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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:
2552 PLEASANT HILL ROAD OFFIC

Account Number:	001248670-000654500
Past Due Amount:	$0.00
Current Charges:	$39.52
Total Amount Due:	$39.52

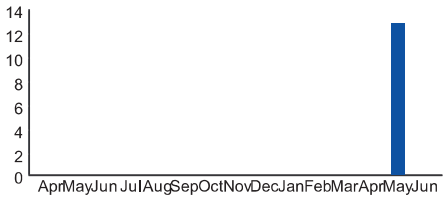
Customer Service: (8am - 5pm) 407-944-5000

Our 2025 water quality reports are now available at tohowater.com/waterquality.

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
14039970	32	05/21/2026	90	06/22/2026	90	0

Payment - Thank You	$-97.76
Balance Forward	$0.00
Current Transaction(s)	
Irrigation Base Charge	$39.52
Irrigation Usage	$0.00
Current Transaction Total	**$39.52**
Total Amount Due	**$39.52**

Irrigation



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

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

Account Number 001248670-000654500

Past Due Due Now	Current Charges		Total Amount to be drafted
	Amount Due	Due Date	
$0.00	$39.52	07/21/26	$39.52

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

00124867000065450000000039523

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.

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eCheck, Credit/Debit Cards

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Please remit your payment to:

Toho Water Authority
PO Box 30527
Tampa, FL 33630-3527

Payment Source
Check or Money Order

SELECT PAYMENT LOCATIONS
Amscot: No Convenience Fees
MoneyGram participating locations
(Walmart, CVS, 7-Eleven and Ace Cash Express)

Payment Source	Fees
Cash	$1.25

eBills

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Disconnection for nonpayment

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

RECONNECTION SCHEDULE

WEEKDAYS

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

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UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 213706

Date	PO#
07/01/26	
Due Date	**Terms**
7/16/26	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 #238609 - Maintenance - July 2026	**$25,111.80**

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	$25,111.80
Sales Tax	$0.00
Total	**$25,111.80**
Credits/Payments	($0.00)
Balance Due	**$25,111.80**

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 216354

Date	PO#
07/20/26	
Due Date	**Terms**
8/4/26	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 #241472 - PALM TREE REMOVAL AT THE CLUB HOUSE DAMAGE BY LIGHTNING.	
** A Fuel Surcharge of 3% may be added at the time of invoice to this proposal ** Please see Terms and Conditions for details.**	
Property Improvements	$1,782.66
Job Fuel Surcharge	**$53.48**

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	$1,836.14
Sales Tax	$0.00
Total	**$1,836.14**
Credits/Payments	($0.00)
Balance Due	**$1,836.14**

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

UNITED Land Services

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 216348

Date	PO#
07/20/26	
Due Date	**Terms**
8/4/26	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 #240363 - STOCK OPEN VALVE BY LEFT HAND SIDE OF CLUB HOUSE	
Irrigation Repair	$1,701.90
Job Fuel Surcharge	**$51.06**

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	$1,752.96
Sales Tax	$0.00
Total	**$1,752.96**
Credits/Payments	($0.00)
Balance Due	**$1,752.96**

ALL materials on this invoice INCLUDE installation using lump-sum pricing.

SOLITUDE LAKE MANAGEMENT

		Account	Brighton Lakes CDD
Work Order	01003171	Contact	Michael Perez
Work Order Number	01003171	Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	7/16/2026		

Work Details

Specialist Comments to Customer	All location ponds water levels have increased do to recent rain. All pond perimeters were spot sprayed with herbicides to eliminate invasive vegetation. Please allow 7-14 days for best results. Thanks you.	Prepared By	Braulio Lugo

Work Order Assets

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

Service Parameters

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

SOLITUDE LAKE MANAGEMENT

		Account	Brighton Lakes CDD
Work Order	01003171	Contact	Michael Perez
Work Order Number	01003171	Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	7/16/2026		

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	

SOLITUDE LAKE MANAGEMENT

		Account	Brighton Lakes CDD
Work Order	01003171	Contact	Michael Perez
Work Order Number	01003171	Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States
Created Date	7/16/2026		

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

Work Order	01008596	Account	Brighton Lakes CDD
Actual Start	7/14/2026 7:00 AM	Contact	Michael Perez
		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Appointment Information

Specialist Comments to Customer	Location ponds had low water levels. Pond perimeters were spot sprayed with herbicides to eliminate invasive vegetation. Please allow 7-14 days for best results. Thank you. Will follow up on upcoming visit with algae treatment and trash pickup.	Name	Leo Lugo
		Specialist State License Number	

Assets Serviced

Work Order Line Item

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

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Service Parameter Description
pond 1	ALGAE CONTROL	
pond 1	LAKE WEED CONTROL	
pond 1	MONITORING	
pond 1	SHORELINE WEED CONTROL	
pond 2	ALGAE CONTROL	

Asset Name	Product Work Type Name	Service Parameter Description
pond 2	LAKE WEED CONTROL	
pond 2	MONITORING	
pond 2	SHORELINE WEED CONTROL	
pond 4	ALGAE CONTROL	
pond 4	LAKE WEED CONTROL	
pond 4	MONITORING	
pond 4	SHORELINE WEED CONTROL	
pond 5	ALGAE CONTROL	
pond 5	LAKE WEED CONTROL	
pond 5	MONITORING	
pond 5	SHORELINE WEED CONTROL	
pond 6	ALGAE CONTROL	
pond 6	LAKE WEED CONTROL	
pond 6	MONITORING	
pond 6	SHORELINE WEED CONTROL	
pond 7	ALGAE CONTROL	
pond 7	LAKE WEED CONTROL	
pond 7	MONITORING	
pond 7	SHORELINE WEED CONTROL	
pond 9	ALGAE CONTROL	
pond 9	LAKE WEED CONTROL	
pond 9	MONITORING	
pond 9	SHORELINE WEED CONTROL	
pond 3	ALGAE CONTROL	
pond 3	LAKE WEED CONTROL	
pond 3	MONITORING	
pond 3	SHORELINE WEED CONTROL	
pond 8	ALGAE CONTROL	
pond 8	LAKE WEED CONTROL	
pond 8	MONITORING	

Asset Name	Product Work Type Name	Service Parameter Description
pond 8	SHORELINE WEED CONTROL	
pond 1	DYE APPLICATION	
pond 2	DYE APPLICATION	
pond 4	DYE APPLICATION	
pond 5	DYE APPLICATION	
pond 6	DYE APPLICATION	
pond 7	DYE APPLICATION	
pond 9	DYE APPLICATION	
pond 3	DYE APPLICATION	
pond 8	DYE APPLICATION	
pond 1	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	

Service Photos



Brighton Lakes CDD July 2026 Field Inspection

Thursday, July 23, 2026

Prepared For Board of Supervisors

37 Items Identified

Justin Fisher

Inframark

Project Updates

Gate House Improvements
*The gutter repairs have been completed.
*The interior painting/bathroom remodel will be completed 7/24/2026.

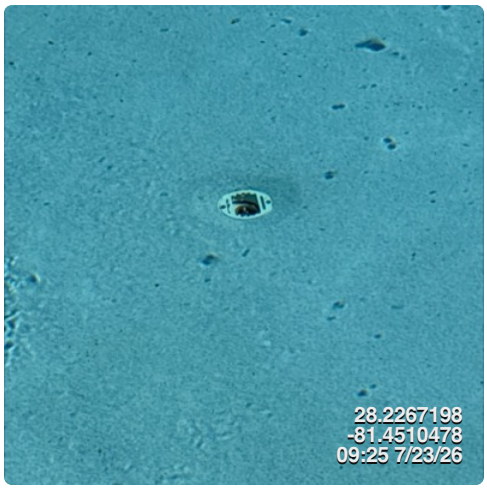
Irrigation Pumps
*Sunrise Irrigation has been paid a 40% down payment and repairs are scheduled for the last week of July.

Street Sign Improvements
*The sign project is 2/3 complete. Inframark Maintenance is hoping to have this completed by the end of July.

Monument Repairs
*This was approved at the last meeting. We do not yet have a timeline scheduled.

Basketball Lights
*We do not yet have an estimate for replacements of the fixtures.

Asphalt Repairs
*We have requests for estimates from 3 separate vendors. We are waiting for responses.



Item 1 - Broken Drain

Assigned To: Techno-Pools

A broken drain was noted and needs to be replaced.



Item 2 - ADA Lift Repair

High

Assigned To: Techni-Pools

Techni-Pools has been approved to replace the actuator arm on the lift.



Item 3 - Channel Drain Repair

High

Assigned To: Inframark Maintenance

The cost of 40ft of this drain cap is approx $260. I believe we should replace all of it. However, I gave Melvin the ok to order the 40ft of drain cap at this time, as this is a liability/trip hazard.



Item 4 - Exercise Equipment

Assigned To: Board Update

DM has been in contact with the equipment vendor to produce a quote to repair and bring in new equipment.



Item 5 - Straighten Sign

Assigned To: Inframark Maintenance

Request has been submitted through Jobber to re-cement and straighten this sign. It was approved for $125.

Item 6 - Irrigation Box

Assigned To: Blade Runners

Blade Runners will replace the lid to the irrigation box near the monument.





Item 7 - Plant Separation

Assigned To: Blade Runners

Blade Runners will cutback and shape the Loropetalum exposing the Crepe Myrtle along Pleasant Hill Rd.













Item 8 - Enhancements

Assigned To: Blade Runners

Blade Runners to provide a proposal to replace the dead Viburnum units along Pleasant Hill Road.

Item 9 - Depression

Assigned To: Blade Runners

A depression was noted and flagged along Pleasant Hill Rd. This should be filled in and monitored.









Item 10 - Sucker Growth

Assigned To: Blade Runners

Property-wide, continue to address the sucker growth on Crepe Myrtle, Magnolia and Live Oaks.

Item 11 - Enhancements

Assigned To: Blade Runners

Blade Runners to provide a proposal to replace the dead Viburnum units along Pleasant Hill Road.

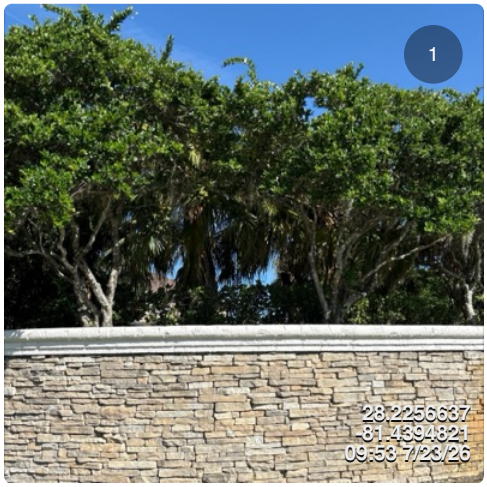




Item 12 - Palm Pruning

Assigned To: Blade Runners

Blade Runners said the palm pruning property-wide will be scheduled in the next few weeks.











Item 13 - Enhancements/Annuals

Assigned To: Blade Runners

Blade Runners will replace the soil during the next annual rotation set for August.

Item 14 - Enhancements

Assigned To: Blade Runners

Blade Runners will provide a proposal to remove the dead plant material and replace with Oleanders.











Item 15 - Viburnum Hedge

Assigned To: Blade Runners

Blade Runners will look into removing the dead plant material and replacing the Viburnum hedge.

Item 16 - Algae/Trash

Assigned To: Solitude

There is a significant amount of algae and trash present in Pond 1.









Item 17 - Suction Line

Assigned To: Hoover Pumping System

The suction line is bowing in Pond 1. Hoover pumping systems will be contacted.



Item 18 - Submerged Weeds/Algae

Assigned To: Solitude

Extreme algae growth is present in Pond 3.



Item 19 - CDD Sign Replacement

Assigned To: Inframark Maintenance

The board would like an estimate to replace the sign enclosure. Request for proposal was sent through Jobber.

Item 20 - Viburnum Hedge

Assigned To: Blade Runners

The Viburnum hedge should be trimmed to a uniformed height all along Brighton Lakes Blvd. throughout the community. There are still areas where units are missing.

Location:
Pic 2
BLB behind 3632 Kariba Ct







Item 21 - Electrical Issue

Assigned To: Inframark Maintenance

The up lighting at the bridge remains on throughout the day. This may be a photocell issue. Request will be made through Jobber.



Item 22 - Irrigation Pump Repairs

Assigned To: Board Update

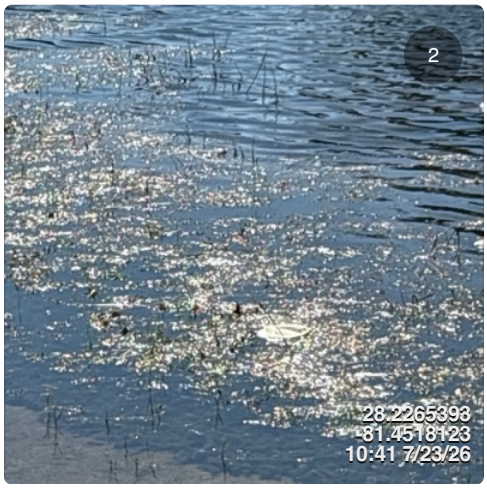
Sunrise Irrigation has been approved to repair the Pumps at Pond 5 and Pond 7. This will be scheduled for the end of July or first week of August.

Item 23 - Algae/Trash/Submerged Weeds

Assigned To: Solitude

Algae and Hydrilla are present in Pond 5.







Item 24 - Sign Replacement

High

Assigned To: Inframark Maintenance

Request was sent through Jobber and approved by Chairman outside of a meeting for $375.



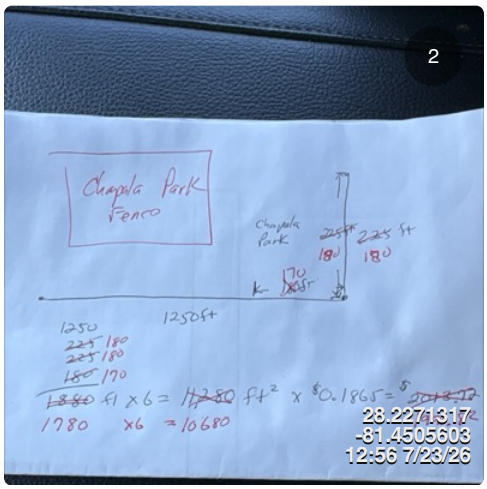


Item 25 - Pressure Washing

Assigned To: Inframark Maintenance

This project was previously approved. It was tabled until the measurements/pricing was confirmed. We need to revisit this. The measurements in pic 2 are from Board member John.







Item 26 - Fiber Form

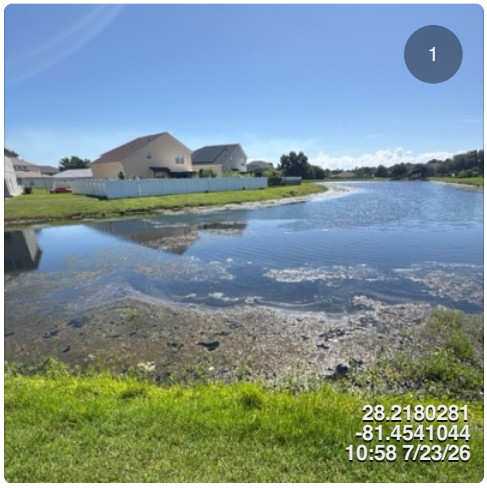
Assigned To: Solitude

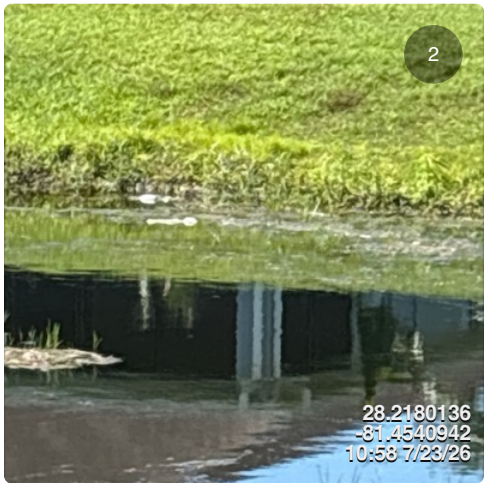
The Board has inquired about potentially spraying in this area to allow for appropriate water flow. Blade Runners is currently cutting the vegetation when it can. However, during the rainy season they run the risk of getting stuck.

Item 27 - Algae/Trash

Assigned To: Solitude

There is a significant amount of trash and algae present in Pond 7.





Item 28 - Resident Complaint

Assigned To: Solitude

Pond 8 residents have complained about the amount and height of the Bullrush in this area.





Item 29 - Erosion

Assigned To: Board Update

The resident at 2875 Sweetspire Cir has a pool overflow that is causing significant erosion in this area.





Item 30 - Plant Separation/Uniformity

Assigned To: Blade Runners

Blade Runners has been notified the Board would like some separation between the Viburnum and the Oleander. The Board requests the Viburnum be pruned to accent the tiered effect and make both sides symmetrical.

Location:
Patrician and BLB







Item 31 - Slab Replacement

Assigned To: Inframark Maintenance

There is a slab along the exit side of the bridge that needs to be replaced. It appears water runoff has caused a void in the soil, resulting in the failure of the cement.



Item 32 - Missing Jasmine

Assigned To: Blade Runners

Blade Runners to provide a proposal to replace the missing Jasmine units along the bridge.

Item 33 - Water Retention

Assigned To: Inframark Maintenance

Request for a proposal to install French drains to remedy the water retention in this area. Water pools resulting in algae build up. It also form a birdbath and kids are forced to walk into the street, as there is a bus stop in this area. Request was submitted through Jobber.





Item 34 - Dead Plant Material

Assigned To: Blade Runners

Continue to prune out the dead plant material in the Juniper. 3 units have already been replaced.









Item 35 - Paver Project

Assigned To: Inframark Maintenance

Request was submitted through Jobber. Project will use old pavers to install a pad near the bike rack on the side of the amenity center.



Item 36 - Irrigation Coverage

Assigned To: Blade Runners

These Viburnum pictures are dying. Please check the irrigation coverage.

Location:
Outside the Gate House



Item 37 - New Turf Install

Assigned To: Blade Runners

Check irrigation coverage in this area. Newly installed turf is failing.

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

RECIPIENT:

Justin Fisher
4250 Brighton Lakes Boulevard
Kissimmee, Florida 34746

Estimate #462

Sent on	Aug 05, 2026
Total	**$275.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	Outdoor Message Board Replacement Remove the existing outdoor message board and carefully retrieve all documents and posted materials from the current unit. Furnish and install a new outdoor message board in the same location and transfer all retrieved documents into the new message board upon installation. Cost includes labor, materials, mobilization, removal, installation, and cleanup.	1	$275.00	$275.00

Total **$275.00**

Unless stated otherwise above, payments are due in accordance with the standard terms and conditions of this Contract. If any unforeseen problems should be discovered by the Company during the performance of the Services, the Company shall provide the Client with notice of said problems as soon as reasonably possible and identify the nature of such problem and any additional cost that may be incurred. Unless otherwise specified, rock removal, dewatering, cover up, and haul off are not included in the Contract Price. The Company shall not be responsible for all damage to unmarked underground lines. Any changes requested by the Client are not covered by this Contract, and must be add subsequently, at the cost agreed upon by both parties. All labor and materials provided under this scope of work are warranted for a period of one (1) year from the date of completion. This warranty covers defects in workmanship and installation. Any defective work identified within the warranty period will be repaired or replaced at no additional cost.

Signature: _____ **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

TECHNI-POOLS
MAINTENANCE • REPAIRS • RENOVATION

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**

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

RULES RELATING TO DISTRICT FACILITIES

In accordance with Chapters 190 and 120 of the Florida Statutes, and on January 5, 2023, at a duly noticed public hearing, the Board of Supervisors ("Board") of the Brighton Lakes Community Development District ("District") adopted the following rules to govern its recreational facilities ("District Facilities"), which consist of the Fitness Room, Pool, Community Room, Playgrounds, and Basketball and Tennis Courts. This rule repeals and supersedes all prior rules governing the same subject matter.

The District has adopted these Rules ("Rules") for the safety and security of the District and its residents and their guests. The Board may modify these rules from time to time as needed.

GENERAL POLICIES

In the event of an emergency, please call 911. After contacting 911, all emergencies and injuries occurring on the District Facilities must be reported to District Management.

If a resident observes or suspects unusual activity on the grounds, please report it to the police first and then to District Management. If a resident would like to report damage or hazards on District Facilities or a violation of the Rules, the resident may report it to District Management. District Management contact information:

Field Manager: Freddy Blanco……407-947-2489
District Manager: Gabriel Mena…….754-399-8440
District Management Office……407-566-1935

GOOD NEIGHBOR POLICY

We want everyone who lives in our community to enjoy a carefree lifestyle. In order to allow everyone the opportunity to enjoy the District Facilities, all residents and their guests are expected to maintain an appropriate level of decorum in dress and behavior. Residents and/or guests who do not abide by the policies stated herein, maintain the appropriate level of decorum, or are abusive to other patrons or District staff may be asked to leave the premises or be removed by appropriate means. Continued like behavior may result in action by the Board of Supervisors of the District including, but not limited to, a suspension or termination of the resident's use of the District Facilities. Notice of the District Board's intent to consider such action during a public meeting shall be provided to the resident against whom such action will be considered.

IN AN ATTEMPT TO PRESERVE OUR RESIDENTS' PRIVACY, WE DO NOT PERMIT SOLICITATIONS OF ANY KIND AT THE DISTRICT FACILITIES.

ANNUAL USER FEE

The Annual User Fee for any non-resident user is $1,200.00. This fee will permit the use of all District Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent renewal shall be paid in full on the anniversary date of application for use of the District Facilities by such non-resident user. Such fee may be increased, by action of the Board, to reflect increased costs of operation of the District Facilities; such increase may not exceed ten percent (10%) per year. The use of the District Facilities is not available for commercial purposes.

ACCESS CARDS

(1) Residents can use their Access Cards to gain access to the District Facilities. Upon arrival, residents will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a resident provide an Access Card to another person to allow him or her to use the District Facilities in violation of these Rules.

(2) Each resident household will receive two (2) Access Cards per home upon registration with the District.

(3) Access Cards are the property of the District and are non-transferable except in accordance with these Rules.

(4) All lost or stolen cards need to be reported immediately to the District. Replacement cards are available for a fee of $10. Residents with the lost or stolen Access Card will be financially responsible for damages resulting from unreported loss or theft of the access card.

GUESTS

All guests must be accompanied by a Brighton Lakes resident over the age of eighteen (18) when using the District Facilities at all times unless otherwise noted in these Rules.

Each Brighton Lakes family unit is limited to four (4) guests at any one time at the District Facilities. Residents may request an exception to this limit for additional guests that are non-resident family members by applying in writing to District Management. District Management may grant such permission, in its sole discretion, if District Management determines that it does not conflict with the health, safety and welfare of residents. In determining whether to grant permission, District Management may take into consideration, among other things, the amount of people currently using District Facilities based on the calendar of events, holidays, reservation schedules, and other resident applications for additional guest exceptions. The resident's application shall list the name, age, relationship to the resident, and expected length of stay in the District for all of their guests. The application shall be signed by the resident and shall be kept on record in the District Management office. District Management may prepare a form of the application and may require residents to use the form. Babysitters must provide a notarized

written statement from the child's or children's parents or guardians authorizing custodial rights and proof of proper identification listing an emergency contact.

Guests must strictly adhere to all rules and regulations of the District. Any violation of these rules will result in the revocation of the guest's privileges.

Brighton Lakes residents remain fully responsible for the behavior of their guests. Any damages and/or loss of equipment will be the responsibility of the resident.

RENTER'S PRIVILEGES

(1) Property owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the renter of their residential unit(s) as the beneficial users of the property owners' District Facilities privileges. All such designations must be in writing and contain an affirmative statement of the renter's rights for the use and enjoyment of the District Facilities. A copy of the written designation must be provided to the District Manager before the renter will be permitted to use the District Facilities.

(2) A renter who is designated as the beneficial user of the property owner's privileges shall be entitled to the same rights and privileges to use the District Facilities as the property owner and shall assume all liabilities associated with the assignment of such rights and privileges.

(3) During the period when a renter is designated as the beneficial user of the property owner's privilege to use the District Facilities, the property owner shall not be entitled to use the District Facilities with respect to that property.

(4) Property owners shall be responsible for all charges incurred by their renters which remain unpaid after the customary billing and collection procedure established by the District. Property owners are responsible for the deportment of their respective renters.

(5) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

FACILITY HOURS

FITNESS ROOM

Open 5:00 a.m. to 9:30 p.m.

POOL AND COMMUNITY ROOM

Open dawn to dusk

PLAYGROUND

Open dawn to dusk

BASKETBALL AND TENNIS COURTS

Open dawn to 9:30 p.m.

POOL POLICIES

GENERAL RULES

In addition to the following pool rules, the State or local municipality has rules governing public pool use. For the safety of our residents and Management's desire to comply with governing regulations, Brighton Lakes will enforce whichever rule is more restrictive.

The pool facilities may be used during designated operating hours. The pool facilities are used at the resident's own risk and with the utmost of care. All residents and guests will use the pool facilities at their own risk and will comply with the written and posted rules and regulations of the pool. All rules and regulations will be strictly enforced at all times.

For their safety, all residents under the age of eighteen (18) must have an adult resident over the age of eighteen (18) with them when using the pool facilities.

Residents swim at their own risk; there is no lifeguard on duty. NO DIVING, JUMPING, RUNNING OR HORSEPLAY is allowed around the pool.

For our residents' safety, no glass or other breakable objects are allowed in the pool area.

All users must shower before entering the pool.

No chewing gum is permitted in the pool or pool deck area.

Swimmers are required to wear footwear and cover-up over their bathing suits when in other District Facilities.

Swimmers must dry off before entering other District Facilities.

Proper swim attire must be worn in the pool and on the pool deck area. Thong, t-back or Brazilian-cut bathing suits worn by either men or women are not considered proper swimming attire. FOR PROPER POOL MAINTENANCE, NO CUT-OFFS, STREET CLOTHES, OR DIAPERS ARE TO BE WORN IN THE POOL!

Please be considerate to neighbors by monitoring the noise level in and around the pool area. Running, jumping, rough-housing, loud music, and obscene language will not be tolerated. Residents and/or guests will be asked to leave the pool area immediately if this policy is violated.

Playing with emergency equipment (life ring, hook, etc.) is not allowed. Residents found tampering with these items will be subject to termination of pool privileges.

For safety reasons, no electrical cords can be run in the pool areas. All musical devices must be run by battery. Headphones are preferred for the enjoyment of everyone at the pool.

Reasonable inflatable toys and mattresses may be used. Boogie boards, kick boards and other similar objects are not allowed in the pool.

No alcoholic beverages are permitted in or around the pool area unless previously approved by the Board of Supervisors of the District.

For the comfort of others, changing of diapers, clothes, etc. is not allowed at the poolside. Please use the restroom facilities. Breast-feeding is permitted in accordance with Florida Law.

No one shall pollute the pool. Anyone who does so is liable for any costs incurred in treating or correcting the problem.

Infants and toddlers must wear swim diapers. Regular disposable and cloth diapers are not permitted in the pool.

Pool entrances must be kept clear at all times.

Smoking is not permitted at any time.

Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited in the pool and pool deck area. No animals are allowed in the pool or pool deck area unless as permitted by law for service animals.

No swinging on the ladders or railings is allowed.

Snapping of towels is not permitted.

Pool furniture may not be removed from the pool deck area.

Loud and abusive language is not allowed.

Unless otherwise authorized pursuant to Florida law, firearms or any other weapons are not permitted at District Facilities.

This community prides itself on the attractive appearance of our pool area. Please make use of the garbage cans.

Any person swimming when the facility is closed may be suspended from using the facility.

Management reserves the right to refuse anyone utilization of the pool facilities.

All residents must have their access cards with them at all times when using the facilities.

The maximum occupancy of the main pool is 112. Maximum occupancy of the kiddie pool is 24.

BRIGHTON LAKES DISTRICT MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS AND/OR INJURIES ASSOCIATED WITH ACTIVITIES RELATED TO POOL USE.

THUNDERSTORM POLICY

If lightning is sighted, regardless of location, the pool will be closed for 30 minutes. If lightning is sighted again during any 30-minute window when the pool is closed, the 30-minute window will be reset and the pool will be closed for an additional 30 minutes. If lightning is not observed after a full 30-minute window, the pool will reopen. In case of a thunderstorm (with thunder only) in the immediate area, the pool will be closed for 15 minutes. If no thunder is heard during this period, the pool will be reopened. Similar to lightning, the 15-minute window will be reset each time thunder is heard.

FECES POLICY

If contamination occurs, the pool will be closed for a minimum of 12 hours up to a maximum of 24 hours, and the water will be shocked with chlorine to kill the bacteria. Parents should take their children to the bathroom before entering the pool. If a child is not completely potty trained, they must wear a swim diaper at all times in the pool area.

HEAVY RAIN POLICY

If at any time it rains so hard that swimmers cannot see the bottom of the pool, the pool will be closed.

FITNESS ROOM POLICIES

The fitness room facilities may be used during designated operating hours. The fitness room facilities are used at the resident's own risk and with the utmost of care. Everyone is urged to contact a physician before starting an exercise workout routine. All residents and guests will use the facilities at their own risk and will comply with the written and posted rules and regulations. All rules and regulations will be strictly enforced at all times.

Proper fitness attire and footwear must be worn in the fitness room facilities. Bathing suits worn by either men or women are not considered proper fitness attire. Footwear that does not cover the entire foot is not considered proper footwear.

Young adults ages sixteen (16) and older may use the fitness room facilities without adult supervision.

Youths thirteen (13) to fifteen (15) years old may use the fitness room facilities when accompanied by an adult eighteen (18) or older. However, the District Office must have on file a parental release of liability, which lists the adults who will accompany the minor to the fitness room facilities.

Children under the age of thirteen (13) are not permitted to use the fitness room facilities under any circumstances. Children under the age of thirteen (13) may be present in the fitness room facilities as long as the child remains in the designated children's play area of the fitness room facilities and the child is accompanied by an adult at least eighteen (18) years of age.

Pets, roller blades, bikes, skates, skateboards, wheeled toys and scooters are prohibited in the Fitness Room. No animals are allowed in Fitness Room unless as permitted by law for service animals.

No horseplay is allowed. Persons acting in such a manner will be asked to leave the fitness room.

No loud music is permitted and musical devices must be battery operated. Headphones are preferred and suggested for use in the fitness room.

No loitering is permitted in the fitness room. Anyone loitering in the fitness room will be asked to leave the area.

There is to be no misuse of equipment or furnishings in the fitness room. Persons damaging any District facilities will be held financially responsible for the costs of repairs and may lose access privileges to the fitness room facilities.

PLAYGROUND POLICIES

The playground shall be available for use from dawn until dusk.

Children under the age of eight (8) must be accompanied by someone at least sixteen (16) years of age.

Alcoholic beverages, glass containers, and other breakable items are prohibited.

The use of profanity or disruptive behavior is prohibited.

No roughhousing on the playground.

Persons using the playground must clean up all food, beverages, and miscellaneous trash brought to the playground.

Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited on the playground. No animals are allowed on the playground unless as permitted by law for service animals.

Absolutely NO SMOKING is permitted on the playground.

BASKETBALL AND TENNIS COURT POLICIES

Basketball and tennis courts may be used during designated operating hours. All residents and guests using the courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules. Disregard for or violation of the District's policies and rules and misuse or destruction of equipment may result in the suspension or termination of court privileges.

The courts are available on a first-come, first-served basis. The use of the basketball court is limited to one-half of the basketball court when others are waiting, to allow two (2) groups to use a court at a time. The use of the tennis courts is limited to one hour per use when others are waiting. If no one is waiting, use of the courts may continue.

Notwithstanding anything contained herein, residents and guests thirteen (13) years of age and older are permitted to use the courts. Children who are under thirteen (13) years of age must be accompanied by a resident at least eighteen (18) years of age.

Proper athletic shoes and attire are required at all times.

Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.

Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited on the basketball and tennis courts. No animals are allowed on the basketball and tennis courts unless as permitted by law for service animals. Beverages are permitted if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the courts.

The courts must be left clean after use.

COMMUNITY ROOM AND POOL FACILITY USE FOR PRIVATE AND/OR COMMUNITY FUNCTIONS

Only District residents or paid users may use the District Facilities, including the Community Room and pool facilities, for private events. Residents or paid users interested in reserving space in the community for a private event should call the District Manager at 407-566-1935 to obtain a rental request form. Each rental is limited to 6 hours per event.

The Community Room may be used during designated operating hours, and any event reserving space in the Community Room must adhere to such operating hours in addition to the 6-hour rental term.

Current pool and fitness room policies apply in all circumstances.

A complete list of those invited to an event must be provided to the District office seven (7) days in advance of the event.

An exclusive area will be designated for the event; however, residents and paid users will continue to have access to the pool facility during the private event.

No glass containers are allowed in the pool or on the pool deck area. All eating is confined to the Community Room. Drinks in plastic bottles and aluminum cans are permitted on the pool deck. Alcoholic beverages are not permitted unless approved by the Board of Supervisors of the District. Residents and paid users are required to clean up after use of the Community Room and pool facilities, which includes, but is not limited to:

- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters, table tops and sink area.
- Replace garbage liner.
- Clean out and wipe down the refrigerator, and all cabinets and appliances used.
- Clean any windows and doors in the rented area.
- Ensure that no damage has occurred to District property in the area of the event.

The volume of live or recorded music must not violate applicable Osceola County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes or the District's Facilities. Failure to comply with District staff's request to turn down volume will result in cancellation of the event.

Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited in the Community Room. No animals are allowed in Community Room unless as permitted by law for service animals.A deposit of $300 will be required at least 14 days in advance of the event. Provided there are no damages or cleanup costs after the event, the deposit is fully refundable unless the event is cancelled with less than 24 hours' notice. The deposit is fully refundable if the event is cancelled due to inclement weather.

These Rules apply to any event on District Facilities, including resident events, events of a private party, or Homeowners Association sponsored events.

FEES

DEPOSIT: **$300**
Per event *(refundable if no repairs or cleanup is required after the event)*

USER FEES: **$100**
Per event *(non-refundable)*
NO MORE THAN 40 GUESTS ARE PERMITTED AT ANY TIME

THESE FEES DO NOT APPLY TO RESIDENTS FALLING WITHIN THE RULES OF FOUR GUESTS PER FAMILY UNIT.

THESE FEES ARE DESIGNED FOR RESIDENTS DESIRING TO BRING IN LARGER GROUPS TO USE THE DISTRICT FACILITIES.

RULES RELATING TO SUSPENSION AND TERMINATION OF PRIVILEGES

RELATING TO THE HEALTH, SAFETY AND WELFARE OF THE PERSONS AND DAMAGE TO DISTRICT FACILITIES:

Notwithstanding anything contained herein, District Management may, at any time, restrict, suspend or terminate any person's privileges to use any or all of the District Facilities when such action is necessary to protect the health, safety and welfare of residents and their guests or to protect the District Facilities from damage. Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next Board of Supervisors meeting, whichever occurs first. Such infraction and suspension shall be documented by District Management. The Board of Supervisors shall be notified to review this action at the next Board of Supervisors meeting.

Termination of a person's privileges to use District Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Facility access.

RELATING TO DISTRICT POLICES AND FEES FOR ALL DISTRICT FACILITIES:

A person's privileges at any or all Districts Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors for any of the following acts (each, a "Violation"):

(1) Fails to abide by these Rules or the terms of facility applications.

(2) Submits false information on facility applications.

(3) Permits unauthorized use of an Access Card or otherwise facilitates or allows unauthorized use of the Facilities.

(4) Exhibits inappropriate behavior, deportment or appearance.

(5) Fails to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments).

(6) Treats District supervisors, staff, facility management, contractors or other representatives or other residents in an unreasonable or abusive manner.

(7) Engages in conduct that is improper or likely to endanger the health, welfare, safety, harmony or reputation of the District or its supervisors, staff, facility management, contractors, other representatives or other residents.

(8) Damages, destroys or renders inoperable or interfers with the operation of District property, or other property located on District property.

(9) Commits or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, or guests is likely endangered.

(10) Engages in another Violation after a verbal warning has been given by staff (which verbal warning is not required).

(11) Such person's guest or a member of their household commits any of the above Violations.

ADMINISTRATIVE REIMBURSEMENT:

The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars ($500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Facility access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

PROPERTY DAMAGE REIMBURSEMENT:

If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Facility access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

DISTRICT SUSPENSION AND TERMINATION PROCESS:

Removal Authority

District Management or its designee, such as onsite staff or onsite security personnel under contract with the District, if any, has the independent ability to remove any person from the Facilities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

Process

In response to any Violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a person's privileges:

(1) Initial Suspension from Facilities. The District Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Facilities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the minor's parent or guardian's address.

(2) Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

a. At the Board meeting referenced in the letter sent under Section (1) above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

(3) Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined herein. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section (1) above, and the hearing shall be conducted in accordance with Section (2) above.

(4) Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

(5) Appeal of Board Suspension. After the hearing held by the Board required by Section (2) above, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section (2)(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered; instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

(6) Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at a District Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Facilities after expiration of a suspension imposed by the District.

(7) Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

IMPORTANT PHONE NUMBERS

EMERGENCY.....911

Kissimmee Police (non-emergency) 407-846-3333

Kissimmee Fire Department (non-emergency).....407-847-7111

Osceola County Fire Rescue (non-emergency) 407-932-5338

Osceola County Sheriff's Office (non-emergency).....407-348-2222

Florida Poison Information Center 1-800-282-3171

Brighton Lakes Community Development District.....407-566-1935

Brighton Lakes Community Association 281-870-0585

NOTE: These policies and rules are subject to change on a periodic basis.

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

RULES RELATING TO DISTRICT FACILITIES

In accordance with Chapters 190 and 120 of the Florida Statutes, and on January 5, 2023, at a duly noticed public hearing, the Board of Supervisors ("Board") of the Brighton Lakes Community Development District ("District") adopted the following rules to govern its recreational facilities ("District Facilities"), which consist of the Fitness Room, Pool, Community Room, Playgrounds, and Basketball and Tennis Courts. This rule repeals and supersedes all prior rules governing the same subject matter.

The District has adopted these Rules ("Rules") for the safety and security of the District and its residents and their guests. The Board may modify these rules from time to time as needed.

GENERAL POLICIES

In the event of an emergency, please call 911. After contacting 911, all emergencies and injuries occurring on the District Facilities must be reported to District Management.

If a resident observes or suspects unusual activity on the grounds, please report it to the police first and then to District Management. If a resident would like to report damage or hazards on District Facilities or a violation of the Rules, the resident may report it to District Management. District Management contact information:

Field Manager: Freddy Blanco……407-947-2489
District Manager: Gabriel Mena…….754-399-8440
District Management Office……407-566-1935

GOOD NEIGHBOR POLICY

We want everyone who lives in our community to enjoy a carefree lifestyle. In order to allow everyone the opportunity to enjoy the District Facilities, all residents and their guests are expected to maintain an appropriate level of decorum in dress and behavior. Residents and/or guests who do not abide by the policies stated herein, maintain the appropriate level of decorum, or are abusive to other patrons or District staff may be asked to leave the premises or be removed by appropriate means. Continued like behavior may result in action by the Board of Supervisors of the District including, but not limited to, a suspension or termination of the resident's use of the District Facilities. Notice of the District Board's intent to consider such action during a public meeting shall be provided to the resident against whom such action will be considered.

IN AN ATTEMPT TO PRESERVE OUR RESIDENTS' PRIVACY, WE DO NOT PERMIT SOLICITATIONS OF ANY KIND AT THE DISTRICT FACILITIES.

ANNUAL USER FEE

The Annual User Fee for any non-resident user is $1,200.00. This fee will permit the use of all District Facilities for one (1) full year from the date of receipt of payment by the District. Each subsequent renewal shall be paid in full on the anniversary date of application for use of the District Facilities by such non-resident user. Such fee may be increased, by action of the Board, to reflect increased costs of operation of the District Facilities; such increase may not exceed ten percent (10%) per year. The use of the District Facilities is not available for commercial purposes.

ACCESS CARDS

(1) Residents can use their Access Cards to gain access to the District Facilities. Upon arrival, residents will scan their Access Cards in the card reader located outside of the main entrance doors in order to unlock the doors. Under no circumstance should a resident provide an Access Card to another person to allow him or her to use the District Facilities in violation of these Rules.

(2) Each resident household will receive two (2) Access Cards per home upon registration with the District.

(3) Access Cards are the property of the District and are non-transferable except in accordance with these Rules.

(4) All lost or stolen cards need to be reported immediately to the District. Replacement cards are available for a fee of $10. Residents with the lost or stolen Access Card will be financially responsible for damages resulting from unreported loss or theft of the access card.

GUESTS

All guests must be accompanied by a Brighton Lakes resident over the age of eighteen (18) when using the District Facilities at all times unless otherwise noted in these Rules.

Each Brighton Lakes family unit is limited to four (4) guests at any one time at the District Facilities. Residents may request an exception to this limit for additional guests that are non-resident family members by applying in writing to District Management. District Management may grant such permission, in its sole discretion, if District Management determines that it does not conflict with the health, safety and welfare of residents. In determining whether to grant permission, District Management may take into consideration, among other things, the amount of people currently using District Facilities based on the calendar of events, holidays, reservation schedules, and other resident applications for additional guest exceptions. The resident's application shall list the name, age, relationship to the resident, and expected length of stay in the District for all of their guests. The application shall be signed by the resident and shall be kept on record in the District Management office. District Management may prepare a form of the application and may require residents to use the form. Babysitters must provide a notarized

written statement from the child's or children's parents or guardians authorizing custodial rights and proof of proper identification listing an emergency contact.

Guests must strictly adhere to all rules and regulations of the District. Any violation of these rules will result in the revocation of the guest's privileges.

Brighton Lakes residents remain fully responsible for the behavior of their guests. Any damages and/or loss of equipment will be the responsibility of the resident.

RENTER'S PRIVILEGES

(1) Property owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the renter of their residential unit(s) as the beneficial users of the property owners' District Facilities privileges. All such designations must be in writing and contain an affirmative statement of the renter's rights for the use and enjoyment of the District Facilities. A copy of the written designation must be provided to the District Manager before the renter will be permitted to use the District Facilities.

(2) A renter who is designated as the beneficial user of the property owner's privileges shall be entitled to the same rights and privileges to use the District Facilities as the property owner and shall assume all liabilities associated with the assignment of such rights and privileges.

(3) During the period when a renter is designated as the beneficial user of the property owner's privilege to use the District Facilities, the property owner shall not be entitled to use the District Facilities with respect to that property.

(4) Property owners shall be responsible for all charges incurred by their renters which remain unpaid after the customary billing and collection procedure established by the District. Property owners are responsible for the deportment of their respective renters.

(5) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time.

FACILITY HOURS

FITNESS ROOM

Open 5:00 a.m. to 9:30 p.m.

POOL AND COMMUNITY ROOM

Open dawn to dusk

PLAYGROUND

Open dawn to dusk

BASKETBALL AND TENNIS COURTS

Open dawn to 9:30 p.m.

POOL POLICIES

GENERAL RULES

In addition to the following pool rules, the State or local municipality has rules governing public pool use. For the safety of our residents and Management's desire to comply with governing regulations, Brighton Lakes will enforce whichever rule is more restrictive.

The pool facilities may be used during designated operating hours. The pool facilities are used at the resident's own risk and with the utmost of care. All residents and guests will use the pool facilities at their own risk and will comply with the written and posted rules and regulations of the pool. All rules and regulations will be strictly enforced at all times.

For their safety, all residents under the age of eighteen (18) must have an adult resident over the age of eighteen (18) with them when using the pool facilities.

Residents swim at their own risk; there is no lifeguard on duty. NO DIVING, JUMPING, RUNNING OR HORSEPLAY is allowed around the pool.

For our residents' safety, no glass or other breakable objects are allowed in the pool area.

All users must shower before entering the pool.

No chewing gum is permitted in the pool or pool deck area.

Swimmers are required to wear footwear and cover-up over their bathing suits when in other District Facilities.

Swimmers must dry off before entering other District Facilities.

Proper swim attire must be worn in the pool and on the pool deck area. Thong, t-back or Brazilian-cut bathing suits worn by either men or women are not considered proper swimming attire. FOR PROPER POOL MAINTENANCE, NO CUT-OFFS, STREET CLOTHES, OR DIAPERS ARE TO BE WORN IN THE POOL!

Please be considerate to neighbors by monitoring the noise level in and around the pool area. Running, jumping, rough-housing, loud music, and obscene language will not be tolerated. Residents and/or guests will be asked to leave the pool area immediately if this policy is violated.

Playing with emergency equipment (life ring, hook, etc.) is not allowed. Residents found tampering with these items will be subject to termination of pool privileges.

For safety reasons, no electrical cords can be run in the pool areas. All musical devices must be run by battery. Headphones are preferred for the enjoyment of everyone at the pool.

Reasonable inflatable toys and mattresses may be used. Boogie boards, kick boards and other similar objects are not allowed in the pool.

No alcoholic beverages are permitted in or around the pool area unless previously approved by the Board of Supervisors of the District.

For the comfort of others, changing of diapers, clothes, etc. is not allowed at the poolside. Please use the restroom facilities. Breast-feeding is permitted in accordance with Florida Law.

No one shall pollute the pool. Anyone who does so is liable for any costs incurred in treating or correcting the problem.

Infants and toddlers must wear swim diapers. Regular disposable and cloth diapers are not permitted in the pool.

Pool entrances must be kept clear at all times.

Smoking is not permitted at any time.

Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited in the pool and pool deck area. No animals are allowed in the pool or pool deck area unless as permitted by law for service animals.

No swinging on the ladders or railings is allowed.

Snapping of towels is not permitted.

Pool furniture may not be removed from the pool deck area.

Loud and abusive language is not allowed.

Unless otherwise authorized pursuant to Florida law, firearms or any other weapons are not permitted at District Facilities.

This community prides itself on the attractive appearance of our pool area. Please make use of the garbage cans.

Any person swimming when the facility is closed may be suspended from using the facility.

Management reserves the right to refuse anyone utilization of the pool facilities.

All residents must have their access cards with them at all times when using the facilities.

The maximum occupancy of the main pool is 112. Maximum occupancy of the kiddie pool is 24.

BRIGHTON LAKES DISTRICT MANAGEMENT ASSUMES NO RESPONSIBILITY FOR ACCIDENTS AND/OR INJURIES ASSOCIATED WITH ACTIVITIES RELATED TO POOL USE.

THUNDERSTORM POLICY

If lightning is sighted, regardless of location, the pool will be closed for 30 minutes. If lightning is sighted again during any 30-minute window when the pool is closed, the 30-minute window will be reset and the pool will be closed for an additional 30 minutes. If lightning is not observed after a full 30-minute window, the pool will reopen. In case of a thunderstorm (with thunder only) in the immediate area, the pool will be closed for 15 minutes. If no thunder is heard during this period, the pool will be reopened. Similar to lightning, the 15-minute window will be reset each time thunder is heard.

FECES POLICY

If contamination occurs, the pool will be closed for a minimum of 12 hours up to a maximum of 24 hours, and the water will be shocked with chlorine to kill the bacteria. Parents should take their children to the bathroom before entering the pool. If a child is not completely potty trained, they must wear a swim diaper at all times in the pool area.

HEAVY RAIN POLICY

If at any time it rains so hard that swimmers cannot see the bottom of the pool, the pool will be closed.

FITNESS ROOM POLICIES

The fitness room facilities may be used during designated operating hours. The fitness room facilities are used at the resident's own risk and with the utmost of care. Everyone is urged to contact a physician before starting an exercise workout routine. All residents and guests will use the facilities at their own risk and will comply with the written and posted rules and regulations. All rules and regulations will be strictly enforced at all times.

Proper fitness attire and footwear must be worn in the fitness room facilities. Bathing suits worn by either men or women are not considered proper fitness attire. Footwear that does not cover the entire foot is not considered proper footwear.

Young adults ages sixteen (16) and older may use the fitness room facilities without adult supervision.

Youths thirteen (13) to fifteen (15) years old may use the fitness room facilities when accompanied by an adult eighteen (18) or older. However, the District Office must have on file a parental release of liability, which lists the adults who will accompany the minor to the fitness room facilities.

Children under the age of thirteen (13) are not permitted to use the fitness room facilities under any circumstances. Children under the age of thirteen (13) may be present in the fitness room facilities as long as the child remains in the designated children's play area of the fitness room facilities and the child is accompanied by an adult at least eighteen (18) years of age.

Pets, roller blades, bikes, skates, skateboards, wheeled toys and scooters are prohibited in the Fitness Room. No animals are allowed in Fitness Room unless as permitted by law for service animals.

No horseplay is allowed. Persons acting in such a manner will be asked to leave the fitness room.

No loud music is permitted and musical devices must be battery operated. Headphones are preferred and suggested for use in the fitness room.

No loitering is permitted in the fitness room. Anyone loitering in the fitness room will be asked to leave the area.

There is to be no misuse of equipment or furnishings in the fitness room. Persons damaging any District facilities will be held financially responsible for the costs of repairs and may lose access privileges to the fitness room facilities.

PLAYGROUND POLICIES

The playground shall be available for use from dawn until dusk.

Children under the age of eight (8) must be accompanied by someone at least sixteen (16) years of age.

Alcoholic beverages, glass containers, and other breakable items are prohibited.

The use of profanity or disruptive behavior is prohibited.

No roughhousing on the playground.

Persons using the playground must clean up all food, beverages, and miscellaneous trash brought to the playground.

Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited on the playground. No animals are allowed on the playground unless as permitted by law for service animals.

Absolutely NO SMOKING is permitted on the playground.

BASKETBALL AND TENNIS COURT POLICIES

Basketball and tennis courts may be used during designated operating hours. All residents and guests using the courts are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules. Disregard for or violation of the District's policies and rules and misuse or destruction of equipment may result in the suspension or termination of court privileges.

The courts are available on a first-come, first-served basis. The use of the basketball court is limited to one-half of the basketball court when others are waiting, to allow two (2) groups to use a court at a time. The use of the tennis courts is limited to one hour per use when others are waiting. If no one is waiting, use of the courts may continue.

Notwithstanding anything contained herein, residents and guests thirteen (13) years of age and older are permitted to use the courts. Children who are under thirteen (13) years of age must be accompanied by a resident at least eighteen (18) years of age.

Proper athletic shoes and attire are required at all times.

Proper etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.

Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited on the basketball and tennis courts. No animals are allowed on the basketball and tennis courts unless as permitted by law for service animals. Beverages are permitted if contained in non-breakable containers with screw top or sealed lids. No alcoholic beverages, glass or other breakable items are permitted on the courts.

The courts must be left clean after use.

COMMUNITY ROOM AND POOL FACILITY USE FOR PRIVATE AND/OR COMMUNITY FUNCTIONS

Only District residents or paid users may use the District Facilities, including the Community Room and pool facilities, for private events. Residents or paid users interested in reserving space in the community for a private event should call the District Manager at 407-566-1935 to obtain a rental request form. Each rental is limited to 6 hours per event.

The Community Room may be used during designated operating hours, and any event reserving space in the Community Room must adhere to such operating hours in addition to the 6-hour rental term.

Current pool and fitness room policies apply in all circumstances.

A complete list of those invited to an event must be provided to the District office seven (7) days in advance of the event.

An exclusive area will be designated for the event; however, residents and paid users will continue to have access to the pool facility during the private event.

No glass containers are allowed in the pool or on the pool deck area. All eating is confined to the Community Room. Drinks in plastic bottles and aluminum cans are permitted on the pool deck. Alcoholic beverages are not permitted unless approved by the Board of Supervisors of the District. Residents and paid users are required to clean up after use of the Community Room and pool facilities, which includes, but is not limited to:

- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters, table tops and sink area.
- Replace garbage liner.
- Clean out and wipe down the refrigerator, and all cabinets and appliances used.
- Clean any windows and doors in the rented area.
- Ensure that no damage has occurred to District property in the area of the event.

The volume of live or recorded music must not violate applicable Osceola County noise ordinances, or unreasonably interfere with residents' enjoyment of their homes or the District's Facilities. Failure to comply with District staff's request to turn down volume will result in cancellation of the event.

Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited in the Community Room. No animals are allowed in Community Room unless as permitted by law for service animals.A deposit of $300 will be required at least 14 days in advance of the event. Provided there are no damages or cleanup costs after the event, the deposit is fully refundable unless the event is cancelled with less than 24 hours' notice. The deposit is fully refundable if the event is cancelled due to inclement weather.

These Rules apply to any event on District Facilities, including resident events, events of a private party, or Homeowners Association sponsored events.

FEES

DEPOSIT: **$300**
Per event *(refundable if no repairs or cleanup is required after the event)*

USER FEES: **$100**
Per event *(non-refundable)*
NO MORE THAN 40 GUESTS ARE PERMITTED AT ANY TIME

THESE FEES DO NOT APPLY TO RESIDENTS FALLING WITHIN THE RULES OF FOUR GUESTS PER FAMILY UNIT.

THESE FEES ARE DESIGNED FOR RESIDENTS DESIRING TO BRING IN LARGER GROUPS TO USE THE DISTRICT FACILITIES.

RULES RELATING TO SUSPENSION AND TERMINATION OF PRIVILEGES

RELATING TO THE HEALTH, SAFETY AND WELFARE OF THE PERSONS AND DAMAGE TO DISTRICT FACILITIES:

Notwithstanding anything contained herein, District Management may, at any time, restrict, suspend or terminate any person's privileges to use any or all of the District Facilities when such action is necessary to protect the health, safety and welfare of residents and their guests or to protect the District Facilities from damage. Such restriction or suspension shall be for a maximum period of thirty (30) days or until the date of the next Board of Supervisors meeting, whichever occurs first. Such infraction and suspension shall be documented by District Management. The Board of Supervisors shall be notified to review this action at the next Board of Supervisors meeting.

Termination of a person's privileges to use District Facilities shall only be considered and implemented by the Board in situations that pose a long term or continuing threat to the health, safety and/or welfare of the District, its staff, contractors, representatives, residents, landowners, or guests. The Board, in its sole discretion and upon motion of any Board member, may vote to rescind a termination of Facility access.

RELATING TO DISTRICT POLICES AND FEES FOR ALL DISTRICT FACILITIES:

A person's privileges at any or all Districts Facilities may be subject to various lengths of suspension or termination by the Board of Supervisors for any of the following acts (each, a "Violation"):

(1) Fails to abide by these Rules or the terms of facility applications.

(2) Submits false information on facility applications.

(3) Permits unauthorized use of an Access Card or otherwise facilitates or allows unauthorized use of the Facilities.

(4) Exhibits inappropriate behavior, deportment or appearance.

(5) Fails to pay amounts owed to the District in a proper and timely manner (with the exception of special assessments).

(6) Treats District supervisors, staff, facility management, contractors or other representatives or other residents in an unreasonable or abusive manner.

(7) Engages in conduct that is improper or likely to endanger the health, welfare, safety, harmony or reputation of the District or its supervisors, staff, facility management, contractors, other representatives or other residents.

(8) Damages, destroys or renders inoperable or interfers with the operation of District property, or other property located on District property.

(9) Commits or is alleged, in good faith, to have committed a crime on or off District property that leads the District to reasonably believe the health, safety or welfare of the District, its staff, contractors, representatives, residents, landowners, or guests is likely endangered.

(10) Engages in another Violation after a verbal warning has been given by staff (which verbal warning is not required).

(11) Such person's guest or a member of their household commits any of the above Violations.

ADMINISTRATIVE REIMBURSEMENT:

The Board may in its discretion require payment of an administrative reimbursement of up to Five Hundred Dollars ($500) in order to offset the legal and/or administrative expenses incurred by the District as a result of a Violation ("Administrative Reimbursement"). Such Administrative Reimbursement shall be in addition to any suspension or termination of Facility access, any applicable legal action warranted by the circumstances, and/or any Property Damage Reimbursement (defined below).

PROPERTY DAMAGE REIMBURSEMENT:

If damage to District property occurred in connection with a Violation, the person or persons who caused the damage, or the person whose guest caused the damage, or the person who has charge of a minor that caused the damage, shall reimburse the District for the costs of cleaning, repairing, and/or replacing the property ("Property Damage Reimbursement"). Such Property Damage Reimbursement shall be in addition to any suspension or termination of Facility access, any applicable legal action warranted by the circumstances, and/or any Administrative Reimbursement.

DISTRICT SUSPENSION AND TERMINATION PROCESS:

Removal Authority

District Management or its designee, such as onsite staff or onsite security personnel under contract with the District, if any, has the independent ability to remove any person from the Facilities if a Violation occurs, or if in his or her discretion, it is in the District's best interest to do so.

Process

In response to any Violation of the rules, regulations, policies and procedures specified herein, including, but not limited to, those set forth in the preceding paragraph, the District shall follow the process outlined below with regard to suspension or termination of a person's privileges:

(1) Initial Suspension from Facilities. The District Manager or his or her designee may at any time restrict or suspend for cause or causes, including but not limited to a Violation, any person's access to the Facilities until a date not later than the next regularly scheduled meeting date of the Board that is scheduled to occur at least twenty-one (21) days after the date of initial suspension. In the event of such a suspension, the District Manager or his or her designee shall mail a letter to the person suspended referencing the conduct at issue, the sections of the District's rules and policies violated, the time, date, and location of the next regular Board meeting where the person's suspension will be presented to the Board, and a statement that the person has a right to appear before the Board and offer testimony and evidence why the suspension should be lifted. If the person is a minor, the letter shall be sent to the minor's parent or guardian's address.

(2) Hearing by the Board; Administrative Reimbursement; Property Damage Reimbursement.

a. At the Board meeting referenced in the letter sent under Section (1) above, or as soon thereafter as a Board meeting is held if the meeting referenced in the letter is canceled, a hearing shall be held at which both District staff and the person subject to the suspension shall be given the opportunity to appear, present testimony and evidence, cross examine witnesses present, and make arguments. The Board may also ask questions of District staff, the person subject to the suspension, and witnesses present. All persons are entitled to be represented by a licensed Florida attorney at such hearing.

b. After the presentations by District staff and the person subject to the suspension, the Board shall consider the facts and circumstances and determine whether to lift or extend the suspension or impose a termination. In determining the length of any suspension, or a termination, the Board shall consider the nature of the conduct, the circumstances of the conduct, the number of rules or policies violated, the person's escalation or de-escalation of the situation, and any prior Violations and/or suspensions.

c. The Board shall also determine whether an Administrative Reimbursement is warranted and, if so, set the amount of such Administrative Reimbursement.

d. The Board shall also determine whether a Property Damage Reimbursement is warranted and, if so, set the amount of such Property Damage Reimbursement. If the cost to clean, repair and/or replace the property is not yet available, the Property Damage Reimbursement shall be fixed at the next regularly scheduled Board meeting after the cost to clean, repair, and/or replace the property is known.

e. After the conclusion of the hearing, the District Manager shall mail a letter to the person suspended identifying the Board's determination at such hearing.

(3) Suspension by the Board. The Board on its own initiative acting at a noticed public meeting may elect to consider a suspension of a person's access for committing any of the Violations outlined herein. In such circumstance, a letter shall be sent to the person suspended which contains all the information required by Section (1) above, and the hearing shall be conducted in accordance with Section (2) above.

(4) Automatic Extension of Suspension for Non-Payment. Unless there is an affirmative vote of the Board otherwise, no suspension or termination will be lifted or expire until all Administrative Reimbursements and Property Damage Reimbursements have been paid to the District. If an Administrative Reimbursement or Property Damage Reimbursement is not paid by its due date, the District reserves the right to request surrender of, or deactivate, all access cards or key fobs associated with an address within the District until such time as the outstanding amounts are paid.

(5) Appeal of Board Suspension. After the hearing held by the Board required by Section (2) above, a person subject to a suspension or termination may appeal the suspension or termination, or the assessment or amount of an Administrative Reimbursement or Property Damage Reimbursement, to the Board by filing a written request for an appeal ("Appeal Request"). The filing of an Appeal Request shall not result in the stay of the suspension or termination. The Appeal Request shall be filed within thirty (30) calendar days after mailing of the notice of the Board's determination as required by Section (2)(e), above. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file an Appeal Request shall constitute a waiver of all rights to protest the District's suspension or termination and shall constitute a failure to exhaust administrative remedies. The District shall consider the appeal at a Board meeting and shall provide reasonable notice to the person of the Board meeting where the appeal will be considered. At the appeal stage, no new evidence shall be offered or considered; instead, the appeal is an opportunity for the person subject to the suspension or termination to argue, based on the evidence elicited at the hearing, why the suspension or termination should be reduced or vacated. The Board may take any action deemed by it in its sole discretion to be appropriate under the circumstances, including affirming, overturning, or otherwise modifying the suspension or termination. The Board's decision on appeal shall be final.

(6) Legal Action; Criminal Prosecution; Trespass. If any person is found to have committed a Violation, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature. If a person subject to a suspension or termination is found at a District Facility, such Person will be subject to arrest for trespassing. If a trespass warrant is issued to a person by a law enforcement agency, the District has no obligation to seek a withdrawal or termination of the trespass warrant even though the issuance of the trespass warrant may effectively prevent a person from using the District's Facilities after expiration of a suspension imposed by the District.

(7) Severability. If any section, paragraph, clause or provision of this rule shall be held to be invalid or ineffective for any reason, the remainder of this rule shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this rule would have been adopted despite the invalidity or ineffectiveness of such section.

IMPORTANT PHONE NUMBERS

EMERGENCY.....911

Kissimmee Police (non-emergency) 407-846-3333

Kissimmee Fire Department (non-emergency).....407-847-7111

Osceola County Fire Rescue (non-emergency) 407-932-5338

Osceola County Sheriff's Office (non-emergency).....407-348-2222

Florida Poison Information Center 1-800-282-3171

Brighton Lakes Community Development District.....407-566-1935

Brighton Lakes Community Association 281-870-0585

NOTE: These policies and rules are subject to change on a periodic basis.

HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

May 6, 2026

Mr. Michael Perez
Brighton Lakes Community Development District
210 N. University Drive, Suite 702
Coral Springs, FL 33071

Re: Consulting Engineer's Report, Section 7.21 of the Master Trust Indenture
Brighton Lakes Community Development District
HWA # 3758-43

Dear Mr. Perez;

Hanson, Walter & Associates, Inc., in accordance with Section 7.21 of the Master Trust Indenture, has completed our annual review of the portions of the project within the Brighton Lakes West Community Development District. We have performed an overall site inspection of District owned facilities and are relying on District sources we believe as credible and what has been represented to us is accurate to the best of our knowledge. We find these portions have been maintained in sufficiently good repair with the following exception(s), which are also indicated on the attached color aerial map exhibit.

The following items are individual site-specific repairs.

1. There are some algae building up along portions of the pond edges. The algae should be monitored and treated as needed by the chemical spray company to prevent overgrowth. This aquatic growth has proven to cause disruptions to drainage during large storms.

2. The mitered ends at pond 4 have eroded from underneath and several are cracked completely in half. The mitered ends should be repaired or replaced for protection of the drainage pipe.

3. The pipe at the control structure is exposed and should be re-sodded to prevent damage to the pipe. This should be completed during low water levels to avoid pond pump drains.

It is our opinion that the Operations and Maintenance budget for the fiscal year 2026 is sufficient for proper maintenance of the Brighton Lakes Community Development District.

In addition, the current limits of insurance coverage for Hanson, Walter & Associates, Inc., are adequate in accordance with the Master Trust Indenture and the District carries insurance that is similar to other Districts we are familiar with and the coverage is typical of other Districts for the infrastructure that is managed by the District. However, insurance requirements in general are not an area of expertise of Hanson, Walter & Associates, Inc.

If you should have any questions or require additional information, please contact our office.

Sincerely,

Ronel S

Ronel Sepulveda,
Project Engineer

HANSON. WALTER & ASSOCIATES. INC.
PROFESSIONAL ENGINEERING. SURVEYING & PLANNING
8 Broadway, Suite 104 – Kissimmee, Florida 34741-5708 – Phone: 407-847-9433
Engineering Fax: 321-442-1045 – Surveying Fax: 407-847-2499 – Email: hwa@hansonwalter.com
Website: www.hansonwalter.com

Brighton Lakes Community Development District

File: I:\ProjectWarehouse\Poinciana_Warehouse\Developments\BrightonLakes\BrightonLakesCDD.mxd

2026 Inspection map:

1. Aquatic Growth should be monitored and prevented from overgrowth.
2. Repair mitered ends
3. Refill pipe with sod

WETLAND F
WETLAND D
WETLAND C
WETLAND H
WETLAND G
WETLAND B
WETLAND A
WETLAND J
POND 1
POND 2
POND 3
POND 4
POND 5
POND 6
POND 7
POND 8
PHASE 1
PHASE 2
BIEL CT
KARBA WAY
TORRENS WAY
LUGANO CT
LUGANO DR
VANERN WAY
HURON CIR
BAYKAL DR
BAYKAL CT
KARIBA CT
BRIGHTON LAKES BLVD
VOLTA CIR
GRANADA BLVD
SEVAN WAY
ONEGA WAY
MAGGIORE CIR
MARACAIBO DR
CHAPALA DR
LUTZA WAY
GINA WAY
CARRINGTON WAY
ROCKDALE WAY
STAR GRASS CIR
PRESIDIO WAY
PATRICIAN CIR
WINGFIELD PL
SWEETSPIRE CIR
MILANO PL SOUTH
JUNEBERRY WAY
CONSERVATORY PL
DEVON CT
HOLLY PARK CT
FAWN LILY WAY
FOX GLEN LOOP
HELIOTROPE LOOP
FREEDOM RD
GUNN RD
ALLEN CT
BAY LEAF CT
CONIFER CT
BRISTLECONE CT
EAGLE ROCK LN
EAGLE WATCH DR
EAGLE MEADOW LN
EAGLE LAKE BLVD
PLEASANT HILL RD
SILVER PINE ST
LA ALAMEDA AVE
BIG VALLEY BLVD
ALMOND AVE
POPLAR WAY
SANTA BARBARA RD
CARMEL CT
OAK POINTE BLVD
OAK POINTE CT
EAGLE GLEN CIR
EAGLE GROVE CT
RODEO DR
BRONCO AVE
FOUNTAINBLEU BLVD
VICTORIA DR

Legend

- Brighton Lakes Boundary
- Brighton Lakes CDD
- Brighton Lakes CDD Ponds
- Parcel Map

N
W E
S

MAP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT
GIS SECTION
08OCTOBER2013

0 200 400 600 800 1,000
Feet

DISCLAIMER: The County specifically disclaims any warranty, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance is with the requestor. In no event will the County or its staff be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the County has been advised of the possibility of such damages. The requestor acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12th day of August 2026.

ATTEST:

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Memorandum

To: Board of Supervisors

From: District Management

Date: 8/12/26

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Brighton Lakes Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Brighton Lakes Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Brighton Lakes Community Development District

RESOLUTION 2026-10

A RESOLUTION OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

WHEREAS**,** the Brighton Lakes Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Osceola County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 12th DAY OF AUGUST 2026.

ATTEST:

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

_____

Asst. Secretary

_____

Chair / Vice Chair

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

October 14, 2026
November 11, 2026
December 9, 2026
January 13, 2027
February 10, 2027
March 10, 2027
April 14, 2027
May 12, 2027
June 9, 2027
July 14, 2027
August 11, 2027
September 8, 2027

The Board of Supervisors of the Brighton Lakes Community Development District will hold their meetings for Fiscal Year 2027 at the Brighton Lakes Recreation Center, 4250 Brighton Lakes Boulevard, Kissimmee, Florida at 6:00 p.m.

Service Team Quotation

Quote #: Q-19960-1
Date: 7/15/2026
Expires On: 8/14/2026

Envera Systems

Next Generation Security
1659 Achieva Way
Dunedin, FL 33648
Phone: (877) 936-8372 | Email: info@enverasystems.com

Prepared for

Brighton Lakes CDD - Kissimmee FL
4250 Brighton Lake Blvd
Kissimmee, Florida 34746

SERVICE TEAM MEMBER	PHONE	EMAIL
Envera Service Admin Team	941-556-0734	serviceadmin@enverasystems.com

Kariba - Replace entry barrier arm controller and exit barrier arm batter backup due to damage caused by a surge event.
To minimize downtime and ensure the equipment remains operational, the service technician completed the required replacement while onsite.

Kariba Gate

QTY	PRODUCT	UNIT PRICE	TOTAL
1	Battery back-Up for all MicroDrive doesn't include batteries	$1,067.00	$1,067.00
1	Magnetic Auto Control Pro Controller	$1,467.00	$1,467.00
2.00	Service Labor	$185.00	$370.00
		Kariba Gate TOTAL:	$2,904.00

TOTAL: $2,904.00

0.00% Sales Tax: $0.00

TOTAL WITH SALES TAX: $2,904.00

Upon completion of the necessary part replacements by our technician, please be advised that additional labor or parts may be required. Any such costs will be communicated and require your approval before proceeding with further work.

Client authorizes Envera to proceed with the work as described for the agreed upon Total listed above.

CLIENT:

Signature: _____
Name: _____
Title: _____
Date: _____

HIDDEN EYES, LLC d/b/a ENVERA SYSTEMS:

Signature: _____
Name: _____
Title: _____
Date: _____

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, July 8, 2026, at 6:21 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 communications 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
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 6:21 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Approval of Agenda**

> On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, the Board approved the agenda as presented. (5-0)

THIRD ORDER OF BUSINESS **Public Comments**

Bill suggested that future elections be announced to the community in advance. Discussion ensued regarding the matter.

Mel spoke regarding an inoperable vehicle and the process for having it removed. Mel also commented on the height of the hedges along Brighton Lakes Boulevard.

Marlene thanked the District for pressure-washing the sidewalks. She spoke regarding a vendor sign on CDD property and asked about resurfacing the tennis courts.

A resident spoke regarding unusable items in the fitness center and stickers on the equipment.

FOURTH ORDER OF BUSINESS Staff Reports

A. Financial Report

Mr. Perez presented an overview of the financial report. Mr. Crary asked about room rental revenue and a BladeRunners invoice that was $150 more than the contracted amount. It was explained that the additional amount was a fuel charge. Mr. Crary also asked about Terminix.

> On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the Board accepted the financial report. (5-0)

B. Solitude Lake Management Report

Mr. Taber stated that the ponds were looking good but that additional rainfall would be beneficial. Staff informed Solitude that additional trash pickup was needed around Ponds 2 and 7 and the clubhouse.

Mr. Taber also spoke regarding a new technician for the District. Mr. Hisler requested that his contact information be provided to the technician. Staff also requested photographs of the ponds upon completion.

E. MagnoSec Report

A MagnoSec representative was not present. Mr. Perez discussed reports concerning MagnoSec personnel being stern with residents, as well as the distinction between jumping and diving at the pool. The Board agreed to “No Jumping” signs.

F. Envera Report

Ms. Ullrich introduced herself and updated the Board regarding Envera’s open items. Mr. Hisler asked about battery backup when the gates are temporarily down. Discussion ensued.

I. District Engineer

Mr. Glasscock spoke regarding the Sweetspire conservation area cutback and stated that the inlet grate was scheduled for completion the following week. Mr. Crary requested that the engineering report be sent to him.

The HOA asked about emailing Mr. Perez directly regarding fence ARC requests involving easements.

C. BladeRunners Report

Mr. Crary stated that the report was excellent but requested that it be provided earlier and included in the agenda. Discussion ensued regarding the irrigation pump. Mr. Fisher

presented the Sunrise Irrigation Commercial Irrigation Controller and Pump System Improvement Proposal, and the Sunrise Irrigation Sweetspire Pump Replacement Proposal..

> On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, the Board approved the Sunrise Irrigation Commercial Irrigation Controller and Pump System Improvement Proposal No. 199242501, in the amount of $10,790.00, and the Sunrise Irrigation Sweetspire Pump Replacement Proposal No. 199245258, in the amount of $16,237.00. (5-0)

Mr. Crary requested that the irrigation times be adjusted and that the irrigation system not spray the sidewalks. Ms. Singh spoke regarding cutting back the hedges along Pleasant Hill Road. Mr. Crary requested a comprehensive plan for the hedges. Mr. Ramirez confirmed that, moving forward, ULS would appear on all invoices.

D. Field Inspection Report

Mr. Fisher spoke regarding items that had been completed. Mr. Crary spoke regarding several items around the basketball courts.

> On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, the Board approved the fence pressure-washing Proposal No. 288, in the amount of $1,432.62. (5-0)

The Board requested a proposal to pressure-wash the fence from Chapala to the wetlands area. The Techni-Pools Pool Chair Lift Repair Proposal was tabled to compare the cost of the repair with the cost of a new ADA pool chair lift. Mr. Crary discussed the resurfacing agreement. The Board and staff reviewed the inspection report, including the blacktop proposal and the sidewalk holding water. The Board requested that the blacktop work be completed as soon as possible.

i. Consideration of Inframark Gutter Installation Proposal

Discussion ensued regarding the proposals. Ms. Singh initially made a motion to move forward with Inframark's proposal, seconded by Mr. Crary. Ms. Singh subsequently retracted the motion.

> On MOTION by Ms. Singh, seconded by Mr. Crary, the Board approved moving forward with JTA's proposals in the amounts of $1,590.00 and $700.00. (5-0)

> On MOTION by Mr. Peters, seconded by Ms. Singh, the Board approved moving forward with Shaub's previous proposal in the amount of $2,290.00. (5-0)

G. CDD Liaison Report

Mr. Hisler reviewed the report and discussed the room rental process. Mr. Hisler also addressed comments he had received regarding pressure washing and areas where water was collecting.

Inframark Proposal No. 397, totaling $15,870.00, was presented at the meeting. Ms. Singh asked about the monument repairs.

> On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved Items 1 through 3 of Inframark Estimate No. 397 for pressure washing approximately 583 linear feet of community monument surfaces, repairing monument cracks, and painting the monuments in the amount of $9,717.50. (5-0)

> On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved Item 4 of Inframark Estimate No. 397 for pool walkway concrete repairs in the amount of $1,092.50. (5-0)

> On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved Item 6 of Inframark Estimate No. 397 for the installation of a new French drain in the amount of $1,610.00. (5-0)

> On MOTION by Mr. Peters, seconded by Ms. Singh, with all in favor, the Board approved Item 5 of Inframark Estimate No. 397 for cleaning two French drains in the amount of $920.00. (5-0)

> On MOTION by Mr. Peters, seconded by Ms. Singh, with all in favor, the Board approved Item 7 of Inframark Estimate No. 397 for painting 11 existing speed bumps in the amount of $2,530.00. (5-0)

H. District Counsel

Mr. Dugan discussed the cease-and-desist letter concerning the chain located on a resident's property. He also discussed the Ham Brown Easement Agreement. Mr. Crary asked whether the agreement could include provisions protecting the resident's property. It was noted that the District could not enter into an agreement containing such provisions.

J. District Manager

i. Review of Project Board

Mr. Perez discussed the elections and the assessment letters that had been sent. He reminded the Board of the upcoming public hearing. The Board discussed the HOA meeting to be held on August 1 and whether permission had been requested.

The Board discussed the election process moving forward. The Board also discussed the fence at 3621 Kariba and agreed to allow the HOA to handle the matter to facilitate a quicker resolution. The Board discussed the ADA pool chair.

FIFTH ORDER OF BUSINESS **Business Administration**

A. Consideration of Minutes from the Meeting Held May 13, 2026

The Board reviewed the May 13, 2026 meeting minutes and requested that Line 34 be amended to state “check register” instead of “invoices.”

> On MOTION by Mr. Crary, seconded by Mr. Peters, the Board approved the May 13, 2026, meeting minutes, as amended. (5-0)

B. Consideration of Minutes from the Meeting Held June 10, 2026

> On MOTION by Mr. Crary, seconded by Mr. Peters, the Board approved the June 10, 2026, meeting minutes. (5-0)

SIXTH ORDER OF BUSINESS **Board of Supervisors Requests and Comments**

Ms. Singh reported that the second light fixture was out near the exit from the community. Mr. Crary thanked Ms. Singh for her hard work with the landscapers.

SEVENTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Peters, seconded by Mr. Rodriguez, the Board adjourned the meeting at 10:12 p.m. (5-0)

_____ _____

Assistant Secretary Chair/Vice Chair