



Brighton Lakes Community Development District

September 9, 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

SepBoard 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, September 9, 2026, at 6:00 p.m.

The Regular Meeting of the **Brighton Lakes Community Development District** will be held on Wednesday, September 9, 2026, at 6:00 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, Florida 34746. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

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

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

4. STAFF REPORTS

- A.** Financial Report P. 4
- B.** Solitude Lake Management Report
- C.** United Landscape
 - i. Review of the August 2026 Landscape Maintenance and Irrigation Inspection Reports P. 23
 - ii. Consideration of United Land Services Proposal for the Removal of Two Lightning-Damaged Palm Trees P. 30
- D.** Field Inspection Report P. 35
 - i. Consideration of Sunrise Irrigation Proposal for Replacement of the Irrigation Suction Line P. 49
 - ii. Consideration of Junior Handyman and Electric, LLC for Replacement of the Existing Drainage System.....P. 51
 - iii. Consideration of Techni-Pools for Replacement of the Paver Drain Cover.....P. 52

- iv. Consideration of Central Florida Electrician Estimate No. 2150 for Pool Yard
Electrical Panel Repairs and Replacement P. 53
- v. Consideration of ER Service and Investments LLC Proposal for Pool Yard
Electrical Panel Repairs and Replacement P. 54
- vi. Consideration of WattEdge Electric Proposal for Pool Yard Electrical Panel
Repairs and Replacement P. 57
- vii. Consideration of Pro Playgrounds Quote No. 65822 for Installation of a
Shade Structure.....P. 60

E. Magnosec Report

F. Envera Report

G. CDD Liaison Report

H. District Counsel

I. District Engineer

J. District Manager

5. BUSINESS ADMINISTRATION

- A.** Consideration of Minutes from the Meeting held August 12, 2026.....P. 66

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT



*Brighton Lakes
Community
Development
District*

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



Table of Contents

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

BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

August 31, 2026

BRIGHTON LAKES

Community Development District

Governmental Funds**Balance Sheet**
August 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	\$ 426,987	\$ -	\$ -	\$ -	\$ 426,987
Investments:					
Money Market Account	2,247,182	-	-	-	2,247,182
SBA Account	15,568	-	-	-	15,568
Reserve Fund	-	24,159	-	-	24,159
Revenue Fund	-	46,776	145,030	38,057	229,863
TOTAL ASSETS	\$ 2,689,737	\$ 70,935	\$ 145,030	\$ 38,057	\$ 2,943,759
LIABILITIES					
Accounts Payable	\$ 3,381	\$ -	\$ -	\$ -	\$ 3,381
Accrued Expenses	5,300	-	-	-	5,300
TOTAL LIABILITIES	8,681	-	-	-	8,681
FUND BALANCES					
Restricted for:					
Debt Service	-	70,935	145,030	38,057	254,022
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:	418,192	-	-	-	418,192
TOTAL FUND BALANCES	\$ 2,681,056	\$ 70,935	\$ 145,030	\$ 38,057	\$ 2,935,078
TOTAL LIABILITIES & FUND BALANCES	\$ 2,689,737	\$ 70,935	\$ 145,030	\$ 38,057	\$ 2,943,759

BRIGHTON LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
<u>REVENUES</u>					
Interest - Investments	\$ 75,000	\$ 68,750	\$ 77,950	\$ 9,200	103.93%
Room Rentals	50	46	-	(46)	0.00%
Interest - Tax Collector	2,800	2,800	2,511	(289)	89.68%
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	1,375	2,452	1,077	163.47%
Access Cards	100	100	-	(100)	0.00%
TOTAL REVENUES	1,276,427	1,270,048	1,283,016	12,968	100.52%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	14,400	13,200	13,200	-	91.67%
FICA Taxes	1,102	1,010	275	735	24.95%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	35,000	32,083	10,924	21,159	31.21%
ProfServ-Legal Services	30,000	27,500	24,205	3,295	80.68%
ProfServ-Mgmt Consulting	60,742	55,680	55,680	-	91.67%
ProfServ-Property Appraiser	387	387	720	(333)	186.05%
ProfServ-Special Assessment	5,305	4,863	5,305	(442)	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	1,833	1,553	280	77.65%
Communication - Telephone	15,000	13,750	14,752	(1,002)	98.35%
Postage and Freight	1,200	1,100	391	709	32.58%
Insurance - General Liability	27,008	20,256	17,527	2,729	64.90%
Printing and Binding	1,500	1,375	270	1,105	18.00%
Legal Advertising	2,500	2,292	3,025	(733)	121.00%
Miscellaneous Services	2,000	1,833	1,392	441	69.60%
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	216,933	188,578	28,355	79.26%
<u>Field</u>					
ProfServ-Field Management	43,911	40,252	40,252	-	91.67%
ProfServ - Field Management Onsite Staff	63,851	58,530	58,530	-	91.67%
Contracts-Landscape	255,000	233,750	233,974	(224)	91.75%
Electricity - General	71,000	65,083	60,683	4,400	85.47%
Utility - Water & Sewer	5,000	4,583	3,987	596	79.74%
R&M-Common Area	60,000	55,000	95,788	(40,788)	159.65%
R&M-Irrigation	20,000	18,333	47,968	(29,635)	239.84%
R&M-Lake	51,000	46,750	48,487	(1,737)	95.07%

BRIGHTON LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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
R&M-Trees and Trimming	10,000	10,000	2,656	7,344	26.56%
R&M-Bush Hogging	12,000	11,000	6,220	4,780	51.83%
Misc-Contingency	750	688	16,892	(16,204)	2252.27%
Total Field	592,512	543,969	615,437	(71,468)	103.87%
<u>Gatehouse</u>					
Contracts-Security Services	74,574	68,360	37,544	30,816	50.34%
R&M-Gate	10,000	9,167	39,726	(30,559)	397.26%
Total Gatehouse	84,574	77,527	77,270	257	91.36%
<u>Capital Expenditures & Projects</u>					
Capital Reserve	263,100	-	-	-	0.00%
Total Capital Expenditures & Projects	263,100	-	-	-	0.00%
<u>Road and Street Facilities</u>					
R&M-Roads & Alleyways	15,000	13,750	-	13,750	0.00%
R&M-Sidewalks	5,000	4,583	13,978	(9,395)	279.56%
R&M-Signage	2,000	1,833	2,301	(468)	115.05%
Total Road and Street Facilities	22,000	20,166	16,279	3,887	74.00%
<u>Community Center</u>					
Contracts-Security Services	66,000	60,500	63,313	(2,813)	95.93%
R&M-Clubhouse	10,000	9,167	3,434	5,733	34.34%
R&M-Pools	30,000	27,500	52,464	(24,964)	174.88%
Miscellaneous Services	3,500	3,208	-	3,208	0.00%
Capital Projects	10,545	-	-	-	0.00%
Total Community Center	120,045	100,375	119,211	(18,836)	99.31%
TOTAL EXPENDITURES	1,320,146	958,970	1,016,775	(57,805)	77.02%
Excess (deficiency) of revenues					
Over (under) expenditures	(43,719)	311,078	266,241	(44,837)	-608.98%
<u>OTHER FINANCING SOURCES (USES)</u>					
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)	\$ 311,078	\$ 266,241	\$ (44,837)	-608.98%
FUND BALANCE, BEGINNING (OCT 1, 2025)	2,414,815	2,414,815	2,414,815		
FUND BALANCE, ENDING	\$ 2,371,096	\$ 2,725,893	\$ 2,681,056		

BRIGHTON LAKES
Community Development District

Debt Service Schedules

August 31, 2026

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ 2,200	\$ 3,830	\$ 1,630	159.58%
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	214,025	216,207	2,182	100.93%
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	(81)	2,266	2,347	1904.20%
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	\$ (81)	\$ 2,266	\$ 2,347	1904.20%
FUND BALANCE, BEGINNING (OCT 1, 2025)	68,669	68,669	68,669		
FUND BALANCE, ENDING	\$ 68,788	\$ 68,588	\$ 70,935		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ 1,375	\$ 6,442	\$ 5,067	429.47%
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	259,917	265,659	5,742	102.16%
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)	(183)	5,761	5,944	-9932.76%
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)	\$ (183)	\$ 5,761	\$ 5,944	-9932.76%
FUND BALANCE, BEGINNING (OCT 1, 2025)	139,269	139,269	139,269		
FUND BALANCE, ENDING	\$ 139,211	\$ 139,086	\$ 145,030		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ 688	\$ 2,450	\$ 1,762	326.67%
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	172,917	175,128	2,211	101.24%
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)	(898)	1,447	2,345	-173.09%
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)	\$ (898)	\$ 1,447	\$ 2,345	-173.09%
FUND BALANCE, BEGINNING (OCT 1, 2025)	36,610	36,610	36,610		
FUND BALANCE, ENDING	\$ 35,774	\$ 35,712	\$ 38,057		

Notes to the Financial Statements

August 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

August 31, 2026

Financial Overview / Highlights

- ▶ Interest revenue from the Money Market is 100% and total revenue is 100% of adopted budget.
- ▶ General Fund expenditures are approximately 77% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ-Special Assessment	\$ 5,305	\$ 5,305	100%	Assessments paid in full.
ProfServ-Trustee Fees	\$ 11,045	\$ 11,460	104%	Trustee fees paid for 2017 series.
Auditing Services	\$ 3,800	\$ 3,700	97%	FY25 Audit fees paid in full.
Website Compliance	\$ 2,000	\$ 1,553	78%	Website compliance fees YTD.
Communication - Telephone	\$ 15,000	\$ 14,752	98%	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	\$ 3,025	121%	Notices for workshops & public hearings.
Miscellaneous Services	\$ 2,000	\$ 1,392	70%	ADP fees, domain renewals & supplies.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<u>Field</u>				
R&M-Common Area	\$ 60,000	\$ 95,788	160%	Improvements to Star Glass Circle & supplies.
Misc.-Contingency	\$ 750	\$ 16,892	2252%	Maintenance supplies & holiday lighting.
<u>Road and Street Facilities</u>				
R&M-Sidewalks	\$ 5,000	\$ 13,978	280%	Sidewalk grinding and replacement.
R&M-Signage	\$ 2,000	\$ 2,301	115%	New aluminum & vinyl signs YTD.
<u>Community Center</u>				
Contracts-Security Services	\$ 66,000	\$ 63,313	96%	Monthly fee based on number of hours worked.
R&M-Pools	\$ 30,000	\$ 52,464	175%	Monthly pool maintenance and new pump for kiddie pool.

BRIGHTON LAKES
Community Development District

Supporting Schedules

August 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

August 31, 2026

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
Checking Account - Operating	BankUnited	Public Funds Checking	N/A	0.00%	\$ 426,987
Money Market Account	BankUnited	MMA	N/A	3.32%	\$ 2,247,182
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	3.85%	\$ 15,568
GF Subtotal					<u>\$ 2,689,737</u>

DEBT SERVICE FUNDS

Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	3.50%	\$ 24,159
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	3.50%	\$ 46,776
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	3.28%	\$ 145,030
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	3.28%	\$ 38,057
DS Subtotal					<u>\$ 254,022</u>
Total					<u><u>\$ 2,943,759</u></u>

Brighton Lakes CDD

Bank Account No. 9878

Statement No. 08-26

Statement Date 08/31/2026

G/L Account No. 101003 Balance	426,987.24	Statement Balance	434,103.75
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	434,103.75
Subtotal	426,987.24	Outstanding Checks	-7,116.51
Negative Adjustments	0.00		
		Ending Balance	426,987.24
Ending G/L Balance	426,987.24		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/22/2026	Payment	100321	EXERCISE SYSTEMS INC	Inv: INV-0235			-245.00
08/20/2026	Payment	100346	HANSON, WALTER & ASSOCIATES	Inv: 5296886			-1,181.25
08/20/2026	Payment	100347	JTA ROOFING & GUTTERS, LLC	Inv: 0165			-2,290.00
08/20/2026	Payment	100352	MAGNOSEC CORP	Inv: 2506			-2,898.00
08/24/2026	Payment	300246	CHARTER COMMUNICATION S - ACH	Inv: 1981488081426			-502.26
Total Outstanding Checks							-7,116.51
Outstanding Deposits							
Total Outstanding Deposits							

August 2026 Meeting

Brighton Lakes CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
CENTURYLINK - ACH	7/22/2026	072226-2871	\$407.62			SERVICE FROM 07/22/26-08/21/26
CENTURYLINK - ACH	8/1/2026	080126-8906	\$227.20			SERVICES FROM 08/01/26-08/31/26
CHARTER COMMUNICATIONS - ACH	7/21/2026	2002334072126	\$55.97			SERVICE FROM 07/21/26-08/20/26
CHARTER COMMUNICATIONS - ACH	8/8/2026	2009172080826	\$175.97			8/8 - 9/7/2026 Internet services
CHARTER COMMUNICATIONS - ACH	8/9/2026	2009180080926	\$185.97			SERVICE FROM 08/09/26-09/08/26
CHARTER COMMUNICATIONS - ACH	8/14/2026	1981488081426	\$502.26			SERVICE FROM 08/14/26-09/13/26
ENVERA SYSTEMS LLC	7/28/2026	111028	\$2,904.00			7/28/2026 Gate Repairs
ENVERA SYSTEMS LLC	7/27/2026	109604	\$11,928.00			7/27/2026 Gate repairs, scanner from accident
ENVERA SYSTEMS LLC	7/27/2026	110083	\$2,964.00			7/27/2026 Gate repairs, control unit, spring lever, battery
ENVERA SYSTEMS LLC	8/12/2026	111968	\$1,562.00			8/12/2026 Gate repairs, iboot bar
ENVERA SYSTEMS LLC	8/18/2026	112682	\$245.00			8/18/2026 Kariba barrier arm stuck
HANSON, WALTER & ASSOCIATES	8/17/2026	5296886	\$1,181.25			July 2026 District engineer services
HOME DEPOT	7/5/2026	070526-7008A	\$147.40			JUNE 2026 CREDIT CARD PURCHASES
HOME DEPOT	6/5/2026	060526-7008A	\$89.98			MAY 2026 CREDIT CARD PURCHASES
HOME DEPOT	5/5/2026	050526-7008A	\$123.82		\$361.20	APRIL 2026 CREDIT CARD PURCHASES
INFRAMARK LLC	7/21/2026	184655	\$30.00			June 2026 AGENDA PACKAGES
INFRAMARK LLC	7/21/2026	184655	\$0.78			June 2026 Postage
INFRAMARK LLC	7/21/2026	184655	\$2,481.74	\$2,512.52		June 2026 Canvas, Sportsmith, Home Depot, Walmart, Plumbing, Swing Chains
INFRAMARK LLC	8/1/2026	186017	\$5,061.83			August 2026 District Mgmt Serv
INFRAMARK LLC	8/1/2026	186017	\$3,659.25			August 2026 District Mgmt Serv
INFRAMARK LLC	8/1/2026	186017	\$5,320.92	\$14,042.00		August 2026 District Mgmt Serv
INFRAMARK LLC	8/13/2026	1169685	\$3,633.55			8/13/2026 Paver repairs and door replacement
INFRAMARK LLC	8/19/2026	187184	\$0.78			July 2026 Postage
INFRAMARK LLC	8/19/2026	187184	\$265.96	\$266.74		July 2026 Home Depot, dock and lighting
JTA ROOFING & GUTTERS, LLC	9/3/2026	0165	\$2,290.00			8/3/2026 Soffit repairs and gutters
JUNIOR HANDYMAN AND ELECTRIC LLC	7/27/2026	11145	\$5,713.20			7/27/2026 Monument repairs (deposit)
KUA - ACH	7/29/2026	072926-8320	\$19.52			ELECTRIC 06/20/26-07/19/26
KUA - ACH	7/29/2026	072926-5400	\$10.43			ELECTRIC 06/20/26-07/19/26
KUA - ACH	7/29/2026	072926-5180	\$10.65			ELECTRIC 06/20/26-07/19/26

August 2026 Meeting

Brighton Lakes CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
KUA - ACH	8/5/2026	080526-9380	\$47.09			6/27 - 7/26/2026 Electric
KUA - ACH	8/4/2026	080426-9970	\$28.51			6/27 - 7/26/2026 Electric
KUA - ACH	8/4/2026	080426-7700	\$547.40			6/27 - 7/26/2026 Electric
KUA - ACH	8/4/2026	080426-8280	\$80.67			6/27 - 7/26/2026 Electric
KUA - ACH	8/4/2026	080426-9950	\$1,768.85			6/27 - 7/26/2026 Electric
KUA - ACH	8/4/2026	080426-7890	\$11.36			6/27 - 7/26/2026 Electric
KUA - ACH	8/4/2026	080426-0220	\$200.08			6/27 - 7/26/2026 Electric
KUA - ACH	8/4/2026	080426-2780	\$35.25			6/27 - 7/26/2026 Electric
KUA - ACH	8/4/2026	080426-1110	\$39.28			6/27 - 7/26/2026 Electric
KUA - ACH	8/4/2026	080426-1450	\$18.37			6/27 - 7/26/2026 Electric
KUA - ACH	8/4/2026	080426-1580	\$64.41			6/27 - 7/26/2026 Electric
KUA - ACH	8/5/2026	080526-9590	\$2,747.09			6/28 - 7/27/2026 Electric
KUTAK ROCK LLP	7/31/2026	3780606	\$3,653.80			June 2026 District Counsel Services
MAGNOSEC CORP	8/3/2026	2494	\$2,898.00			7/20 - 8/2/2026 Security services
MAGNOSEC CORP	8/17/2026	2506	\$2,898.00			8/3 - 8/16/2026 Security services
MAINLINE SITE DEVELOPMENT	7/10/2026	17280	\$21,380.00			7/10/2026 Storm drain cleanout
ORLANDO SENTINEL	7/31/2026	142318	\$773.44			7/31/2026 Legal advertising
SCHAUB SERVICES LLC	7/27/2026	1247	\$2,290.00			7/27/2026 Guardhouse paint and repairs
SCHAUB SERVICES LLC	7/27/2026	1248	\$150.00		\$2,440.00	7/27/2026 Drywall repair in guard house
SOLITUDE LAKE MGMT	8/1/2026	PSI287132	\$4,054.50			August 2026 Monthly pond service
SUNRISE IRRIGATION, LLC.	7/16/2026	201227070	\$10,790.00			7/16/2026 Irrigation pump repair
SUNRISE IRRIGATION, LLC.	7/16/2026	201233194	\$16,237.00		\$27,027.00	7/16/2026 Irrigation pump repair
TECHNI-POOLS	8/1/2026	2521	\$2,264.00			August 2026 Monthly pool services
TECHNI-POOLS	8/11/2026	2696	\$330.00			8/11/2026 Pool repairs, grates
TERMINIX PROCESSING CENTER	8/5/2026	474929345	\$96.58			8/5/2026 Pest Control
TERMINIX PROCESSING CENTER	8/5/2026	474927216	\$111.57		\$208.15	8/5/2026 Pest Control
TOHO WATER AUTHORITY - ACH	7/22/2026	072226-9950	\$27.01			SVC PRD 6/22-7/22/26
TOHO WATER AUTHORITY - ACH	7/22/2026	072226-8280	\$7.75			SVC PRD 6/22-7/22/26
TOHO WATER AUTHORITY - ACH	7/22/2026	072226-4500	\$39.52		\$74.28	SVC PRD 6/22-7/22/26
UNITED LAND SERVICES	8/1/2026	218265	\$25,111.81			August 2026 Monthly landscape services
UNITED LAND SERVICES	7/29/2026	218423	\$1,705.43			July 2026 Irrigation repairs

Brighton Lakes CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
UNITED LAND SERVICES	7/31/2026	219374	\$1,699.59			June 2026 Irrigation repairs
UNITED LAND SERVICES	7/31/2026	219374	\$50.99	\$1,750.58		FUEL SURCHARGE
Miscellaneous Subtotal			\$153,356.40			
TOTAL			\$153,356.40			

Landscape Check List for (Month) <u>August</u>		(Year) 20 <u>26</u>				
	Item	Day (M T W R F)	Date	Section	Done (✓)	Ram Day Notes (if any) Work Authorization # (if any)
I	Irrigated Turf - St Augustine - Weekly (1 or full weeks starting with Monday) (except November through February when it is mowed every other week)			4.1.1		
	A Mowing			4.1.1(a)		
	Week 1					
	Week 2					
	Week 3					
	Week 4					
	Week 5					
	B Hard Edging - Same Day as Mowing			4.1.2		
	Week 1					
	Week 2					
	Week 3					
	Week 4					
	Week 5					
	C Removal of Clippings - Same Day as Mowing			4.1.2(b)		
	Week 1					
	Week 2					
	Week 3					
	Week 4					
	Week 5					
II	Non-Irrigated Bahia Turf - Weekly (except for November through April when it is mowed every other week)					
	A Mowing			4.1.1(a)		
	Week 1					
	Week 2					
	Week 3					
	Week 4					
	Week 5					
	B Hard Edging - Same Day as Mowing			4.1.2		
	Week 1					
	Week 2					
	Week 3					
	Week 4					
	Week 5					
	C Removal of Clippings - Same Day as Mowing			4.1.2(b)		
	Week 1					
	Week 2					
	Week 3					
	Week 4					
	Week 5					
III	Soft Edging (Twice a month March through October - Once a month November through February)			4.1.2(b)		
	Week 1					
	Week 2					
IV	Trimming (Areas inaccessible to Mowers) (Completed Same Day as Mowing)			4.1.3		

	St Augustine	
	Week 1	
	Week 2	
	Week 3	
	Week 4	
	Week 5	
	Hibiscus	
	Week 1	
	Week 2	
	Week 3	
	Week 4	
	Week 5	
V	Weed Control (If Acceptable To Contractor = 2) [Contractor to list Area(s) of Application]	4.1.1(a)
	Beds Around pool, play grounds and camera poles as requested by COO	
VI	Disease/Fungus Control (If Acceptable to Contractor = 4) [Contractor to list Area(s) of Application]	4.1.1(b)
	Yes v. O and Oleanders treated with Insecticide and triple 20 part.	
VII	Pruning of Shrubs & Ground Cover	
	A Detailing of Planted Areas (Monthly)	4.2.1(a)
	B Summer Flowering Shrubs (April)	4.2.1(d)
	C Spring Flowering Shrubs (After Blooming)	4.2.1(e)
	D Broad Leaf Evergreen Shrubs (Yearly)	4.2.1(f)
	E Conifers (Yearly)	4.2.1(g)
	F Selective Pruning to Expose Landscape Lights (As Needed)	4.2.1(h)
	G Remove All Dead Wood (As Needed)	4.2.1(i)
VIII	Fertilization (Four/Four Times Per Year)	4.1.5(a)
	First Application Iron Mn Mg 4oz - Root Enhancer 4 oz / Bifen xts 1 oz -	
	Second Application NIS Surfactant + 0.5 oz per 1000 ft.	
	Third Application Mallet + Avenca for chinch bug parent.	
	Fourth Application	
IX	Pest Control (If Acceptable To Contractor = 8) [Contractor to list below the Area(s) of Application(s)]	4.1.6
	Ants on Blvd + pray Ground + camera poles (cross check granular.)	
X	A Soil Tests for Turf Care and Tree Care (Listed as "As Needed")	4.1.7 and 4.3.5
	First Test	
	Second Test	
	Third Test	
	Fourth Test	
	Fifth Test	
	Sixth Test	
	B pH Adjustments for Turf Care and Tree Care (Invoiced Separately, Work Authorization Required) [Contractor list below each adjustment]	4.1.7
XI	Weeding (Weekly)	4.2.2(a)
	Week 1	
	Week 2	
	Week 3	
	Week 4	

	Week 5	
XII	Fertilization (Shrubs/Ground Cover) Three Times Per Year (Reapplication at contractor's expense) First Application Second Application Third Application	423
	Aug - Sep	
XIII	Mulching (Invoiced Separately, Work Authorization Required) Planting Beds Tree Rings	423 434
XIV	Tree Care	N/A
	A Pruning - Removal of Dead Branches to 15 Feet (one time per year) First Pruning	434(a)
	Done ✓	
	B Pruning - Trees in Buffer areas (one time per year) First Pruning	434(b)
	Done ✓	
	C Pruning - Ornamental Trees (Yearly) Dates of Pruning	434(d)
	D Fertilization (Trees) Three Times Per Year First Application Second Application Third Application	432
	Done ✓	
	E Pest Control (Invoiced Separately, Work Authorization Required) [Contractor to list below the Area(s) of Application(s)]	433
XV	Quarterly Bush Hogging (Invoiced Separately, Work Authorization Required) First Service Second Service Third Service Fourth Service	411h
	Areas to wet working on it. for Bush hog.	
XVI	Mowing between Devon Court and Winfield Place (Every Other Week) Week 1 Week 2	411h
XVII	Litter Removal - Every Weekday Contractor Present (includes all turf, roadways adjacent to turf, parks, and planting beds) [Contractor to list below each date of litter removal for this month]	452

Job Name:

Job Number:

Controller

#/Location:

Date:


UNITED
Land Services

clock A

Page:

of

Program	Start Time	Seasonal Adjust %	Run Days
A	8:00pm		M ~~W~~ TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:

Hunter

Controller Model:

1002

Controller Status:

Two Wire

Working

Conventional

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable

Reclaim

Well

Lake

Well & Pump Type:

Pressurized

Centrifugal

Pump Start

Submersible

ZONE INFORMATION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	R	R	R	R	R	R	R/S	R/S	R/S	R/S	R	R				
Turf - Shrub - Annuals																
Run Time (Program A)	20	20	20	20	20	20	20	20	20	20	20	20				
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm													IX			

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray																
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor			R				R					IX				
Broken Riser																
Nozzle Fixed																
Nozzle MP Rotator																
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+																
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments:

NO repairs were needed here. Clock was dropped to only one day a week to combat overwatering with rain. Clock

Tech Name:

is in good shape overall.
 Alex Mercado

Battery timer for annuals dropped to one day a week as well.

Job Name: Brighton Lakes
 Job Number: Rain Bird LXME Right side
 Controller: Interference
 #/Location: _____
 Date: 8/3/26



UNITED
Land Services

clock B

Page: 1 of 2

Program	Start Time	Seasonal Adjust %	Run Days
A	7:00am		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make: Rain Bird

Controller Model: LXME

Controller Status: Working

Two Wire

Conventional

Weather / Rain Sensor: Working

Working

Not Working

Not Working

Point of Connection Type: Potable

Potable

Reclaim

Lake

Well & Pump Type: Pressurized

Pressurized

Centrifugal

Pump Start

Submersible

ZONE INFORMATION		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP		R	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Turf - Shrub - Annuals																	
Run Time (Program A)		20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Run Time (Program B)																	
Battery Pack - Add a Zone - Doubler																	
Zone Fault or Alarm																	

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																	
Partially Clogged Nozzle																	
Cut Drip Line																	
Head Straightened / Adjusted																	

BILLABLE REPAIR

Head Broken 6" Spray																	
Head Broken 12" Spray																	
Head Broken 4" Rotor																	
Head Broken 6" Rotor																	
Broken Riser																	
Nozzle Fixed																	
Nozzle MP Rotator																	
Lateral Line Clogged																	
Drip Line Clogged																	
Drip Line Repair																	
Lateral Line Break .5-1"																	
Lateral Line 1.5"+																	
Main Line Repair																	
Valve Repair / Replacement																	
Broken Valve Box																	
Decoder																	
Solenoid																	
Valve Inoperable																	

NEEDED UPGRADES

Spray Head 4 to 6"																	
Spray Head 6 to 12"																	
Rotor 4 to 6"																	
Raise / Lower Head Turf																	
Raise / Lower Head Shrub																	
Relocate Head or Lateral																	

Comments: Repaired and adjusted heads around BILD. Dropped days in battery app and clock to combat overwatering with the Rain.

Tech Name: Alexander Mercado

clock is in good shape.

Job Name:

Brighton Lakes Blvd side

Job Number:

Controller

#/Location:

Date:

8/3/20


UNITED
Land Services

Page:

2

of

2

Program	Start Time	Seasonal Adjust %	Run Days
A	7:00 PM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:

Controller Model:

Controller Status:

Two Wire

Conventional

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Working

Not Working

Well & Pump Type:

Potable

Reclaim Well Lake

Pressurized

Centrifugal

Pump Start

Submersible

ZONE INFORMATION	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
Spray - Rotor - Drip - Bubbler - MP	R	R	R	R	R	R	R	R	R	R	R	R	R	R	R
Turf - Shrub - Annuals															
Run Time (Program A)	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Run Time (Program B)															
Battery Pack - Add a Zone - Doubler															
Zone Fault or Alarm															

CONTRACT/MAINT. REPAIRS

Maintenance Repairs															
Partially Clogged Nozzle															
Cut Drip Line															
Head Straightened / Adjusted															

BILLABLE REPAIR

Head Broken 6" Spray															
Head Broken 12" Spray															
Head Broken 4" Rotor															
Head Broken 6" Rotor															
Broken Riser		2x			1x			1x	3x			1x			
Nozzle Fixed															
Nozzle MP Rotator															
Lateral Line Clogged															
Drip Line Clogged															
Drip Line Repair															
Lateral Line Break .5-1"															
Lateral Line 1.5"+															
Main Line Repair															
Valve Repair / Replacement															
Broken Valve Box															
Decoder															
Solenoid															
Valve Inoperable															

NEEDED UPGRADES

Spray Head 4 to 6"															
Spray Head 6 to 12"															
Rotor 4 to 6"															
Raise / Lower Head Turf															
Raise / Lower Head Shrub															
Relocate Head or Lateral															

Comments:

Tech Name:

Job Name:

Brighton Lakes D/V/D

Job Number:

Controller

#/Location:

Clubhouse

Date:

8/3/26


UNITED
Land Services

Page:

of

1

Program	Start Time	Seasonal Adjust %	Run Days
A	11:00PM		M T W TH F S S
B			M T W TH F S S
C			M T W TH F S S
D			M T W TH F S S
E			M T W TH F S S
F			M T W TH F S S

Controller Make:

Rain Bird

Controller Model:

ESPME

Controller Status:

Two Wire

Working

Conventional

Not Working

Weather / Rain Sensor:

Working

Not Working

Point of Connection Type:

Potable

Reclaim

Well

Lake

Well & Pump Type:

Pressurized

Centrifugal

Pump Start

Submersible

ZONE INFORMATION																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray - Rotor - Drip - Bubbler - MP	R	R	R	R	R	S	S	S	S	S	R	R				
Turf - Shrub - Annuals																
Run Time (Program A)	20	20	20	20	20	20	20	20	20	20	20	20				
Run Time (Program B)																
Battery Pack - Add a Zone - Doubler																
Zone Fault or Alarm																

CONTRACT/MAINT. REPAIRS

Maintenance Repairs																
Partially Clogged Nozzle																
Cut Drip Line																
Head Straightened / Adjusted																

BILLABLE REPAIR

Head Broken 6" Spray								1x	1x							
Head Broken 12" Spray																
Head Broken 4" Rotor																
Head Broken 6" Rotor																
Broken Riser		1x		1x							1x					
Nozzle Fixed																
Nozzle MP Rotator			2x				2x									
Lateral Line Clogged																
Drip Line Clogged																
Drip Line Repair																
Lateral Line Break .5-1"																
Lateral Line 1.5"+								1x								
Main Line Repair																
Valve Repair / Replacement																
Broken Valve Box																
Decoder																
Solenoid																
Valve Inoperable																

NEEDED UPGRADES

Spray Head 4 to 6"																
Spray Head 6 to 12"																
Rotor 4 to 6"																
Raise / Lower Head Turf																
Raise / Lower Head Shrub																
Relocate Head or Lateral																

Comments:

Repaired heads & laterals on property. Clubhouse is in great shape. Pressure station will be fixed soon.

Tech Name:

Alex Mercado



Proposal #248661

Date: 8/31/2026

PO #

Jorge Ramirez

BILL TO

Inframark

Property:

Brighton Lakes CDD
4250 Brighton Lakes
Orlando, FL 34746

TWO PALM TREE REMOVAL AT THE FRONT OF 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.**

Site Prep				\$3,633.90
Items	Quantity	Unit	Price/Unit	Price
Site Prep				
Demo / Debris Removal / Site Prep	2.00	Hr	\$78.39	\$156.78
Labor - Midtown Enhancements	8.00	Hr	\$78.39	\$627.12
Tree Removal	2.00	ea	\$1,250.00	\$2,500.00
Stump Grinding	2.00	ea	\$175.00	\$350.00
			Sale	\$3,633.90
			Sales Tax	\$0.00
			Total	\$3,633.90

Terms & Conditions

*After acceptance and signing by the customer, United Land Services will make two revisions to the landscape and hardscape design at no charge. Any additional revisions will be billable on a design fee and hourly rate basis. The minimum design fee for each redesign is \$125.00 plus the hourly rate. The design fee is payable prior to any revisions being made. The hourly rate will be incorporated into the final landscape or hardscape quote.

*Any changes or additional work, from the above specifications, involving extra cost will be executed upon written orders. Any changes will become an extra charge over and above the quote.

*Irrigation amount/allowance is an estimate. An irrigation tech will perform a site visit based on final plan to determine exactly what adjustments will be needed to be performed for 100% coverage on all newly planted areas. The final statement will be based on actual work performed and materials used. For the warranty on irrigation, supplied and installed by United Land Services, please refer to Line Item 4 of Terms and Conditions below as part of this contract.

*There are no plant materials warranties against damage caused by deer or other wildlife. It is the homeowner's responsibility to initiate all proper safeguards for plant materials from the time it is installed. For warranty details on nursery stock, supplied and installed by United Land Services, please refer to Line Item 3 of Terms and Conditions below as part of this contract.

*The tree pricing is based on the current market availability concerning tree size and caliper. The price may change based upon the size of the trees at the time of installation.

*Sod, soil, rock, pavers and mulch quantities are an estimate. The final statement will be based on actual work performed and materials used. These items come in rolls, pallets, etc, of standard quantities. Extra amounts above quoted are normally delivered to the project to cover cut/trim waste. Unused portions will be removed from the project site.

*Pavers and wall materials are not part of this contract.

*Homeowner/Builder is required to have the site ready and accessible on day of installation.

*United Land Services employees are fully covered by workman's compensation insurance.

TERMS AND CONDITIONS OF SALE

1. Bills Due: All bills are considered due upon receipt unless specified differently on the face of this proposal.

2. Retail discounts: United Land Services Garden Center discount coupons, publications/flyers/etc for special retail offers, etc., are not applicable towards any professional design services and/or plant materials supplied for said services.

3. Nursery Stock: All nursery stock is warranted to be of the variety and type described and to be alive and remain alive for a period of:

a. No warranty on annuals.

b. Perennials, plants and shrubs, 1 gallon and larger, six (6) months from date of install

c. Trees and palms, 30 gallon and under, 6 months from date of install. 30 gallon and larger, one (1) year from the date of installation.

d. All plant material and trees must be maintained (including watering, fertilizing, and pest and disease control) by the customer in accordance with acceptable maintenance practices. This guarantee is limited to only the nursery stock planted by Seller and is limited to the replacement of similar stock or equal.

e. Plant material loss or damage from theft, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, failure to maintain, or acts of God are excluded from this warranty.

f. No plant materials will be warranted unless an operational, timed automatic irrigation system is in place supplying proper Ph fresh water to installed plants.

United Land Services is not responsible for damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

WARRANTY POLICY CONSISTS OF A "ONE TIME" REPLACEMENT OF PLANT MATERIAL.

4. Irrigation: An irrigation system is guaranteed for a period of one (1) year for parts and labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Manufacturer's warranty applies for all electrical/electronic parts

Irrigation system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for irrigation system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services.

PARTS AND LABOR REPLACED UNDER WARRANTY POLICY ARE A "ONE TIME" REPLACEMENT

5. Lighting: United Land Services warrants the installation labor for 1 year from completed installation date. All lighting system parts are manufacturer warranty only, including, but not limited to, housings/enclosures, controls, transformers, bulbs, LED or other current light emitting technology/sources.

Lighting system loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for lighting system damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

6. Hardscape: Hardscape installation has a one (1) year warranty on labor from the date of substantial completion. This guarantee is restricted to only the work performed by Seller as outlined in this proposal.

Hardscape loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt damage, lack of proper maintenance, or acts of God are excluded from this warranty.

United Land Services is not responsible for hardscape damage done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

7. SOD: Customer has option to inspect and/or reject sod at delivery before installation. After installation there is no warranty.

United Land Services is not responsible for damage to new or existing sod done by outside parties including but not limited to homeowners and subcontractors not hired by United Land Services

8. STATED WARRANTIES ARE ONLY EFFECTIVE UPON CUSTOMER'S PAYMENT IN FULL OF TOTAL CONTRACT PRICE, INCLUDING ANY CHANGE-ORDERS. WARRANTY IS EFFECTIVE FROM THE DATE OF PLANT INSTALLATION. SELLER HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING FITNESS FOR ANY PARTICULAR PURPOSE OR MERCHANTABILITY. CUSTOMER WAIVES ALL INCIDENTAL OR CONSEQUENTIAL DAMAGES AND AGREES THAT THE LIABILITY OF THE SELLER FOR ANY AND ALL CLAIM, WHETHER BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR OTHERWISE, IS LIMITED TO THE PURCHASE PRICE OF THE DEFECTIVE WORK OR MATERIAL.

9. ALL WARRANTY IS NULL AND VOID IF INVOICE HAS NOT BEEN PAID IN FULL

10. Resale/Transfer of Warranties: In the event of resale, the seller does not adopt or ratify any warranty, expressed or implied, made by the Customer, and the Seller shall have no liability hereunder. Customer agrees to defend, indemnify, and hold seller harmless from and against any liability of any kind to any person or entity whatsoever arising out of any warranty, expressed or implied, made by the Customer in connection with any resale. The warranties provided herein fully accrue only to the benefit of the original Client and are neither transferable to nor enforceable by any other party.

11. Return policy and claims not arising under warranty: No merchandise may be returned or exchanged without the prior authorization of the Seller. Requests for the return of merchandise and any claims or complaints not arising under Seller's warranty, including credits on unused landscape material, must be made within ten (10) days after Customer's receipt of the merchandise. Customers' returning

merchandise will be charged a 10% charge for restocking materials and any transportation costs that are incurred related to the return of the merchandise.

12. Delays in delivery, shortages and substitutions: Seller shall not be responsible for delays in delivery or for any loss or damage resulting from the delays due to weather conditions, crop failures, government action, strikes, acts of war, fire, casualty shortages, inability to obtain materials or other causes beyond the seller's control. In the event one or more of the foregoing occurrences, the seller reserves the right to make partial shipment or to substitute such other, similar merchandise for the merchandise ordered, as may be reasonably available, and of equal quality and suitability.

13. Corporate Approval: This Agreement shall not be valid or enforceable until signed by an authorized agent of Seller at its office in Jacksonville, Florida.

14. Governing Law and Venue: The laws of the state of Florida shall govern the rights, duties, and obligations of the parties. The Customer hereby submits to the jurisdiction of the courts of that state as to any dispute arising out of the contract between the parties and agrees that any litigation between the parties shall be brought in the courts of Duval County, Florida.

15. Collection Costs and Attorneys Fees: In the event that collection efforts are necessary for seller to collect any amounts due under this agreement, Customer agrees to pay all of Seller's resulting expenses and collection costs, including but not limited to attorney's fees and court costs, whether suit be filed or not. In the event of litigation, the prevailing party shall be entitled to recover reasonable attorney's fees.

16. Integration and Modification: The terms and conditions of the sale stated herein and, on the face, hereof constitute the final, complete and exclusive agreement of the parties and all prior negotiations and agreements with salesperson or other agents of Seller are merged herein. The Customer acknowledges that he has not relied upon any representations not contained herein. No modifications of the terms and conditions of sale shall be of any force or effect unless in writing and signed by a corporate officer of Seller at its office.

17. Survival: If any provision of the terms and conditions of the sale stated herein and, on the face, hereof shall for any reason be held prohibited by or invalid under applicable law, in whole or part, such provision shall be ineffective to the extent of such promotion or invalidity, without invalidating the remainder of such provision or the remaining provision or the remaining provisions hereof.

18. Interest: Customer agrees to pay interest at the rate of 18% per annum on all amounts not paid within thirty (30) days from the date of the invoice.

19. Design Services: Any design services or revision of designs done by Seller will remain the property of Seller. These ideas, designs, and plans are not to be used, reproduced, altered, or transferred in any matter whatsoever without the express written consent of Seller

20. Lien Law Notice: The Lien Law Notice attached hereto is hereby incorporated by reference

21. Fuel Surcharge: The Company reserves the right to apply a fuel surcharge or adjust existing fuel surcharges at any time due to fluctuations in fuel prices, transportation costs, or related operating expenses. Any such surcharge shall be added as a separate line item and is payable under the same terms as the underlying services.

LIEN LAW NOTICE

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU

HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR

WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

By _____

Jorge Ramirez

Date 8/31/2026

By _____

Date _____

Brighton Lakes CDD



Brighton Lakes CDD August 2026 Field Inspection

Wednesday, August 19, 2026

Prepared For Board of Supervisors

34 Items Identified

Justin Fisher

Inframark

General Info

8/24 and 8/25 Sunrise Irrigation will be on site to make the approved repairs to the pumps. They will also check the suction line in Pond 1.

Solitude Lake Management has scheduled a fountain repair. They are waiting for parts in Pond 4. Trash is still prevalent in the majority of the ponds.

The Tennis/Basketball court resurfacing has been scheduled as follows:

- Tennis Courts:

Closed August 26th through September 1st, reopening September 2nd.

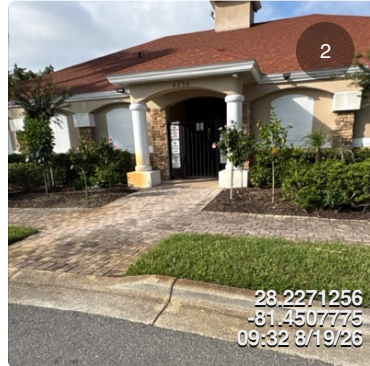
- Basketball Courts: Remain open while the tennis courts are being serviced, then close September 2nd reopening September 7th.

Lights at the tennis/basketball courts were compromised due to a bad contactor. Possible due to recent lightning strikes. Our electrician is running diagnostics and has ordered parts for repair.

Item 1 - New Plant Install

Assigned To: Board Updates

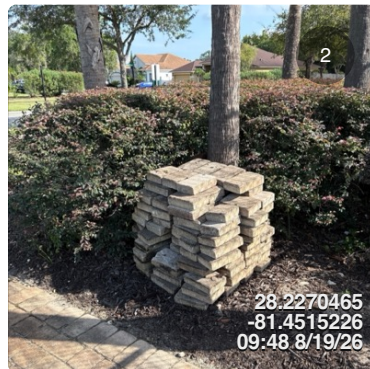
Newly planted vegetation looks healthy and is on its way to being well established.



Item 2 - Paver Proposal

Assigned To: Inframark Maintenance

Inframark will provide a proposal to use the remaining pavers to build a pad near the bike rack.



Item 3 - Electrical Issue

Assigned To: Inframark Maintenance

Following an electrical audit it was determined the 6 lights on the tennis court were out due to a compromised contactor. This has been ordered and will be repaired once the parts come in.



Item 4 - Electrical Issue

Assigned To: Inframark Maintenance

All 6 of the lights near the basketball court were in working order. We will test these again following the repair.



Item 5 - Gate Adjustment

Assigned To: Inframark Maintenance

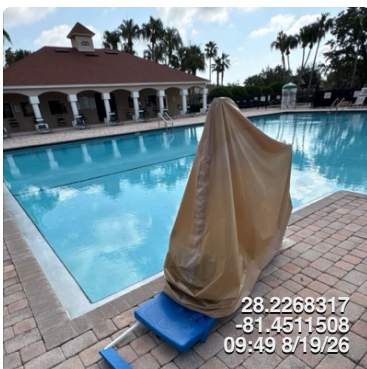
The bottom of the gate needs to be adjusted so the gate will close without manual assistance.



Item 6 - Drinking Fountain

Assigned To: Inframark Maintenance

The water fountain is leaking and water pressure is minimal.



Item 7 - ADA Lift

Assigned To: Board Updates

The repair of the ADA lift was again tabled. The board requested a price for a new manual lift.

Item 8 - Palm Removal

Assigned To: Blade Runners

2 palms appear to have been affected by the recent lightning strike. Blade Runners will provide a proposal to remove these palms.

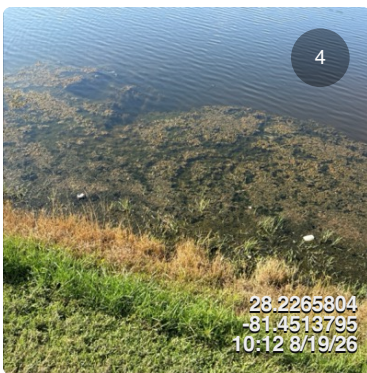
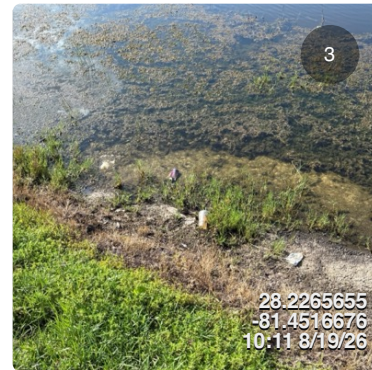


Item 9 - Trash/Algae/Erosion

Assigned To: Solitude Lake Management

Location:

Pond 5





Item 10 - Irrigation Repair

Assigned To: Board Updates

Sunrise Irrigation has finally placed us on the schedule for 8/24 - 8/25 to complete this repair along with the pump near Sweetspire. They will also check the suction line at Pond 1.

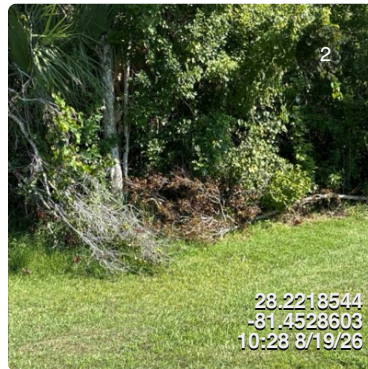
Item 11 - Downed Limbs

Assigned To: Blade Runners

Blade Runners to clear downed branches in this area.

Location:

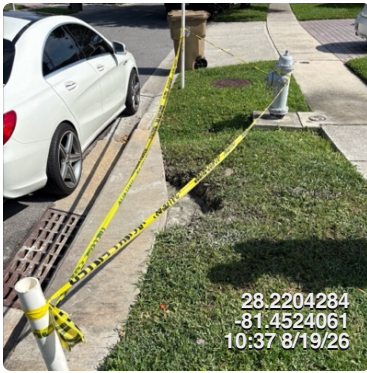
2657 Star Grass Circle



Item 12 - Fiber Form Proposal

Assigned To: Solitude Lake Management

We're awaiting a proposal from SLM to eradicate the vegetation along the Fiber Form.



Item 13 - Depression

Assigned To: City of Kissimmee

There is a depression forming due to issues with the fire hydrant. District Engineer has more info.

Location:

2669 Star Grass Cir

Item 14 - Plant Separation

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

Location:

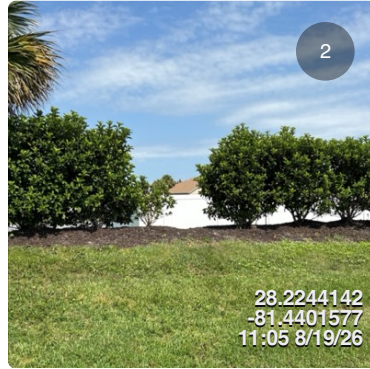
Pleasant Hill Rd



Item 15 - Enhancements

Assigned To: Blade Runners

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



Item 16 - Sucker Growth

Assigned To: Blade Runners

Property-wide, Sucker Growth should be addressed during routine maintenance.



Item 17 - Irrigation Repair

Assigned To: Blade Runners

This lateral line break has been flagged for repair. Blade Runners to address ASAP.

Location:

Pleasant Hill Rd



Item 18 - Missed Edging

Assigned To: Blade Runners

Need to edge the sidewalk along Pleasant Hill Rd



Item 19 - Enhancements

Assigned To: Blade Runners

Remove Brazilian Pepper and replace 7-8 units of Viburnum. 7 gallon plants will be used.

Location:

Volta Circle entrance



Item 20 - Damaged Bollard

Assigned To: Inframark Maintenance

Bollard needs to be replaced at the Volta Circle entrance.



Item 21 - Damaged Electrical

Assigned To: Inframark Maintenance

Damaged electrical equipment needs to be capped.



Item 22 - Excess Bahia Thatch

Assigned To: Blade Runners

Resident complaints regarding leftover clippings/thatch were heard at the last meeting. Blade Runners has been notified and will address this issue with the crew.

Location:

Volta Circle entrance



Item 23 - Fence Repair

Assigned To: Board Updates

The fence remains in disrepair at Biel Ct.



Item 24 - Pressure Washing

Assigned To: Board Updates

Approximately 10 ft of sidewalk was missed during the recent pressure washing.



Item 25 - Storm Inlet Repair

Assigned To: Board Updates

Repairs are under way to this inlet along BLB.

Item 26 - REPEAT ... Plant Separation

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 27 - Trash/Algae/Submerged Weeds

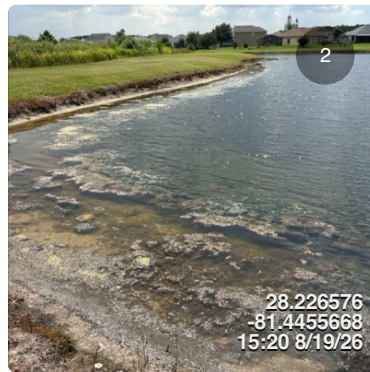
Assigned To: Solitude Lake Management

Pond 1

Item 28 - Trash/Submerged Weeds

Assigned To: Solitude Lake Management

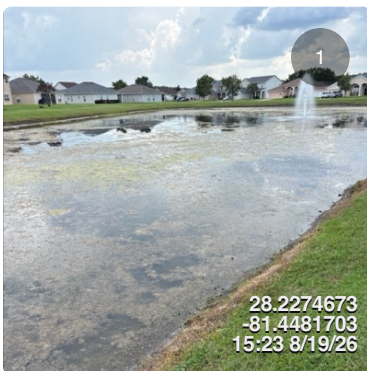
Pond 2



Item 29 - Algae

Assigned To: Solitude Lake Management

Pond 3





Item 30 - Fountain Down

Assigned To: Solitude Lake Management

This has been reported to SLM. Parts have been ordered.

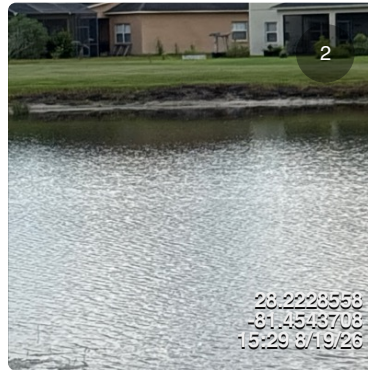
Equipment may have been affected by recent lightning strikes.

Pond 4

Item 31 - Trash/Erosion

Assigned To: Solitude Lake Management

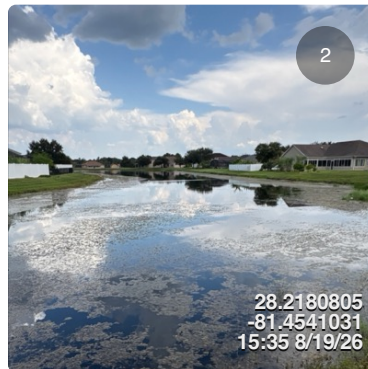
Pond 6



Item 32 - Algae

Assigned To: Solitude Lake Management

Pond 7



Item 33 - Trash

Assigned To: Solitude Lake Management

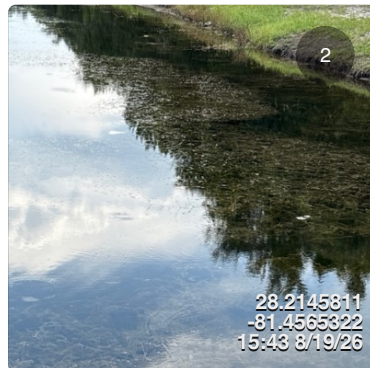
Pond 8



Item 34 - Submerged Weeds

Assigned To: Solitude Lake Management

Pond 9





Sunrise Irrigation
 261 U.S. 19 Alternate
 Palm Harbor, Florida 34683
 (727) 772-3819

BILL TO

Brighton lakes CDD C/O Inframark
 313 Campus Street
 Kissimmee, FL 34747 USA

ESTIMATE
 207533519

ESTIMATE DATE
 Aug 28, 2026

JOB ADDRESS

4250 Brighton Lakes Boulevard
 4250 Brighton Lakes Boulevard
 Kissimmee, FL 34746 USA

Job: 207134887

Technician: Patrick Sheridan

ESTIMATE DETAILS

Suction line : REASON FOR CALL:
 Look at suction line

SYSTEM ANALYSIS:
 3" suction line has failed

SOLUTION:

Replace 3" suction line 70 feet from pump to last set of lake baskets
 Add 6 vu flow lake baskets all being 10 feet apart to properly provide adequate water supply to pump and irrigation system.
 All with individual check valves to ensure prime at the pump.
 (3) Connections of 2" PVC to lake basket
 (1) connection at pump with a grooved fitting adapter. Plus 45° fittings to properly stay at a level for the suction line into lake.
 This is all to ensure the pump pulls properly and as smoothly as possible.
 We are not responsible for pump, controllers and valves for irrigation system.
 Unable to test pump and prime until new suction line is installed

SERVICE	DESCRIPTION	QTY
PW669	VuFlow 60 Mesh Lake Basket Assembly: Includes filter element, and 2" check valve.	6.00
PVC002-lvl1	1.25" - 2" Pipe Repair/Reroute Less Than 5' - Level 1: 2" Pipe connection Less Than 5' for lake basket	3.00
PVC004	2" - 2.5" PVC Linear Feet - Open Trench: 2" - 2.5" PVC Linear Feet - Open Trench	30.00
PVC007	3" PVC Linear Feet - Open Trench:	45.00

3" PVC Linear Feet - Open Trench

PVC006-lvl3	2.5" - 3" PVC Pipe Trenched - Per Linear Feet - Level 3: 2.5" - 3" Pipe Repair/ Reroute over 5' - Linear Feet	25.00
*Level 3 pricing is for severe obstructions in the designate dig area. Referring to root structures, pavers/hard scapes, or any scenario increasing installation difficulty.		
PVC005-lvl1	2.5" - 3" Pipe Repair/ Reroute Less Than 5' - Level 1: 3" Pipe connection at pump	1.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$11,742.00
TAX	\$0.00
TOTAL	\$11,742.00

Thank you for working with Sunrise Irrigation, we value your business! SCC131151662

CUSTOMER AUTHORIZATION

I agree to the amount of \$11,742.00. I have read and agreed to the company's Terms and Conditions. I agree to a 40% deposit to begin work and agree the final payment will be due at the time of completion of work at 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746 USA.

Image Use Consent

I consent to Sunrise Irrigation taking photographs and/or videos of the work performed on my property and grant permission for these images to be used in marketing materials, including but not limited to print, online, and social media, without compensation.

Sign here

Date



Junior Handyman and Electric, LLC

James Butler
Inframark Tampa
501 S Falkenburg Rd
Tampa, FL 33619

(813) 439-4926
jbutler@inframark.com

ESTIMATE	Page 51 #11966311
ESTIMATE DATE	Aug 25, 2026
EXPIRATION DATE	Sep 24, 2026
TOTAL	\$2,435.00

CONTACT US
2830 E Osceola Pkwy, Suite 311
Buena Ventura Lakes, FL 34743

(407) 279-9041
jhandymanelectric@gmail.com

Service completed by: Ramon Aybar

ESTIMATE

Option #1

Service completed by: Ramon Aybar

Services	qty	unit price	amount
Replace Existing Drainage System	2.0	\$1,217.50	\$2,435.00
Replace Existing Drainage system			
Remove/replace the existing drainage system with a properly graded drainage system designed to allow water to flow and drain correctly.			
Scope of work			
* Excavate trench			
* Install perforated pipe			
* Install filter fabric			
* Install washed gravel			
* Tie into existing drainage			
* Extend drainage toward sidewalk without cutting through sidewalk			
* Backfill and restore landscape areas			
Materials Included			
* 4" Perforated drain pipe (25 ft)			
* #57 Drainage gravel (approximately 1 ton)			
* Non-woven geotextile filter fabric			
* Couplings, fittings, and miscellaneous supplies			
* Disposal and consumables			

Services subtotal: \$2,435.00

Subtotal	\$2,435.00
Tax (credit card fee 3.5%)	\$0.00
Total	\$2,435.00



TECHNI-POOLS
4077661281
info@techni-pools.com

Estimate 12148

ADDRESS Brighton Lakes CDD 4250 Brighton Lakes Blvd Kissimmee, FL 34746	DATE 08/25/2026	TOTAL \$2,214.00	

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Repair Paver Drain Cover Replacement Remove and dispose of the existing damaged drain cover. Clean and prepare the existing drain channel, then furnish, cut to fit, and install a new commercial-grade drain cover, properly secured and leveled with the surrounding pool deck. Note: Estimate assumes the existing drain channel/body is structurally sound and reusable. Any concealed damage to the drain body, surrounding pavers, concrete, or drainage system discovered after removal is not included and will be reported separately before additional repairs are performed.	164	13.50	2,214.00

TOTAL	\$2,214.00
THANK YOU.	

Accepted By

Accepted Date

Central Florida Electrician

243 N Texas Ave
Orlando, FL 32805 US
+14078010126
jessica@centralfloridaelectrician.com
www.CentralFloridaElectrician.com



Estimate

ADDRESS

Brighton Lakes Amenity
Center
4250 Brighton Lakes Blvd
Kissimmee, FL 34746

ESTIMATE # 2150**DATE** 07/28/2026

DATE	QTY	RATE	AMOUNT
Scope of work Repair / Replace electrical equipment for existing pool as follows: New 200A panel and GFCI breakers per code. New rack for electric panel. New rack for transformers and time clocks. Repair bond wire on all pumps. Repair conduit and wire to pumps. Test and make safe / code compliant all	1	6,400.00	6,400.00T
Note: Pool will be out of operation for a minimum 2 days			

Thank you for your prompt payment
Thank you giving Central Florida Electrician the opportunity to provide a
estimate to you. Please click on "REVIEW and APPROVE" and then "VIEW
ESTIMATE" to see estimate details. If you have any questions and or are
ready to schedule the this work, please give our office a call at (407)801-
0126. We look forward to speaking with you. Thank you!

SUBTOTAL	6,400.00
TAX (6%)	384.00
TOTAL	\$6,784.00

Accepted By

Accepted Date



ER Service and investments Llc

7131 altis way unit 111
Orlando
Zip 32836. EC 13002723
4079151229
erserviceinvest@hotmail.com

PRESUPUESTO
Page 54
EST00320
FECHA
07/30/2026
TOTAL
USD \$18,500.00

CLIENTE

Andres de la Cerda Tecnipools

+14074332791
andres@techni-pools.com

ARTÍCULO	TARIFA	CANT.	TOTAL
ALTERNATIVE PROPOSAL No. 2	\$18,500.00	1	\$18,500.00

Electrical Panel Relocation and System Upgrade

Proposal Amount: US\$18,500.00

Scope of Work

- Fabricate and install a new stainless steel (SS) support rack designed to withstand the highly corrosive environment created by the pool chemicals.
- Supply and install a new NEMA 4X stainless steel electrical enclosure.
- Supply and install a new 150A, 240V panelboard with a Main Breaker, including all required circuit breakers for the existing equipment.
- Relocate the electrical panel up to approximately 10 feet from its current location to reduce exposure to pool chemicals and improve accessibility for future maintenance.
- Install a new underground PVC Schedule 80 conduit from the existing pull box to the new panel location, including all required stub-ups for proper conductor protection.
- Relocate and extend the existing feeder conductors and branch circuits serving the pumps and associated equipment.
- Identify, organize, and label all electrical circuits.
- Complete all electrical terminations, perform operational testing, and verify proper operation of the entire system.
- Remove the existing panel and leave the work area clean upon

ARTÍCULO	TARIFA	CANT.	TOTAL
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completion.

Exclusions

- The existing liquidtight flexible conduit is not included in this proposal and will remain in service. Replacement of the existing liquidtight conduit may be quoted separately upon request.
- Repair or replacement of existing pumps, motors, controls, or electrical equipment not specifically listed in the Scope of Work.
- Structural modifications, concrete work, asphalt repair, landscaping, painting, or any work not specifically described in this proposal.
- Permit fees, engineering services, or inspections required by the local Authority Having Jurisdiction (AHJ), unless specifically stated in this proposal.
- Any additional work resulting from concealed or unforeseen conditions discovered after work has begun.

Payment Terms

- 60% deposit upon approval of this proposal for the purchase and ordering of materials.
- 40% balance due upon completion of the project and successful commissioning of the system.

Proposal Validity

This proposal is valid for 30 days from the date of issue. Pricing may be subject to adjustment after this period due to changes in material costs or availability.

Additional Information

This project requires specialized materials that must be ordered in advance. Estimated material lead time is approximately 15 days. Work will begin once all required materials have been received to ensure an efficient installation and minimize system downtime.

Thank you for the opportunity to submit this proposal. We appreciate your consideration and look forward to providing a safe, reliable, and professional installation.

ARTÍCULO	TARIFA	CANT.	TOTAL
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ER SERVICE & INVESTMENTS LLC			
Quality work with integrity, delivered as promised.			

	TOTAL	USD \$18,500.00
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LICENSE NUM: EC13002723

Project Title: Brighton Lakes – Pool Yard Electrical Renovation

Client: Brighton Lakes

Project Location: 4250 Brighton Lakes Blvd, Kissimmee, FL 34746

Date: 8/11/2026

WattEdge Electric proposes to furnish the labor, materials, equipment, supervision, permit documentation, and electrical installation required to renovate the electrical distribution and controls serving the existing pool equipment.

Scope of Work

- Remove the existing pool equipment panelboard, pump timeclocks, associated conduit, wiring, and electrical supports being replaced.
- Furnish and install one new 200A, 120/240V, single-phase Square D exterior panelboard.
- Provide (6) 20A, 2-pole GFCI circuit breakers for the existing pool pumps.
- Provide (4) 20A, 1-pole GFCI circuit breakers for the existing pool-light transformers.
- Furnish and install (6) new 2-pole, horsepower-rated manual ON/OFF motor switches for the existing 230V, single-phase pool pumps. Switches shall be rated for the connected motor load and installed in weatherproof enclosures suitable for the pool equipment environment.
- Fabricate and install new Unistrut support racks for the panelboard, manual motor switches, and existing pool-light transformers.
- Fabricate and install a new elevated Unistrut raceway support rack through the center of the pool equipment area.
- Install new rigid PVC conduit and new copper branch-circuit conductors from the new panelboard to the pump equipment.
- Provide liquidtight flexible nonmetallic conduit for the final connection to each pump motor.
- Reconnect the existing pool-light transformers to the new panelboard.
- Install new #8 AWG copper bonding conductors for the pool equipment included within this scope.
- Provide new equipment and circuit identification.
- Test GFCI protection and verify operation of the pump circuits, manual motor controls, and existing pool-light transformer circuits.



- Remove and dispose of electrical equipment and materials replaced under this scope.

Permitting

WattEdge Electric will prepare and submit the standard electrical permit documentation required for the work described above and coordinate the required electrical inspections.

Permit documentation may include panel schedules, circuit information, basic one-line diagrams, equipment information, and other typical contractor-prepared electrical documents required by the permitting authority.

Clarifications and Exclusions

- Existing pool pumps and pool-light transformers are to remain and are assumed to be operational and suitable for reconnection.
- The existing feeder supplying the pool equipment panelboard is assumed to be adequately sized, in serviceable condition, and suitable for reuse. Replacement or modification of the existing feeder, upstream disconnects, service equipment, or other upstream electrical infrastructure is not included.
- Final conductor sizing, breaker sizing, and motor-control ratings will be verified against the existing equipment nameplates and applicable electrical code requirements prior to installation.
- Replacement or repair of pool pumps, pool lights, transformers, plumbing equipment, or other existing equipment not specifically identified in this scope is excluded.
- Plumbing relocation, major concrete work, structural modifications, excavation, landscaping, and architectural restoration are excluded unless specifically added by written change order.
- Unforeseen concealed conditions, existing code deficiencies outside the stated scope, or additional work required by the permitting authority beyond the work described herein will be addressed by change order.



Price Breakdown

Description	Amount
Labor	\$19,750.00
Materials & Equipment	\$14,000.00
Permitting & Permit Documentation	\$2,000.00
Total Proposal	\$35,750.00

Acceptance

To proceed with the project, please sign below to indicate acceptance of this proposal.

Client Signature: _____

Date: _____





TRUST — *the* — EXPERTS

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.



1-800-573-7529 | www.proplaygrounds.com



THE PRO PLAYGROUNDS DIFFERENCE

Equipment and Products

When you purchase playground equipment from us, you're buying direct. This means that you are getting the absolute lowest price possible. We do not utilize sales reps, middle men or distributors like many of our competitors do, this gives you more purchasing power. We have hundreds of playgrounds available for purchase and can custom design most anything to meet your needs. We have a vast product offering including shade structures, site amenities and playground surfacing like artificial turf and poured in place rubber.

Installation

We are one of only a few companies in the United States that actually service and install the products we sell in house. This means that the person you speak to when you buy your playground may very well be the person who installs it. Our competitors use local sub contractors, many of whom know nothing about installing a playground or playground safety, and worse many of whom are unlicensed, uninsured and a high risk.

Services

We are truly a full service parks and recreations firm. We take care of every aspect of your playground project in house, from the design, to the sale to the installation. We have in house capabilities that are unmatched by our competitors. From traditional construction needs like sidewalks, to the safety surfacing including poured in place rubber and rubber turf, a single contractor with a huge list of capabilities. Our competitors subcontract these services, that means higher prices, lower quality, longer lead times and a lack of accountability.

Licensing

We are State Certified General Contractors and licensed Playground Safety Inspectors. This means that we have the knowledge, experience and legal ability to complete your project. Many firms that install playground equipment are unlicensed, inexperienced and uninsured.

Experience

We have designed and installed over 500 playgrounds in the USA, from start to finish. We have experience with projects as small as \$5,000 and as large as 1,000,000. Our firm has provided expert testimony in court cases involving playground equipment. When it comes to playgrounds, we are the experts.

Accountability

We still believe that the customer is always right. We also feel that our responsibilities to our customers do not end once we have completed a sale, in fact that's when they truly begin. Our service after the sale is unparalleled. If you have any problems or issues with your equipment, we resolve the problems in house. Our competitors have only one concern and that is closing the sale.



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Shade Project



Date	Estimate #
8/13/2026	65822

Customer / Bill To
Inframark Inc ATTN: Justin Fisher 4250 Brighton Lakes Blvd Kissimmee, FL 34746

Ship To
Inframark Inc ATTN: Justin Fisher 4250 Brighton Lakes Blvd Kissimmee, FL 34746



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish Labor and Materials to:			
	1. Install 1 Shade Structure			
	SHADE STRUCTURE			
CSSD	Hanging Cantilever Shade Design (20' x 20' x 8') In Ground Mount w/ Glide Elbows	1	14,311.00	14,311.00T
CLR	Colors: FRAME TBD			0.00
CLR	Colors: FABRIC TBD			0.00
ENGS	Engineered Drawings for Shade Structure Only	1	850.00	850.00
Shipping	Combined Shipping and Freight Charges	1	1,264.00	1,264.00
	MATERIALS & INSTALLATION			
RBAR5	No. 5 Rebar	181	1.21365	219.67
RMC	Ready Mix Concrete 2500 PSI MIN	4	200.00	800.00
LBR	Labor and Installation	1	9,231.00	9,231.00
ISPERMIT	PERMIT - STATE OF FLORIDA - COST NOT INCLUDED IN PRICE, COST SHALL BE \$2000 OR 5% OF TOTAL PROJECT COST, WHICHEVER IS GREATER. PRICE DOES NOT INCLUDE COST OF ENGINEERING OR SEALED DRAWINGS.		2,000.00	2,000.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal: \$28,675.67

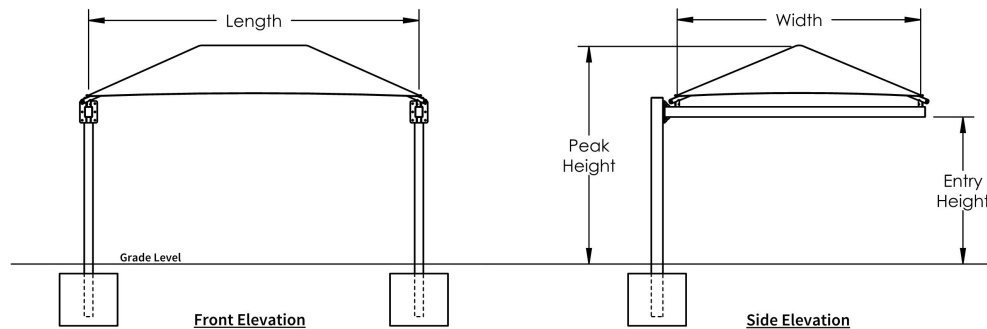
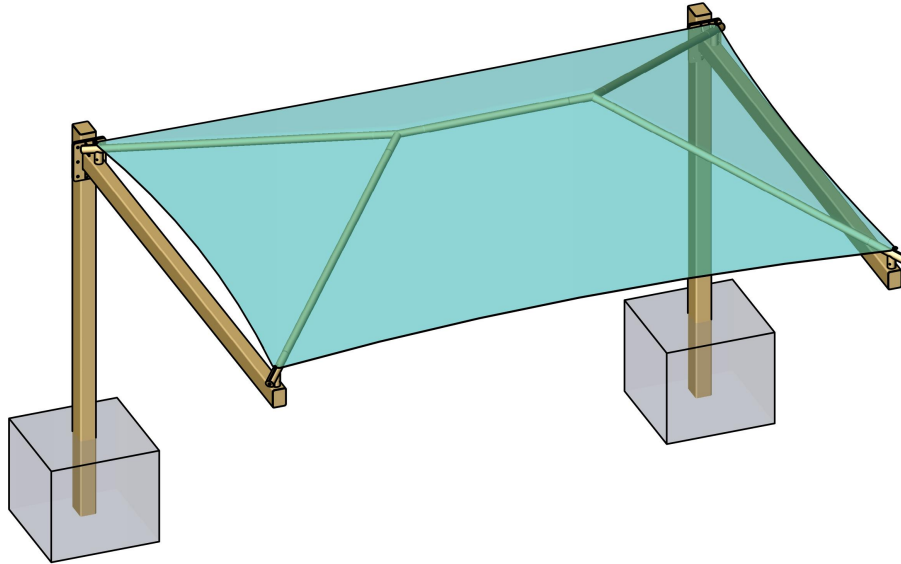
Sales Tax: (7.5%) \$1,073.33

Total: \$29,749.00

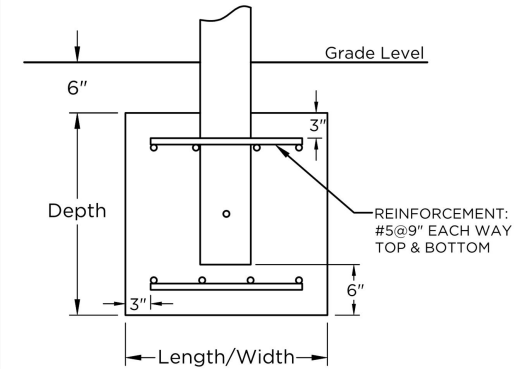
Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

Hanging Cantilever Hip Shade

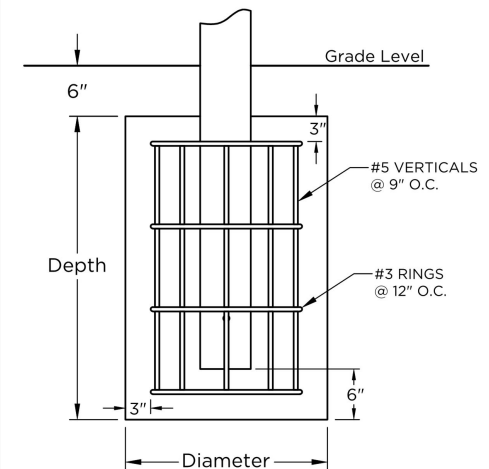
Length	20'	Width	20'	Entry Height	8'
Peak Height	11.7'	Elbow	Glide	Column Mount	Embedded
Column Size	10"x6"x1/4"	Rafter Size	Ø3.5" 11-Ga	Ridge Size	Ø3.5" 11-Ga
Column Length	12'	Rafter Length	13.04'	Ridge Length	5'
Dome Qty.	1	Column Qty.	2	Beam Size	10"x6"x1/4"



Square Footing		
Column	Length & Width	Depth
Single Cap	4.08	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	5.66	N/A



SuperiorShade

QUOTE
136161

SHADE SIZE
20 X 20

SHADE STYLE
Hanging Cantilever
Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.



FRAME

Gloss



Matte, Textured, or Metallic



FABRIC

Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant (FR).



Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.



Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.



COLOR OPTIONS

Call the Experts
1-800-573-7529

ProPlaygrounds.com

Playground Equipment

- Over 200 commercial play units, plus endless customized design options, all IPEMA certified.
- Full line of accessory units including swing sets, spring riders, rope and rock climbers and more.
- Industry leading lifetime warranty and affordable pricing.
- Professionally installed by CPSI and CGC.

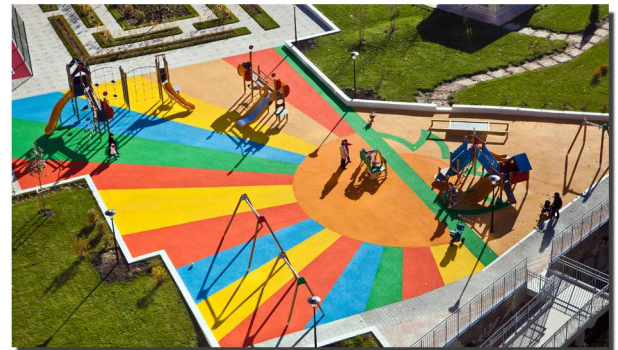


Shade Structures

- Large catalog of pre-designed units including hip and ridge shades, cantilever and umbrella shades.
- Broad design capability and customization to meet your shade needs, both standard and sails.
- 95% UV blocking, keeps people and equipment cool and protected.
- Compliant with FBC wind load requirements.

Surfacing Products

- Poured in place rubber surfacing for playgrounds, splash pads, entry ways, etc.
- Over 50 varieties of artificial turf for leisure, play, animal and sport applications.
- Eco friendly recycled rubber mulch for playground surfacing.
- Professional installation by certified installers.



Site Amenities and Dog Park

- Full catalog of benches and tables to meet your needs with custom colors, logos, finishes, etc.
- Trash receptacles, dog waste stations, grills, bike racks, bleachers and more, all customizable.
- Dog park accessories including obstacle courses, waste and watering stations, etc.
- Custom amenities, fire pits, ADA, etc.

Fitness and Athletic Equipment

- Selection of products for athletic needs including basketball, soccer and football goals.
- Outdoor fitness equipment for exercising, including cardiovascular and strength training products.
- Commercial grade products constructed with durable materials to ensure a lifetime of use.



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, August 12, 2026, at 6:01 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746.

Present and constituting a quorum were:

Marcial Rodriguez Jr.	Chairperson
John Crary	Vice Chairperson
Nadine Singh	Assistant Secretary
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
Taber Anderson	Account Manager, Solitude Lake Management
Christopher Morris	Representative, Envera Systems
Tripp Elliott	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 6:01 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

Mr. Crary noted that the agenda did not include a report from the landscaper and requested that the check register be included instead of the invoices.

On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, the Board approved the agenda as amended. (5-0)

THIRD ORDER OF BUSINESS

Public Comments

Marlene asked about the status of resurfacing the courts. Mel asked about the cost of the guardhouse. Resident 3 commented that the ULS representatives were not present, discussed the cleanup of Volta Circle, and noted that multiple areas had been missed multiple times. Resident 4 asked about parking on Lagano and Heron. Resident 5 asked about the towing agreement.

FOURTH ORDER OF BUSINESS**Public Hearing for Fiscal Year 2027
Budget**

On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, the Board opened the public hearing. (5-0)

Joe asked about spending on the gate even though it was not currently operational and mentioned that concrete bollards had been installed to protect the kiosk. Joe also stated that Mr. Hisler was doing a great job and should receive a raise.

Mel discussed issues with Envera. Resident 3 asked where the assessment amount came from and how much would be allocated to reserves. Multiple discussions ensued.

The Board discussed the hedges on Kariba Court and having them cut to a height of six to eight feet. The Board also discussed the fitness center equipment and removing it if it was not usable.

On MOTION by Ms. Incandela, seconded by Mr. Crary, with all in favor, the Board closed the public hearing. (5-0)

A. Consideration of Resolution 2026-07, Adopting Fiscal Year 2027 Budget

On MOTION by Mr. Rodriguez, seconded by Mr. Crary, with all in favor, the Board approved Resolution 2026-07, adopting the Fiscal Year 2027 Budget. (5-0)

B. Consideration of Resolution 2026-08, Levying O&M Assessments

On MOTION by Mr. Rodriguez, seconded by Ms. Incandela, with all in favor, the Board approved Resolution 2026-08, levying O&M assessments. (5-0)

Mr. Perez reviewed the proposal and contract for resurfacing the courts in the amount of \$47,000.

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved the proposal and contract for resurfacing the courts in the amount of \$47,000. (5-0)

FIFTH ORDER OF BUSINESS**Staff Reports****A. Financial Report**

The Board discussed room rental income and verifying costs. The Board also discussed fuel surcharges for common services and the ratification of all agreements.

On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, the Board accepted the financials. (5-0)

B. Solitude Lake Management Report

The Board discussed having a representative from Solitude Lake Management contact Mr. Hisler before the next visit. The Board also discussed trash around the ponds and the fountain being out. Mr. Anderson stated that two representatives would be present the following week to pick up the trash and that the fountain would be repaired the following week.

E. MagnoSec Report

The Board discussed returning the hours to the normal schedule after Labor Day and realigning the basketball gate.

F. Envera Report

The Board discussed contacting Mr. Morris regarding the Wi-Fi password. The Board also discussed the current repairs and the recent Spectrum services visit.

I. District Engineer

Mr. Glasscock discussed repairs, cleaning the piping, and repairs to the star grass.

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

Mr. Glasscock presented the report. Mr. Crary discussed the algae and other issues identified in the report.

C. BladeRunners Report

The Board discussed the change to ULS, the removal of two trees, the Volta Circle irrigation, the check valve, and the prime system. Ms. Singh mentioned that the tree near the clubhouse needed to be straightened, the hedges on Patrician Circle, the missing row of annuals, and the viburnum that was half dead.

Mr. Crary discussed the dying hedges and removing the irrigation from the bridge if all the hedges in that area were going to die.

D. Field Inspection Report

Mr. Fisher reviewed the status of the open projects. Mr. Crary provided the suggested square footage for the sidewalks. Ms. Singh discussed the blacktop repairs, and Mr. Perez presented the proposal and the associated amount. Discussion ensued.

Mr. Hisler discussed the pressure-washing areas that did not look satisfactory.

On MOTION by Ms. Incandela, seconded by Mr. Rodriguez, with all in favor, the Board delegated authority to Mr. Crary to walk the property with the vendor and confirm the areas requiring pressure washing. (5-0)

Ms. Singh discussed the dented street sign pole. The Board discussed pond erosion, and ULS was directed to inspect the jasmine plants on the bridge.

i. Consideration of Inframark for Outdoor Message Board Replacement

This item was tabled.

ii. Consideration of Techni-Pools for Pool Chair Lift Repairs

The item was tabled to obtain better pricing. The Board discussed replacing the gym equipment as soon as possible.

G. CDD Liaison Report

The Board discussed 4392 Devon Court. Mr. Dugan also discussed the matter and his contact with the resident.

H. District Counsel

i. Review of Redline Comparison Showing Proposed Revisions

Mr. Dugan reviewed the redline comparison showing the proposed revisions.

ii. Consideration of Revised Rules Relating to District Facilities

Mr. Dugan discussed the revised rules relating to District facilities.

On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, the Board approved the revised rules relating to District facilities. (5-0)

J. District Manager

i. Review of Project Board

ii. Review of District Management Report

Mr. Perez stated that the next meeting would be held on September 9, 2026. The Board discussed the drains near the pool.

On MOTION by Mr. Peters, seconded by Ms. Incandela, with all in favor, the Board approved an amount not to exceed \$2,000 for the drains near the pool. (5-0)

Inframark Proposal No. 481, in the amount of \$550, was brought under cover.

On MOTION by Mr. Peters, seconded by Mr. Crary, with all in favor, the Board approved Inframark Proposal No. 481 in the amount of \$550. (5-0)

Inframark Proposal No. 482, in the amount of \$2,400, was brought under separate cover.

On MOTION by Mr. Peters, seconded by Mr. Rodriguez, with all in favor, the Board approved Inframark Proposal No. 482 in the amount of \$2,400. (5-0)

SIXTH ORDER OF BUSINESS

Business Items

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

On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, the Board approved Resolution 2026-09, Goals and Objectives for Fiscal Year 2027. (5-0)

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

On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, the Board approved Resolution 2026-10, setting the meeting schedule for Fiscal Year 2027. (5-0)

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

On MOTION by Ms. Incandela, seconded by Ms. Singh, with all in favor, the Board ratified Envera Systems Quote No. Q-19960-1 for the Kariba Gate barrier arm equipment replacement. (5-0)

SEVENTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes from the Meeting Held July 8, 2026

Mr. Crary requested that Line 47 be revised to reflect an amount of \$110.

On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, the Board approved the July 8, 2026, meeting minutes as amended. (5-0)

EIGHTH ORDER OF BUSINESS

Board of Supervisors Requests and Comments

There were no Board of Supervisors requests or comments.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Rodriguez, seconded by Mr. Peters, with all in favor, the Board adjourned the meeting at 10:04 p.m. (5-0)

Assistant Secretary

Chair/Vice Chair