INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Brighton Lakes Community Development District

November 11, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 242 572 715 486 **PASSCODE: CrkZ63**

Join the meeting now

313 Campus St,
Celebration, Florida 34747

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Brighton Lakes
Community Development District

Board of Supervisors
Marcial Rodriguez, Jr, Chairman
John Crary, Vice 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, November 11, 2026, at 6:00 p.m.

The Regular Meeting of the **Brighton Lakes Community Development District** will be held on Wednesday, November 11, 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
     - **i.** Review of September 2026 Financial Statements ..... P. 4
     - **ii.** Acceptance of September Check Register ..... P. 20
     - **iii.** Review of October 2026 Financials Statements ..... P. 26
     - **iv.** Acceptance of October Check Register ..... P. 41
   - **B.** Solitude Lake Management Reports ..... P. 42
   - **C.** United Landscape
     - **i.** Consideration of United Land Services Proposal #258220 for Crape Myrtle Tree Replacement Along Brighton Lakes Boulevard ..... P. 52
   - **D.** Field Inspection Report ..... P. 57
     - **i.** Consideration of Advance Tree Pros Proposal #28550 for Washingtonia Palm Pruning Along Brighton Lakes Boulevard ..... P. 83

ii. Consideration of Inframark Maintenance Solutions Estimate #633 for Pool Area French Drain Installation....P. 86

iii. Consideration of Inframark Maintenance Solutions Proposal for Asphalt Trail Repairs....P. 87

iv. Consideration of Exercise Systems Quote #RQ0176 for Fitness Equipment Repairs....P. 95

E. Magnosec Report

F. Envera Report

i. Consideration of Envera Systems Proposal for Visitor Entrance Delineator and Bollard Installation....P. 96

G. CDD Liaison Report

H. District Counsel

I. District Engineer

J. District Manager

5. BUSINESS ADMINISTRTION

A. Consideration of Minutes from the Meeting held October 14, 2026....P. 103

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Brighton Lakes Community Development District

Financial Report

September 30, 2026

CLEAR PARTNERSHIPS



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BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

September 30, 2026

BRIGHTON LAKES
Community Development District

Governmental Funds

Balance Sheet
September 30, 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	$ 435,611	$ -	$ -	$ -	$ 435,611
Investments:					
Money Market Account	2,089,348	-	-	-	2,089,348
SBA Account	15,618	-	-	-	15,618
Reserve Fund	-	24,230	-	-	24,230
Revenue Fund	-	46,915	145,433	38,162	230,510
Prepaid Items	400	-	-	-	400
TOTAL ASSETS	**$ 2,540,977**	**$ 71,145**	**$ 145,433**	**$ 38,162**	**$ 2,795,717**
LIABILITIES					
Accounts Payable	$ 58,649	$ -	$ -	$ -	$ 58,649
Accrued Expenses	6,088	-	-	-	6,088
TOTAL LIABILITIES	**64,737**	**-**	**-**	**-**	**64,737**
FUND BALANCES					
Nonspendable:					
Prepaid Items	400	-	-	-	400
Restricted for:					
Debt Service	-	71,145	145,433	38,162	254,740
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:	212,976	-	-	-	212,976
TOTAL FUND BALANCES	**$ 2,476,240**	**$ 71,145**	**$ 145,433**	**$ 38,162**	**$ 2,730,980**
TOTAL LIABILITIES & FUND BALANCES	**$ 2,540,977**	**$ 71,145**	**$ 145,433**	**$ 38,162**	**$ 2,795,717**

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 75,000	$ 75,000	$ 84,165	$ 9,165	112.22%
Room Rentals	50	50	-	(50)	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	1,500	2,673	1,173	178.20%
Access Cards	100	100	-	(100)	0.00%
TOTAL REVENUES	**1,276,427**	**1,276,427**	**1,289,452**	**13,025**	**101.02%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	14,400	14,400	14,400	-	100.00%
FICA Taxes	1,102	1,102	275	827	24.95%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	35,000	35,000	13,549	21,451	38.71%
ProfServ-Legal Services	30,000	30,000	27,884	2,116	92.95%
ProfServ-Mgmt Consulting	60,742	60,742	60,742	-	100.00%
ProfServ-Property Appraiser	387	387	720	(333)	186.05%
ProfServ-Special Assessment	5,305	5,305	5,305	-	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	2,000	1,941	59	97.05%
Communication - Telephone	15,000	15,000	15,805	(805)	105.37%
Postage and Freight	1,200	1,200	1,396	(196)	116.33%
Insurance - General Liability	27,008	27,008	17,527	9,481	64.90%
Printing and Binding	1,500	1,500	270	1,230	18.00%
Legal Advertising	2,500	2,500	5,230	(2,730)	209.20%
Miscellaneous Services	2,000	2,000	1,392	608	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	237,915	205,795	32,120	86.50%
Field					
ProfServ-Field Management	43,911	43,911	43,911	-	100.00%
ProfServ - Field Management Onsite Staff	63,851	63,851	63,851	-	100.00%
Contracts-Landscape	255,000	255,000	259,085	(4,085)	101.60%
Electricity - General	71,000	71,000	66,367	4,633	93.47%
Utility - Water & Sewer	5,000	5,000	4,133	867	82.66%
R&M-Common Area	60,000	60,000	157,182	(97,182)	261.97%
R&M-Irrigation	20,000	20,000	59,710	(39,710)	298.55%
R&M-Lake	51,000	51,000	53,707	(2,707)	105.31%
R&M-Trees and Trimming	10,000	10,000	3,544	6,456	35.44%
R&M-Bush Hogging	12,000	12,000	6,220	5,780	51.83%
Misc-Contingency	750	750	20,526	(19,776)	2736.80%
Total Field	592,512	592,512	738,236	(145,724)	124.59%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Gatehouse					
Contracts-Security Services	74,574	74,574	37,544	37,030	50.34%
R&M-Gate	10,000	10,000	42,963	(32,963)	429.63%
Total Gatehouse	84,574	84,574	80,507	4,067	95.19%
Capital Expenditures & Projects					
Capital Reserve	263,100	263,100	-	263,100	0.00%
Total Capital Expenditures & Projects	263,100	263,100	-	263,100	0.00%
Road and Street Facilities					
R&M-Roads & Alleyways	15,000	15,000	-	15,000	0.00%
R&M-Sidewalks	5,000	5,000	13,978	(8,978)	279.56%
R&M-Signage	2,000	2,000	7,881	(5,881)	394.05%
Total Road and Street Facilities	22,000	22,000	21,859	141	99.36%
Community Center					
Contracts-Security Services	66,000	66,000	69,074	(3,074)	104.66%
R&M-Clubhouse	10,000	10,000	10,284	(284)	102.84%
R&M-Pools	30,000	30,000	55,272	(25,272)	184.24%
Miscellaneous Services	3,500	3,500	-	3,500	0.00%
Capital Projects	10,545	10,545	47,000	(36,455)	445.71%
Total Community Center	120,045	120,045	181,630	(61,585)	151.30%
TOTAL EXPENDITURES	**1,320,146**	**1,320,146**	**1,228,027**	**92,119**	**93.02%**
Excess (deficiency) of revenues Over (under) expenditures	(43,719)	(43,719)	61,425	105,144	-140.50%
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)	$ (43,719)	$ 61,425	$ 105,144	-140.50%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**2,414,815**	**2,414,815**	**2,414,815**		
FUND BALANCE, ENDING	**$ 2,371,096**	**$ 2,371,096**	**$ 2,476,240**		

BRIGHTON LAKES
Community Development District

Debt Service Schedules

September 30, 2026

BRIGHTON LAKES
Community Development District

Series 2017 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 2,400	$ 2,400	$ 4,040	$ 1,640	168.33%
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**	**214,225**	**216,417**	**2,192**	**101.02%**
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	119	2,476	2,357	2080.67%
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	$ 119	$ 2,476	$ 2,357	2080.67%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**68,669**	**68,669**	**68,669**		
FUND BALANCE, ENDING	**$ 68,788**	**$ 68,788**	**$ 71,145**		

BRIGHTON LAKES
Community Development District

Series 2022-1 Debt Service Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 1,500	$ 1,500	$ 6,845	$ 5,345	456.33%
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**	**260,042**	**266,062**	**6,020**	**102.32%**
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)	(58)	6,164	6,222	-10627.59%
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)	$ (58)	$ 6,164	$ 6,222	-10627.59%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**139,269**	**139,269**	**139,269**		
FUND BALANCE, ENDING	**$ 139,211**	**$ 139,211**	**$ 145,433**		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	$ 750	$ 750	$ 2,555	$ 1,805	340.67%
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**	**172,979**	**175,233**	**2,254**	**101.30%**
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)	(836)	1,552	2,388	-185.65%
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)	$ (836)	$ 1,552	$ 2,388	-185.65%
FUND BALANCE, BEGINNING (OCT 1, 2025)	**36,610**	**36,610**	**36,610**		
FUND BALANCE, ENDING	**$ 35,774**	**$ 35,774**	**$ 38,162**		

Notes to the Financial Statements

September 30, 2026

General Fund

► **Assets**

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

► **Liabilities**

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

► **Fund Balance**

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

Notes to the Financial Statements

September 30, 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 93.02% 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	$ 1,941	97%	Website compliance fees YTD.
Communication - Telephone	$ 15,000	$ 15,805	105%	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	$ 5,230	209%	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.
Field				
R&M-Common Area	$ 60,000	$157,182	262%	Improvements to Star Glass Circle & supplies.
Misc.-Contingency	$ 750	$ 20,526	2737%	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	$ 7,881	394%	New aluminum & vinyl signs YTD.
Community Center				
Contracts-Security Services	$ 66,000	$ 69,074	105%	Monthly fee based on number of hours worked.
R&M-Pools	$ 30,000	$ 55,272	184%	Monthly pool maintenance and new pump for kiddie pool.
CapItal Projects	$ 10,545	$ 47,000	446%	9/30/2026 Resurfacing court and others

BRIGHTON LAKES
Community Development District

Supporting Schedules

September 30, 2026

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND: General Fund	Series 2017 Debt Service Fund	Series 2022-1 Debt Service Fund	Series 2022-2 Debt Service Fund
Assessments Levied FY 2026				$ 1,916,220	$ 1,246,850	$ 220,651	$ 269,315	$ 179,405
Allocation %				100%	65.07%	11.51%	14.05%	9.36%
11/14/25	$ 40,485	$ 2,228	$ 826	$ 43,539	$ 28,330	$ 5,013	$ 6,119	$ 4,076
11/21/25	138,099	5,872	2,818	146,789	95,513	16,903	20,630	13,743
12/12/25	2,507	39	51	2,597	1,690	299	365	243
12/12/25	1,345,407	57,203	27,457	1,430,067	930,519	164,671	200,988	133,889
12/22/25	112,560	4,624	2,297	119,481	77,744	13,758	16,792	11,186
01/12/26	26,666	867	544	28,077	18,269	3,233	3,946	2,629
01/12/26	19,489	556	398	20,443	13,302	2,354	2,873	1,914
02/09/26	1,263	20	26	1,308	851	151	184	123
02/09/26	12,233	255	250	12,738	8,288	1,467	1,790	1,193
03/10/26	14,834	153	303	15,289	9,948	1,761	2,149	1,431
04/08/26	17,537	-	358	17,895	11,644	2,061	2,515	1,675
04/08/26	37,656	26	768	38,450	25,018	4,427	5,404	3,600
05/08/26	12,671	-	259	12,930	8,413	1,489	1,817	1,211
05/08/26	1,267	-	26	1,293	842	149	182	121
06/08/26	7,371		150	7,522	4,894	866	1,057	704
06/16/26	17,443		356	17,799	11,582	2,050	2,502	1,666
TOTAL	**$ 1,807,489**	**$ 71,842**	**$ 36,888**	**$ 1,916,218.33**	**$ 1,246,849**	**$ 220,650**	**$ 269,314**	**$ 179,404**
% COLLECTED				**100%**	**100%**	**100%**	**100%**	**100%**
Total O/S				**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Cash and Investment Report

September 30, 2026

ACCOUNT NAME	BANK NAME	INVESTMENT TYPE	MATURITY	YIELD		BALANCE
Checking Account - Operating	BankUnited	Public Funds Checking	N/A	0.00%	$	435,611
Money Market Account	BankUnited	MMA	N/A	3.45%	$	2,089,348
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	3.85%	$	15,618
				GF Subtotal	$	2,540,577
DEBT SERVICE FUNDS						
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	3.50%	$	24,230
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	3.50%	$	46,915
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	3.28%	$	145,433
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	3.28%	$	38,162
				DS Subtotal	$	254,740
				Total	**$**	**2,795,317**

Bank Account Statement

Brighton Lakes CDD

Bank Account No.	9878		
Statement No.	09-26	**Statement Date**	09/30/2026

G/L Account No. 101003 Balance	435,611.04	**Statement Balance**	458,421.85
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	458,421.85
Subtotal	435,611.04	**Outstanding Checks**	-22,810.81
Negative Adjustments	0.00	**Ending Balance**	435,611.04
Ending G/L Balance	435,611.04		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/17/2026	Payment	100365	JUNIOR HANDYMAN AND ELECTRIC LLC	Inv: 11966309			-2,435.00
09/17/2026	Payment	100366	MAGNOSEC CORP	Inv: 2537			-2,863.50
09/23/2026	Payment	100374	SERVUSAT, LLC	Inv: INV-5513			-3,663.00
09/23/2026	Payment	100375	SUNRISE IRRIGATION, LLC.	Inv: 209374519			-11,742.00
09/25/2026	Payment	100376	HOME DEPOT	Inv: 090426-7008			-220.85
09/25/2026	Payment	100377	DENNIS HISLER	Inv: 20260923-01			-41.12
09/25/2026	Payment	100378	KUTAK ROCK LLP	Inv: 3814206			-1,568.00
09/29/2026	Payment	100382	EXERCISE SYSTEMS INC	Inv: INV-0396			-245.00
09/30/2026	Payment	300273	KUA - ACH	Inv: 092526-5180			-11.48
09/30/2026	Payment	300274	KUA - ACH	Inv: 092526-5400			-10.43
09/30/2026	Payment	300275	KUA - ACH	Inv: 092526-8320			-10.43
Total Outstanding Checks							-22,810.81
Outstanding Deposits							
Total Outstanding Deposits							

BRIGHTON LAKES
Community Development District

Check Register and Invoices

September 2026

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 100353							
001	09/02/26	ENVERA SYSTEMS LLC	112531	8/27/2026 Kiosk button and bar repairs	R&M-Gate	546034-53904	$1,347.82
001	09/02/26	ENVERA SYSTEMS LLC	112124	8/27/2026 Internet and camera repairs	R&M-Gate	546034-53904	$4,297.00
						Check Total	*$5,644.82*
CHECK # 100355							
001	09/03/26	MAGNOSEC CORP	2520	8/17 - 8/30/2026 Security services	Contracts-Security Services	534037-57204	$2,898.00
						Check Total	*$2,898.00*
CHECK # 100356							
001	09/03/26	SOLITUDE LAKE MGMT	PSI295777	September 2026 Monthly pond services	R&M-Lake	546042-53901	$4,054.50
						Check Total	*$4,054.50*
CHECK # 100357							
001	09/03/26	UNITED LAND SERVICES	222791	September 2026 Monthly Landscape Services	Contracts-Landscape	534050-53901	$25,111.81
						Check Total	*$25,111.81*
CHECK # 100358							
001	09/03/26	KUTAK ROCK LLP	3795632	July 2026 District counsel services	ProfServ-Legal Services	531023-51401	$2,110.50
						Check Total	*$2,110.50*
CHECK # 100359							
001	09/03/26	TECHNI-POOLS	59812	September 2026 Monthly pool services	R&M-Pools	546074-57204	$2,264.00
						Check Total	*$2,264.00*
CHECK # 100360							
001	09/03/26	ENVERA SYSTEMS LLC	113229	8/30/2026 Gate servicing	R&M-Gate	546034-53904	$245.00
						Check Total	*$245.00*
CHECK # 100361							
001	09/03/26	INFRAMARK LLC	188521	September 2026 District Management Services	ProfServ-Mgmt Consulting	531027-51201	$5,061.83
001	09/03/26	INFRAMARK LLC	188521	September 2026 District Management Services	ProfServ-Field Management	531016-53901	$3,659.25
001	09/03/26	INFRAMARK LLC	188521	September 2026 District Management Services	ProfServ - Field Management Onsite Staff	531106-53901	$5,320.92
001	09/03/26	INFRAMARK LLC	1170058	8/31/2026 Maintenance services, street signs	R&M-Signage	546085-54101	$5,580.00
						Check Total	*$19,622.00*
CHECK # 100362							
001	09/17/26	TECHNI-POOLS	59938	9/3/2026 Pool repairs, return valve and go-kit	R&M-Pools	546074-57204	$543.99
						Check Total	*$543.99*
CHECK # 100363							
001	09/17/26	ENVERA SYSTEMS LLC	112812	9/9/2026 Gate repairs	R&M-Gate	546034-53904	$900.00
						Check Total	*$900.00*
CHECK # 100364							
001	09/17/26	HANSON, WALTER & ASSOCIATES	5297142	August 2026 District Engineering services	ProfServ-Engineering	531013-51501	$1,837.50
						Check Total	*$1,837.50*

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100365							
001	09/17/26	JUNIOR HANDYMAN AND ELECTRIC LLC	11966309	8/26/2026 Pool drain system	R&M-Clubhouse	546015-57204	$2,435.00
						Check Total	*$2,435.00*
CHECK # 100366							
001	09/17/26	MAGNOSEC CORP	2537	8/31 - 9/13/2026 Security services	Contracts-Security Services	534037-57204	$2,863.50
						Check Total	*$2,863.50*
CHECK # 100367							
001	09/17/26	SERVUSAT, LLC	INV-5450	7/1/2026 Camera system help center	R&M-Clubhouse	546015-57204	$118.75
001	09/17/26	SERVUSAT, LLC	INV-5506	9/1/2026 Camera troubleshooting	R&M-Clubhouse	546015-57204	$180.50
						Check Total	*$299.25*
CHECK # 100368							
001	09/17/26	UNITED LAND SERVICES	224387	8/31/2026 landscape enhancement, middle island	R&M-Trees and Trimming	546099-53901	$444.00
001	09/17/26	UNITED LAND SERVICES	224387	8/31/2026 landscape enhancement, middle island	Misc-Contingency	549900-53901	$13.32
001	09/17/26	UNITED LAND SERVICES	224390	8/28/2026 landscape enhancement, oleanders	R&M-Trees and Trimming	546099-53901	$444.00
001	09/17/26	UNITED LAND SERVICES	224390	8/28/2026 landscape enhancement, oleanders	Misc-Contingency	549900-53901	$13.32
						Check Total	*$914.64*
CHECK # 100369							
001	09/17/26	INNERSYNC STUDIO, LTD	INV-SN-1592	FY27 Website ADA Compliance 10/01/26 - 09/30/2027	Prepaid Items	155000	$399.77
001	09/17/26	INNERSYNC STUDIO, LTD	INV-SN-1667	09/01/2026 ADA Website Compliance	Website Compliance	534397-51301	$388.13
						Check Total	*$787.90*
CHECK # 100370							
001	09/17/26	OSCEOLA NEWS GAZETTE	F7BA084D-0159	9/10/2026 legal advertising	Legal Advertising	548002-51301	$92.11
						Check Total	*$92.11*
CHECK # 100371							
001	09/17/26	MAINLINE SITE DEVELOPMENT	17277	7/10/2026 Storm drain inlet repairs	R&M-Common Area	546016-53901	$50,800.00
						Check Total	*$50,800.00*
CHECK # 100372							
001	09/23/26	ENVERA SYSTEMS LLC	112808	9/16/2026 Battery backup for gates	R&M-Gate	546034-53904	$1,252.00
001	09/23/26	ENVERA SYSTEMS LLC	112813	9/16/2026 Gate repairs	R&M-Gate	546034-53904	$840.00
						Check Total	*$2,092.00*
CHECK # 100374							
001	09/23/26	SERVUSAT, LLC	INV-5513	9/8/2026 Camera line repairs	R&M-Clubhouse	546015-57204	$3,663.00
						Check Total	*$3,663.00*
CHECK # 100375							
001	09/23/26	SUNRISE IRRIGATION, LLC.	209374519	9/19/2026 Suction line cleanout	R&M-Irrigation	546041-53901	$11,742.00
						Check Total	*$11,742.00*
CHECK # 100376							
001	09/25/26	HOME DEPOT	090426-7008	JULY 2026 CREDIT CARD PURCHASES	Misc-Contingency	549900-53901	$220.85
						Check Total	*$220.85*
CHECK # 100377							
001	09/25/26	DENNIS HISLER	20260923-01	7/9/2026 Reimburse for keys	Misc-Contingency	549900-53901	$41.12
						Check Total	*$41.12*

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 100378							
001	09/25/26	KUTAK ROCK LLP	3814206	August 2026 District counsel services	ProfServ-Legal Services	531023-51401	$1,568.00
						Check Total	*$1,568.00*
CHECK # 100379							
001	09/25/26	TERMINIX PROCESSING CENTER	476590646	9/22/2026 Clubhouse pest control	R&M-Clubhouse	546015-57204	$111.57
001	09/25/26	TERMINIX PROCESSING CENTER	476590624	9/22/2026 Clubhouse pest control	R&M-Clubhouse	546015-57204	$96.58
						Check Total	*$208.15*
CHECK # 100380							
001	09/25/26	INFRAMARK LLC	189620	August 2026 Mail notices and postage	Postage and Freight	541006-51301	$1,005.01
						Check Total	*$1,005.01*
CHECK # 100381							
001	09/25/26	OSCEOLA NEWS GAZETTE	2026CI-4152	7/22/2026 Legal advertising	Legal Advertising	548002-51301	$2,113.20
						Check Total	*$2,113.20*
CHECK # 100382							
001	09/29/26	EXERCISE SYSTEMS INC	INV-0396	September 2026 Bi-monthly preventative services	R&M-Clubhouse	546015-57204	$245.00
						Check Total	*$245.00*
CHECK # 100383							
001	09/29/26	SOLITUDE LAKE MGMT	PSI303497	9/28/2026 Aerator repair	R&M-Lake	546042-53901	$1,165.04
						Check Total	*$1,165.04*
CHECK # 300248							
001	09/01/26	CENTURYLINK - ACH	082226-2871	8/22 - 9/21/2026 Internet	Communication - Telephone	541003-51301	$407.62
						Check Total	*$407.62*
CHECK # 300249							
001	09/01/26	CHARTER COMMUNICATIONS - ACH	2002334082126	8/21 - 9/20/2026 Internet	Communication - Telephone	541003-51301	$55.97
						Check Total	*$55.97*
CHECK # 300250							
001	09/01/26	KUA - ACH	082726-8320	7/19 - 8/17/2026 Electric	Electricity - General	543006-53901	$10.43
						Check Total	*$10.43*
CHECK # 300251							
001	09/01/26	KUA - ACH	082726-5400	7/19 - 8/17/2026 Electric	Electricity - General	543006-53901	$10.43
						Check Total	*$10.43*
CHECK # 300252							
001	09/01/26	KUA - ACH	082726-5180	7/19 - 8/17/2026 Electric	Electricity - General	543006-53901	$10.43
						Check Total	*$10.43*
CHECK # 300253							
001	09/14/26	KUA - ACH	090326-0220	7/26 - 8/25/2026 Electricity	Electricity - General	543006-53901	$201.78
						Check Total	*$201.78*
CHECK # 300254							
001	09/14/26	KUA - ACH	090326-2780	7/26 - 8/25/2026 Electricity	Electricity - General	543006-53901	$37.86
						Check Total	*$37.86*

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300255							
001	09/14/26	KUA - ACH	090326-1110	7/26 - 8/25/2026 Electricity	Electricity - General	543006-53901	$41.14
						Check Total	*$41.14*
CHECK # 300256							
001	09/14/26	KUA - ACH	090326-7700	7/26 - 8/25/2026 Electricity	Electricity - General	543006-53901	$332.22
						Check Total	*$332.22*
CHECK # 300257							
001	09/14/26	KUA - ACH	090326-8280	7/26 - 8/25/2026 Electricity	Electricity - General	543006-53901	$68.54
						Check Total	*$68.54*
CHECK # 300258							
001	09/14/26	KUA - ACH	090326-9950	7/26 - 8/25/2026 Electricity	Electricity - General	543006-53901	$2,012.87
						Check Total	*$2,012.87*
CHECK # 300259							
001	09/14/26	KUA - ACH	090326-1450	7/26 - 8/25/2026 Electricity	Electricity - General	543006-53901	$12.39
						Check Total	*$12.39*
CHECK # 300260							
001	09/14/26	KUA - ACH	090326-1580	7/26 - 8/25/2026 Electricity	Electricity - General	543006-53901	$45.35
						Check Total	*$45.35*
CHECK # 300261							
001	09/14/26	KUA - ACH	090326-9970	7/26 - 8/25/2026 Electricity	Electricity - General	543006-53901	$34.15
						Check Total	*$34.15*
CHECK # 300262							
001	09/14/26	KUA - ACH	090326-7890	7/26 - 8/25/2026 Electricity	Electricity - General	543006-53901	$11.36
						Check Total	*$11.36*
CHECK # 300263							
001	09/09/26	KUA - ACH	090426-9380	ELECTRIC	Electricity - General	543006-53901	$47.49
						Check Total	*$47.49*
CHECK # 300264							
001	09/09/26	KUA - ACH	090426-9590	ELECTRIC	Electricity - General	543006-53901	$2,775.21
						Check Total	*$2,775.21*
CHECK # 300265							
001	09/08/26	TOHO WATER AUTHORITY - ACH	082126-8280	SVC PRD 07/22-08/21/26	Utility - Water & Sewer	543021-53901	$7.75
						Check Total	*$7.75*
CHECK # 300266							
001	09/08/26	TOHO WATER AUTHORITY - ACH	082126-9950	SVC PRD 07/22-08/21/26	Utility - Water & Sewer	543021-53901	$27.01
						Check Total	*$27.01*
CHECK # 300267							
001	09/08/26	TOHO WATER AUTHORITY - ACH	082126-4500	SVC PRD 07/22-08/21/26	Utility - Water & Sewer	543021-53901	$111.20
						Check Total	*$111.20*

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300268							
001	09/21/26	CENTURYLINK - ACH	090126-8906	SERVICES FROM 09/01/26-09/30/26	Communication - Telephone	541003-51301	$227.20
						Check Total	*$227.20*
CHECK # 300269							
001	09/09/26	CHARTER COMMUNICATIONS - ACH	2009180090926	SERVICE FROM 09/9/26-10/8/26	Communication - Telephone	541003-51301	$185.97
						Check Total	*$185.97*
CHECK # 300270							
001	09/14/26	CHARTER COMMUNICATIONS - ACH	1981488091426	SERVICE FROM 09/14/26-10/13/26	Communication - Telephone	541003-51301	$341.02
						Check Total	*$341.02*
CHECK # 300271							
001	09/28/26	CHARTER COMMUNICATIONS - ACH	2009172090826	SERVICE FROM 09/08/26-10/07/26	Communication - Telephone	541003-51301	$175.97
						Check Total	*$175.97*
CHECK # 300273							
001	09/30/26	KUA - ACH	092526-5180	8/17 - 9/16/2026 Electric	Electricity - General	543006-53901	$11.48
						Check Total	*$11.48*
CHECK # 300274							
001	09/30/26	KUA - ACH	092526-5400	8/17 - 9/16/2026 Electric	Electricity - General	543006-53901	$10.43
						Check Total	*$10.43*
CHECK # 300275							
001	09/30/26	KUA - ACH	092526-8320	8/17 - 9/16/2026 Electric	Electricity - General	543006-53901	$10.43
						Check Total	*$10.43*
						Fund Total	**$154,711.59**

Total Checks Paid	**$154,711.59**

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Brighton Lakes Community Development District

Financial Report

October 31, 2026

CLEAR PARTNERSHIPS



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BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

October 31, 2026

BRIGHTON LAKES
Community Development District

Governmental Funds

Balance Sheet
October 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	$ 320,825	$ -	$ -	$ -	$ 320,825
Due From Other Funds	-	1,606	1,961	1,306	4,873
Investments:					
Money Market Account	2,095,665	-	-	-	2,095,665
SBA Account	15,672	-	-	-	15,672
Reserve Fund	-	24,300	-	-	24,300
Revenue Fund	-	47,050	145,833	38,267	231,150
Prepaid Items	400	-	-	-	400
TOTAL ASSETS	**$ 2,432,562**	**$ 72,956**	**$ 147,794**	**$ 39,573**	**$ 2,692,885**
LIABILITIES					
Accounts Payable	$ -	$ -	$ -	$ -	$ -
Accrued Expenses	5,300	-	-	-	5,300
Due To Other Funds	4,873	-	-	-	4,873
TOTAL LIABILITIES	**10,173**	**-**	**-**	**-**	**10,173**
FUND BALANCES					
Nonspendable:					
Prepaid Items	400	-	-	-	400
Restricted for:					
Debt Service	-	72,956	147,794	39,573	260,323
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:	159,125	-	-	-	159,125
TOTAL FUND BALANCES	**$ 2,422,389**	**$ 72,956**	**$ 147,794**	**$ 39,573**	**$ 2,682,712**
TOTAL LIABILITIES & FUND BALANCES	**$ 2,432,562**	**$ 72,956**	**$ 147,794**	**$ 39,573**	**$ 2,692,885**

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	$ 6,250	$ 6,373	$ 123	8.50%
Interest - Tax Collector	1,800	600	-	(600)	0.00%
Special Assmnts- Tax Collector	1,311,038	-	-	-	0.00%
Special Assmnts- Discounts	(52,442)	-	-	-	0.00%
Gate Bar Code/Remotes	1,500	125	102	(23)	6.80%
Access Cards	100	-	-	-	0.00%
TOTAL REVENUES	**1,336,996**	**6,975**	**6,475**	**(500)**	**0.48%**
EXPENDITURES					
Administration					
P/R-Board of Supervisors	14,400	1,200	1,000	200	6.94%
FICA Taxes	1,102	92	-	92	0.00%
ProfServ-Arbitrage Rebate	600	-	-	-	0.00%
ProfServ-Engineering	25,000	2,083	-	2,083	0.00%
ProfServ-Legal Services	25,000	2,083	-	2,083	0.00%
ProfServ-Mgmt Consulting	62,564	5,214	5,214	-	8.33%
ProfServ-Property Appraiser	720	-	-	-	0.00%
ProfServ-Special Assessment	5,305	442	-	442	0.00%
ProfServ-Trustee Fees	11,500	-	-	-	0.00%
Auditing Services	3,800	-	-	-	0.00%
Website Compliance	2,000	167	-	167	0.00%
Communication - Telephone	15,500	1,292	1,396	(104)	9.01%
Postage and Freight	1,200	100	32	68	2.67%
Insurance - General Liability	29,709	-	4,192	(4,192)	14.11%
Printing and Binding	1,000	83	-	83	0.00%
Legal Advertising	2,500	208	-	208	0.00%
Miscellaneous Services	2,000	167	36	131	1.80%
Misc-Assessment Collection Cost	26,221	-	-	-	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	230,296	13,306	12,045	1,261	5.23%
Field					
ProfServ-Field Management	45,228	3,769	3,769	-	8.33%
ProfServ - Field Management Onsite Staff	65,767	5,481	5,481	-	8.33%
Contracts-Landscape	255,000	21,250	25,112	(3,862)	9.85%
Electricity - General	71,000	5,917	5,499	418	7.75%
Utility - Water & Sewer	7,000	583	141	442	2.01%
R&M-Common Area	60,000	5,000	195	4,805	0.33%
R&M-Irrigation	25,000	2,083	-	2,083	0.00%
R&M-Lake	51,000	4,250	4,055	195	7.95%
R&M-Trees and Trimming	10,000	-	2,096	(2,096)	20.96%
R&M-Bush Hogging	12,000	1,000	-	1,000	0.00%
Misc-Contingency	750	63	24	39	3.20%
Holiday Lighting & Decorations	5,000	-	-	-	0.00%
Total Field	607,745	49,396	46,372	3,024	7.63%

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
Gatehouse					
Contracts-Security Services	76,811	6,401	3,833	2,568	4.99%
R&M-Gate	10,000	833	443	390	4.43%
Total Gatehouse	86,811	7,234	4,276	2,958	4.93%
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	1,250	-	1,250	0.00%
R&M-Sidewalks	5,000	417	-	417	0.00%
R&M-Signage	4,000	333	-	333	0.00%
Total Road and Street Facilities	24,000	2,000	-	2,000	0.00%
Community Center					
Contracts-Security Services	66,000	5,500	2,553	2,947	3.87%
R&M-Clubhouse	10,000	833	208	625	2.08%
R&M-Pools	35,000	2,917	2,514	403	7.18%
Miscellaneous Services	3,500	292	-	292	0.00%
Capital Projects	10,545	-	-	-	0.00%
Total Community Center	125,045	9,542	5,275	4,267	4.22%
TOTAL EXPENDITURES	**1,336,997**	**81,478**	**67,968**	**13,510**	**5.08%**
Excess (deficiency) of revenues Over (under) expenditures	(1)	(74,503)	(61,493)	13,010	6149300.00%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(1)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**(1)**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ (1)	$ (74,503)	$ (61,493)	$ 13,010	6149300.00%
FUND BALANCE, BEGINNING (OCT 1, 2026)	**2,483,882**	**2,483,882**	**2,483,882**		
FUND BALANCE, ENDING	**$ 2,483,881**	**$ 2,409,379**	**$ 2,422,389**		

BRIGHTON LAKES
Community Development District

Debt Service Schedules

October 31, 2026

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	$ -	$ -	$ 204	$ 204	0.00%
Special Assmnts- Tax Collector	220,651	-	-	-	0.00%
Special Assmnts- Discounts	(8,826)	-	-	-	0.00%
TOTAL REVENUES	**211,825**	**-**	**204**	**204**	**0.10%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	4,413	-	-	-	0.00%
Total Administration	4,413	-	-	-	0.00%
Debt Service					
Principal Debt Retirement	179,000	-	-	-	0.00%
Interest Expense	31,070	-	-	-	0.00%
Total Debt Service	210,070	-	-	-	0.00%
TOTAL EXPENDITURES	**214,483**	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	(2,658)	-	204	204	-7.67%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(2,658)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**(2,658)**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ (2,658)	$ -	$ 204	$ 204	-7.67%
FUND BALANCE, BEGINNING (OCT 1, 2026)	**72,752**	**-**	**72,752**		
FUND BALANCE, ENDING	**$ 70,094**	**$ -**	**$ 72,956**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	$ -	$ -	$ 400	$ 400	0.00%
Special Assmnts- Tax Collector	269,315	-	-	-	0.00%
Special Assmnts- Discounts	(10,773)	-	-	-	0.00%
TOTAL REVENUES	**258,542**	**-**	**400**	**400**	**0.15%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	3,940	-	-	-	0.00%
Total Administration	3,940	-	-	-	0.00%
Debt Service					
Principal Debt Retirement	197,000	-	-	-	0.00%
Interest Expense	58,125	-	-	-	0.00%
Total Debt Service	255,125	-	-	-	0.00%
TOTAL EXPENDITURES	**259,065**	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	(523)	-	400	400	-76.48%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(523)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**(523)**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ (523)	$ -	$ 400	$ 400	-76.48%
FUND BALANCE, BEGINNING (OCT 1, 2026)	**147,394**	**-**	**147,394**		
FUND BALANCE, ENDING	**$ 146,871**	**$ -**	**$ 147,794**		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	$ -	$ -	$ 105	$ 105	0.00%
Special Assmnts- Tax Collector	179,405	-	-	-	0.00%
Special Assmnts- Discounts	(7,176)	-	-	-	0.00%
TOTAL REVENUES	**172,229**	**-**	**105**	**105**	**0.06%**
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	3,588	-	-	-	0.00%
Total Administration	3,588	-	-	-	0.00%
Debt Service					
Principal Debt Retirement	138,000	-	-	-	0.00%
Interest Expense	32,054	-	-	-	0.00%
Total Debt Service	170,054	-	-	-	0.00%
TOTAL EXPENDITURES	**173,642**	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	(1,413)	-	105	105	-7.43%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(1,413)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	**(1,413)**	**-**	**-**	**-**	**0.00%**
Net change in fund balance	$ (1,413)	$ -	$ 105	$ 105	-7.43%
FUND BALANCE, BEGINNING (OCT 1, 2026)	**39,468**	**-**	**39,468**		
FUND BALANCE, ENDING	**$ 38,055**	**$ -**	**$ 39,573**		

Notes to the Financial Statements

October 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

October 31, 2026

Financial Overview / Highlights

- ▶ Interest revenue from the Money Market is 8.5% and total revenue is .48% of adopted budget.
- ▶ General Fund expenditures are approximately 5.08% 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	$ -	0%	Assessments paid in full.
ProfServ-Trustee Fees	$ 11,500	$ -	0%	Trustee fees paid for 2017 series.
Auditing Services	$ 3,800	$ -	0%	FY26 Audit fees paid in full.
Website Compliance	$ 2,000	$ -	0%	Website compliance fees YTD.
Communication - Telephone	$ 15,500	$ 1,396	9%	Charter Communications & Century Link YTD fees.
Insurance - General Liability	$ 29,709	$ 4,192	14%	Florida Municipal Insurance Trust -1st. Install FY27.
Legal Advertising	$ 2,500	$ -	0%	Notices for workshops & public hearings.
Miscellaneous Services	$ 2,000	$ 36	2%	ADP fees, domain renewals & supplies.
Annual District Filing Fee	$ 175	$ 175	100%	Filing fees paid in full.
Field				
R&M-Common Area	$ 60,000	$ 195	0%	Backflow Testing
Misc.-Contingency	$ 750	$ 24	3%	Plant install by Guard House
Road and Street Facilities				
R&M-Sidewalks	$ 5,000	$ -	0%	Sidewalk grinding and replacement.
R&M-Signage	$ 4,000	$ -	0%	New aluminum & vinyl signs YTD.
Community Center				
Contracts-Security Services	$ 66,000	$ 2,553	4%	Monthly fee based on number of hours worked.
R&M-Pools	$ 35,000	$ 2,514	7%	Monthly pool maintenance and repairs
CapItal Projects	$ 10,545	$ -	0%	Future projects in FY27

BRIGHTON LAKES
Community Development District

Supporting Schedules

October 31, 2026

Cash and Investment Report

October 31, 2026

ACCOUNT NAME	BANK NAME	INVESTMENT TYPE	MATURITY	YIELD	BALANCE
Checking Account - Operating	BankUnited	Public Funds Checking	N/A	0.00%	$ 320,825
Money Market Account	BankUnited	MMA	N/A	3.62%	$ 2,095,665
Operating Account- Fund A	Florida Prime	Checking	N/A	3.85%	$ 15,672
				GF Subtotal	$ 2,432,162
DEBT SERVICE FUNDS					
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	3.75%	$ 24,300
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	3.75%	$ 47,050
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	3.54%	$ 145,833
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	3.54%	$ 38,267
				DS Subtotal	$ 255,450
				Total	**$ 2,687,612**

Bank Account Statement

Brighton Lakes CDD

Bank Account No.	9878		
Statement No.	10-26	**Statement Date**	10/31/2026

G/L Account No. 101003 Balance	320,825.09	**Statement Balance**	325,672.59
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	325,672.59
Subtotal	320,825.09	**Outstanding Checks**	-4,847.50
Negative Adjustments	0.00	**Ending Balance**	320,825.09
Ending G/L Balance	320,825.09		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
10/16/2026	Payment	100390	MAGNOSEC CORP	Inv: 2562			-2,553.00
10/16/2026	Payment	100392	CURTIS MCGEE BACKFLOW TESTING	Inv: 2026FL390			-195.00
10/22/2026	Payment	100394	HANSON, WALTER & ASSOCIATES	Inv: 5297347			-787.50
10/26/2026	Payment	100396	KUTAK ROCK LLP	Inv: 3831066			-1,312.00
Total Outstanding Checks							-4,847.50
Outstanding Deposits							
Total Outstanding Deposits							

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2026 to 10/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100384	10/07/26	INFRAMARK LLC	1170696	9/30/2026 Resurfacing court and others	Capital Projects	564104-57204	$47,000.00
001	100384	10/07/26	INFRAMARK LLC	1170696	9/30/2026 Resurfacing court and others	Misc-Contingency	549900-53901	$3,345.00
001	100385	10/07/26	TECHNI-POOLS	60100	October 2026 Monthly pool services	R&M-Pools	546074-57204	$2,264.00
001	100386	10/07/26	ENVERA SYSTEMS LLC	773969	November 2026 Gate system services	Contracts-Security Services	534037-53904	$3,833.25
001	100386	10/07/26	ENVERA SYSTEMS LLC	114171	9/30/2026 Gate system repairs, knox switch	R&M-Gate	546034-53904	$442.50
001	100387	10/07/26	SOLITUDE LAKE MGMT	PSI304344	October 2026 Monthly pond services	R&M-Lake	546042-53901	$4,054.50
001	100388	10/07/26	UNITED LAND SERVICES	227261	October 2026 Monthly landscaping services	Contracts-Landscape	534050-53901	$25,111.80
001	100389	10/16/26	TERMINIX PROCESSING CENTER	106350570	10/6/2026 Pest control	R&M-Clubhouse	546015-57204	$111.57
001	100389	10/16/26	TERMINIX PROCESSING CENTER	106358059	10/2026 Pest control	R&M-Clubhouse	546015-57204	$96.58
001	100390	10/16/26	MAGNOSEC CORP	2562	9/28 - 10/11/2026 Security services	Contracts-Security Services	534037-57204	$2,553.00
001	100391	10/16/26	UNITED LAND SERVICES	228549	9/30/2026 Plant install by kariba entrance	R&M-Trees and Trimming	546099-53901	$1,288.65
001	100391	10/16/26	UNITED LAND SERVICES	228554	9/30/2026 Plant install by guard house	R&M-Trees and Trimming	546099-53901	$807.72
001	100391	10/16/26	UNITED LAND SERVICES	228554	9/30/2026 Plant install by guard house	Misc-Contingency	549900-53901	$24.23
001	100392	10/16/26	CURTIS MCGEE BACKFLOW TESTING	2026FL390	10/8/2026 Backflow Testing	R&M-Common Area	546016-53901	$195.00
001	100393	10/22/26	INFRAMARK LLC	191595	OCT 26 MGMT FEES	ProfServ-Mgmt Consulting	531027-51201	$5,213.68
001	100393	10/22/26	INFRAMARK LLC	191595	OCT 26 MGMT FEES	ProfServ-Field Management	531016-53901	$3,769.03
001	100393	10/22/26	INFRAMARK LLC	191595	OCT 26 MGMT FEES	ProfServ - Field Management Onsite Staff	531106-53901	$5,480.54
001	100394	10/22/26	HANSON, WALTER & ASSOCIATES	5297347	SEPT 26 DISTRCT ENGINEERING SERVICES	ProfServ-Engineering	531013-51501	$787.50
001	100395	10/22/26	TECHNI-POOLS	60229	10/4/2026 Pool services, organic item in pool	R&M-Pools	546074-57204	$250.00
001	100396	10/26/26	KUTAK ROCK LLP	3831066	Sept 26 District Counsel Services	ProfServ-Legal Services	531023-51401	$1,312.00
001	100397	10/26/26	FEDEX	9-499-87717	10/13/2026 FedEx	Postage and Freight	541006-51301	$32.01
001	100398	10/26/26	INFRAMARK LLC	192015	Sept 26 Postage and lighting repair	Postage and Freight	541006-51301	$0.78
001	100398	10/26/26	INFRAMARK LLC	192015	Sept 26 Postage and lighting repair	Misc-Contingency	549900-53901	$120.75
001	1389	10/08/26	JUNIOR HANDYMAN AND ELECTRIC LLC	11175	9/19/2026 Pressure washing and repairs on monument	R&M-Common Area	546016-53901	$8,304.30
001	1390	10/15/26	FLORIDA MUNICIPAL INSURANCE TR	2627-0934-Q1-1	FY27 1ST QUARTER INSURANCE PAYMENT	Insurance - General Liability	545002-51301	$4,191.75
001	1391	10/15/26	FLORIDA COMMERCE	94024	FY2027 District Filing Fee	Annual District Filing Fee	554007-51301	$175.00
001	300272	10/01/26	CHARTER COMMUNICATIONS - ACH	2002334092126	9/21 - 10/20/2026 Internet	Communication - Telephone	541003-51301	$55.97
001	300276	10/13/26	CENTURYLINK - ACH	092226-2871	SERVICE FROM 09/22/26-10/21/26	Communication - Telephone	541003-51301	$407.62
001	300277	10/15/26	KUA - ACH	100226-1450	8/25 - 9/24/2026 Electric	Electricity - General	543006-53901	$12.26
001	300278	10/15/26	KUA - ACH	100226-1580	8/25 - 9/24/2026 Electric	Electricity - General	543006-53901	$19.27
001	300279	10/08/26	KUA - ACH	100226-7890	8/25 - 9/24/2026 Electric	Electricity - General	543006-53901	$11.36
001	300280	10/08/26	KUA - ACH	100226-1110	8/25 - 9/24/2026 Electric	Electricity - General	543006-53901	$42.41
001	300281	10/08/26	KUA - ACH	100226-9950	8/25 - 9/24/2026 Electric	Electricity - General	543006-53901	$1,948.58
001	300282	10/15/26	KUA - ACH	100526-9380	8/25 - 9/24/2026 Electric	Electricity - General	543006-53901	$47.49
001	300283	10/15/26	KUA - ACH	100226-0220	8/25 - 9/24/2026 Electric	Electricity - General	543006-53901	$201.78
001	300284	10/15/26	KUA - ACH	100226-2780	8/25 - 9/24/2026 Electric	Electricity - General	543006-53901	$35.55
001	300285	10/15/26	KUA - ACH	100226-7700	8/25 - 9/24/2026 Electric	Electricity - General	543006-53901	$300.39
001	300286	10/15/26	KUA - ACH	100226-8280	8/25 - 9/24/2026 Electric	Electricity - General	543006-53901	$65.48
001	300287	10/15/26	KUA - ACH	100226-9970	8/25 - 9/24/2026 Electric	Electricity - General	543006-53901	$39.36
001	300288	10/15/26	TOHO WATER AUTHORITY - ACH	092126-4500	8/21 - 9/21/2026 Water	Utility - Water & Sewer	543021-53901	$106.72
001	300289	10/15/26	TOHO WATER AUTHORITY - ACH	092326-8280	8/21 - 9/23/2026 Water	Utility - Water & Sewer	543021-53901	$7.75
001	300290	10/15/26	TOHO WATER AUTHORITY - ACH	092326-9950	8/21 - 9/23/2026 Water	Utility - Water & Sewer	543021-53901	$27.01
001	300291	10/15/26	CENTURYLINK - ACH	100126-8906	SERVICE FROM 10/01/26-10/31/26	Communication - Telephone	541003-51301	$228.44
001	300292	10/23/26	KUA - ACH	100526-9590	ACCT#9590 Electric Outdoor Lighting	Electricity - General	543006-53901	$2,775.21
001	300293	10/08/26	CHARTER COMMUNICATIONS - ACH	2009172100826	Internet Srvc From 10/08 - 11/07/26	Communication - Telephone	541003-51301	$176.28
001	300294	10/09/26	CHARTER COMMUNICATIONS - ACH	2009180100926	Internet Srvc From 10/09 - 11/08/26	Communication - Telephone	541003-51301	$186.28
							Fund Total	**$127,460.35**

Total Checks Paid	**$127,460.35**

Work Order	01048571	Account	Brighton Lakes CDD
Actual Start	10/12/2026 8:00 AM	Contact	Michael Perez
		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Appointment Information

Specialist Comments to Customer	Inspected ponds. Treated for grasses and weeds. No algae found. Thanks, Edwin.	Name	Edwin Trujillo
		Specialist State License Number	

Assets Serviced

Work Order Line Item

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

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
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	Specialist Comments
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	

Asset Name	Product Work Type Name	Specialist Comments
pond 8	LAKE WEED CONTROL	
pond 8	MONITORING	
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

Work Order	01056483	Account	Brighton Lakes CDD
Actual Start	10/21/2026 7:41 AM	Contact	Michael Perez
		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Appointment Information

Specialist Comments to Customer	For today's visit I inspected all ponds. No weeds or grasses were treated, all spraying for grasses in the past was successful. I treated for algae and weeds in all ponds 1-9. Time of arrival was about 8:40am, time of departure was around 12:15pm. I used SeClear 7.5 gallons with Cidekick and Tribune mixture on the front ponds 1-4. Then I used Cutrine 7.5 gallons with Cidekick and Tribune mixture towards the backend of the neighborhood ponds 5-9. Pond 9 needs heavy continuous treating for algae, weeds and grasses. Other than that all other ponds look good. Thanks, Edwin.	Name	Edwin Trujillo
		Specialist State License Number	

Assets Serviced

Work Order Line Item

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

Asset Name	Status	Product Work Type Name
pond 1	Inspected	

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
pond 1	ALGAE CONTROL	
pond 1	LAKE WEED CONTROL	
pond 1	MONITORING	
pond 1	SHORELINE WEED CONTROL	
pond 2	ALGAE CONTROL	
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	

Asset Name	Product Work Type Name	Specialist Comments
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	
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)	

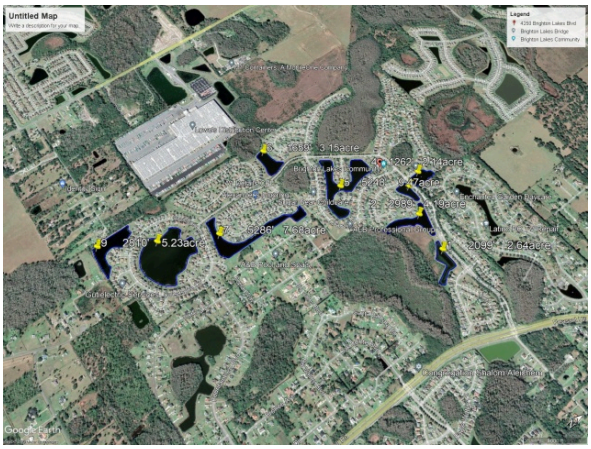
Asset Name	Product Work Type Name	Specialist Comments
pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)	
pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)	

Service Photos





SOLITUDE
LAKE MANAGEMENT



SOLITUDE LAKE MANAGEMENT

Work Order	01043137	Account	Brighton Lakes CDD
Actual Start	10/29/2026 10:15 AM	Contact	Michael Perez
		Address	4250 Brighton Lakes Blvd Kissimmee, FL 34746 United States

Appointment Information

Specialist Comments to Customer	Hello. We completed inspection / maintenance of the fountains today. West - All electrical in spec., cleaned screen. Both fountain and lighting timers failed. East - All electrical in spec., screen clear. We'll prepare quote for timer replacements. Have a great day.	Name	DUANE FLECK
		Specialist State License Number	

Assets Serviced

Work Order Line Item

Asset Name	Status	Product Work Type Name
Brighton Lak LakeFtn Fountain 1 Site #1	Inspected	
Brighton Lak LakeFtn Fountain 2 Site #2	Inspected	

Service Parameters Applied

Work Order Line Item

Asset Name	Product Work Type Name	Specialist Comments
Brighton Lak LakeFtn Fountain 1 Site #1	CHECK POWER CABLE	
Brighton Lak LakeFtn Fountain 1 Site #1	FOUNTAIN FUNCTIONALITY	
Brighton Lak LakeFtn Fountain 1 Site #1	LIGHTING INSPECTION (IF APPLICABLE)	
Brighton Lak LakeFtn Fountain 1 Site #1	PANEL COMPONENT CHECK	

Asset Name	Product Work Type Name	Specialist Comments
Brighton Lak LakeFtn Fountain 2 Site #2	CHECK POWER CABLE	
Brighton Lak LakeFtn Fountain 2 Site #2	FOUNTAIN FUNCTIONALITY	
Brighton Lak LakeFtn Fountain 2 Site #2	LIGHTING INSPECTION (IF APPLICABLE)	
Brighton Lak LakeFtn Fountain 2 Site #2	PANEL COMPONENT CHECK	

Service Photos

UNITED Land Services

Proposal #258220

Date: 10/28/2026

PO #

Jorge Ramirez

BILL TO

Inframark

Property:

Brighton Lakes CDD
4250 Brighton Lakes
Orlando, FL 34746

CRAPE MYRTLE REPLACEMENT ON BLVD -WHERE CAR DAMAGE CRAPE

** 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 $1,620.96

Items	Quantity	Unit	Price/Unit	Price
Site Prep				
Demo / Debris Removal / Site Prep	2.00	Hr	$78.39	$156.78
Irrigation Repair Allowance	2.00	Hr	$87.81	$175.62
Crape Myrtle Tuscarora 30 Gal - ORM	1.00	ea	$750.00	$750.00
stump grinding	1.00	Hr	$225.00	$225.00
Labor - Midtown Enhancements	4.00	Hr	$78.39	$313.56

Sale	$1,620.96
Sales Tax	$0.00
Total	**$1,620.96**

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 _____	**By** _____
Jorge Ramirez	
Date 10/28/2026	**Date** _____
	Brighton Lakes CDD



Brighton Lakes CDD October 2026 Field Inspection

Thursday, October 22, 2026

Prepared For Board of Supervisors

47 Items Identified

Justin Fisher

Inframark

Upcoming Projects

Sidewalk Audit:
Scheduled for week of 10/26/2026.

Asphalt Proposal:
Will be submitted before the next CDD meeting.

Holiday Lighting:
Inframark has scheduled this for 11/12-11/13/2026. Dedicating 5-6 people to be directed by Supervisor Singh.

Bollard Placement for Kiosks:
Envera has submitted a proposal for CDD review.

Channel Drain Repairs:
Techni-Pools has discovered that the drain caps will no longer snap into place. They have suggested either replacing the entire system or attempting to glue the caps down.

Power Washing Audit:
There was some miscommunication when it came to areas of CDD sidewalk that were quoted. Additional discussion regarding future service and or credits are needed.

Turf Replacement:
Blade Runners will provide proposals to replace areas along BLB where turf is struggling or nonexistent.



Item 1 - Replace Bulb

Assigned To: Inframark Maintenance

There is a bulb out along BLB on the bridge. This was reported to Inframark maintenance and it will be replaced.

Item 2 - Pressure Washing Audit

Assigned To: Inframark Maintenance

There was some miscommunication when it came to areas of CDD sidewalk that were quoted. Additional discussion regarding future service and or credits are needed.









Item 3 - Pruning

Assigned To: Blade Runners

Prune out the dead plant material in the Juniper along Brighton Lakes Blvd.









Item 4 - REPEAT ... Remove/Replace

Assigned To: Blade Runners

Remove and replace this dead Juniper unit.



Item 5 - REPEAT ... Plant Replacements

Assigned To: Blade Runners

Additional Viburnum units will be added in this area.



Item 6 - Proposal for Turf Replacement

Assigned To: Blade Runners

Blade Runners to provide a proposal to replace the turf in the exit ROW from Pleasant Hill to Volta Circle. The area is saturated with Virginia Creeper Weed.

Item 7 - Vehicle Damage to Landscaping

Assigned To: Board Updates

The turf and annuals were damaged when a vehicle ran into the median. The turf damage is minimal and the annuals will be replaced during the holiday rotation.







Item 8 - Replace 2 Light Fixtures

Assigned To: Inframark Maintenance

Inframark Electrician is unable to source/fix the original decorative mount that broke. An estimate to replace both lights on this side of the monument will be presented.



Item 9 - Irrigation Box Open

Assigned To: Blade Runners

The lid for this valve box is missing and must be replaced. Pleasant Hill Rd



Item 10 - Warranty Work at Monuments

Assigned To: Inframark Maintenance

After further inspection there are some areas that were missed during the restoration of the coping at the main monuments. Inframark Maintenance has been notified and they will come out to reinspect/repair these areas. The coping is designed with a distressed look, but there are a few spots to be addressed.

Item 11 - Irrigation Lightning Strike

Assigned To: Blade Runners

The irrigation system took a lightning strike near Star Grass Circle and BLB. Blade Runners is aware of the issue.







Item 12 - Irrigation Repair

Assigned To: Blade Runners

Lateral line repair along Pleasant Hill has not been addressed. This area has been saturated for the last few weeks.

Item 13 - Sucker Growth/Crepe Runners

Assigned To: Blade Runners

Property-wide, continue to clear the sucker growth from the Crepe Myrtle, Live Oaks and Magnolias.









Item 14 - Palm Pruning

Assigned To: Blade Runners

Prune out down and brown fronds during routine maintenance.

Item 15 - Replace The Flag

Assigned To: Inframark Maintenance

Item Completed: Yes

Flag was replaced on the same day as the field inspection.





Item 16 - Proposal for Palm Removal

Assigned To: Blade Runners

Blade Runners to provide a proposal to flush cut the Washingtonia Palms behind the monuments. There is no way to safely prune these trees. Inframark will reach out to Advanced Tree Pros for a second opinion.

Update: Advanced Tree Pros has submitted a proposal to trim 7 Washingtonians.







Item 17 - Replacement of Light Fixture

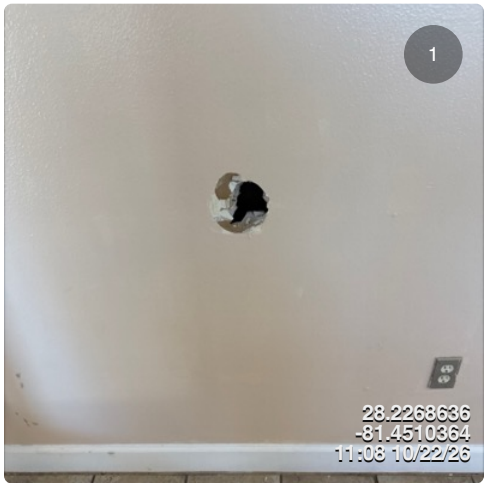
Assigned To: Inframark Maintenance

Inframark Maintenance will go ahead and replace this fixture.

Item 18 - Drywall Patch

Assigned To: Inframark Maintenance

A drywall patch was performed and a door stop was installed at the amenity center. This project will be completed once the patch dries and it can be painted.





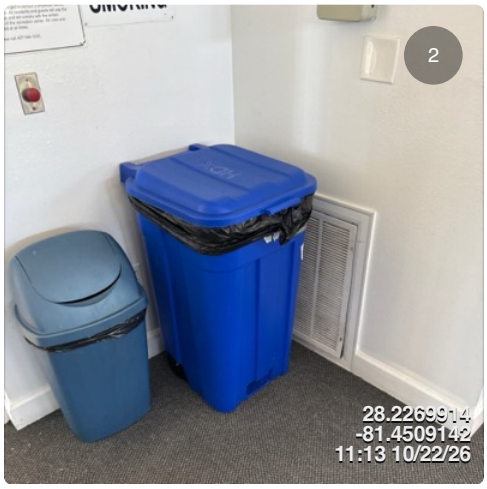
Item 19 - Recycle Bins

Assigned To: Board Updates

Item Completed: Yes

Recycle bins were purchased and placed at the amenity center and in the gym at the request of the board.





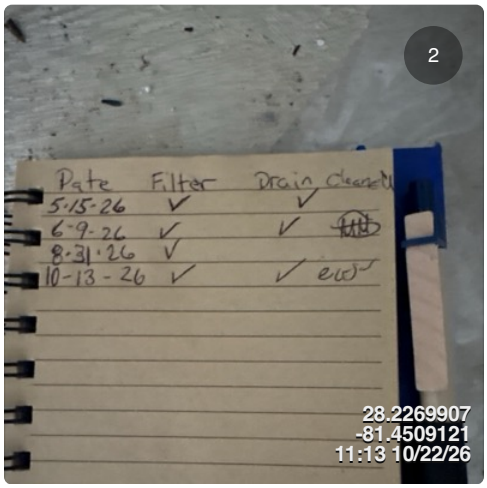
Item 20 - A/C Maintenance

Assigned To: Inframark Maintenance

Item Completed: Yes

A/C filters were changed and the lines were vacuumed out.





Item 21 - Flaking Paint

Assigned To: Inframark Maintenance

The paint on the picnic tables is flaking off at the tennis courts.





Item 22 - Water Pooling on Tennis Courts

Assigned To: Inframark Maintenance

Inframark to provide a proposal to remedy this situation. Possibly adding French drains outside the court.



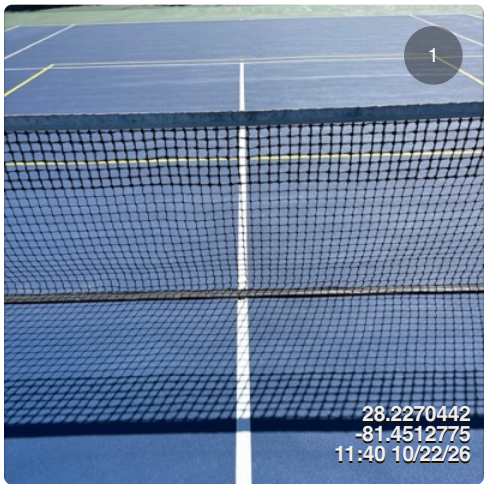


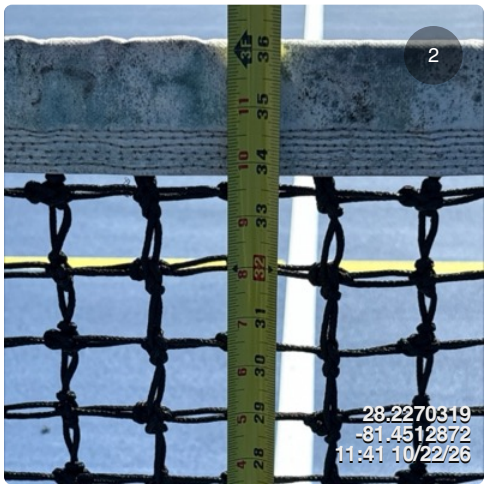
Item 23 - Resident Complaint

Assigned To: Board Updates

Item Completed: Yes

There were resident complaints that the tennis court nets were sagging/too low. The nets measure 36” from the court to the top of the net. From my research this is regulation height.





Item 24 - Painting the Horseshoe Pits

Assigned To: Inframark Maintenance

The wood at the horseshoe pits is in need of paint.







Item 25 - Fertilization

Assigned To: Board Updates

Item Completed: Yes

Fertilization of the entire property was completed on 10/22/2026.

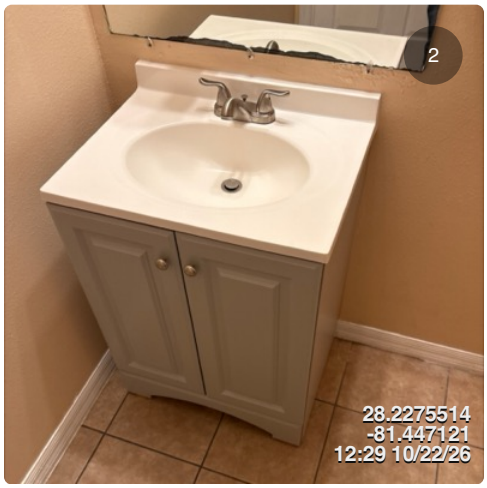
Item 26 - Janitorial

Assigned To: Inframark Maintenance

Item Completed: Yes

Enid completed the cleaning of the bathroom at the Guardshack. Hand-soap, toilet paper, paper towel and toilet brush/plunger were stocked.





Item 27 - Suction Line

Assigned To: Board Updates

Item Completed: Yes

Pond 1 suction line and pump are up and running. We've switched from TOHO back to the lake pump.





Item 28 - Trip Hazards

Assigned To: Board Updates

Item Completed: Yes

Multiple trip hazards along BLB were marked with spray paint. Inframark is in the process of completing the sidewalk audit.







Item 29 - Missing Street Sign

Assigned To: Inframark Maintenance

This sign will be replaced under warranty if it is one that was recently replaced during the sign project.



Item 30 - Biel Ct. Fence

Assigned To: Board Updates

The fence was recently repaired, presumably by the neighboring HOA. Blade Runners has scheduled the Boganville install for the last week of October.

Item 31 - Plant Separation

Assigned To: Board Updates

Item Completed: Yes

Blade Runners completed the pruning of the Viburnum, effectively separating it from the Oleander.

Location:

Patrician and BLB





Item 32 - Resident Complaint

Assigned To: Blade Runners

Easement maintenance: I was stopped by a resident and asked to take a look at the easement behind their house. It looks as if it had been skipped the last few weeks due to saturation. Juan informed me that the will address this next week.

Location:

2708 Patrician Circle







Item 33 - Turf Damage

Assigned To: Blade Runners

There is turf damage in the entrance ROW @ Patrician Circle.



Item 34 - Gate Repair

Assigned To: Inframark Maintenance

Item Completed: Yes

Installed lock washer so the gate no longer rattles when slamming shut.

Item 35 - Proposal to Install Bollards

Assigned To: Envera

Envera has submitted a proposal to install 2 traffic delineators at Kariba Ct. and install 3 cement bollards at the kiosks at Volta, Kariba and the Guardshack.



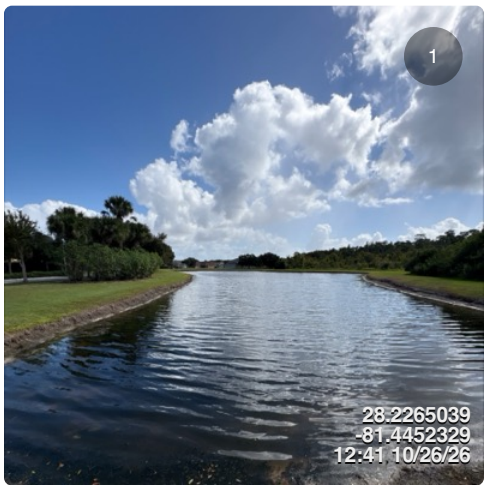


Item 36 - Minimal Algae/Trash

N/A

Assigned To: Solitude Lake Management

Pond 1







Item 37 - Minimal Algae

N/A

Pond 2

Item 38 - Significant Algae

High

Assigned To: Solitude Lake Management

Pond 3







Item 39 - Moderate Debris

Medium

Assigned To: Solitude Lake Management

Pond 4

Item 40 - Minimal Algae/Some Trash

Low

Assigned To: Solitude Lake Management

Pond 5









Item 41 - Wildlife Signs

Assigned To: Board Updates

Additional Wildlife signs will be ordered.

Item 42 - Minimal Algae/Some Trash

Low

Assigned To: Solitude Lake Management

Pond 6







Item 43 - Minimal Algae

N/A

Assigned To: Solitude Lake Management

Pond 8

Bulrush looks as if it has been trimmed in areas of this pond.



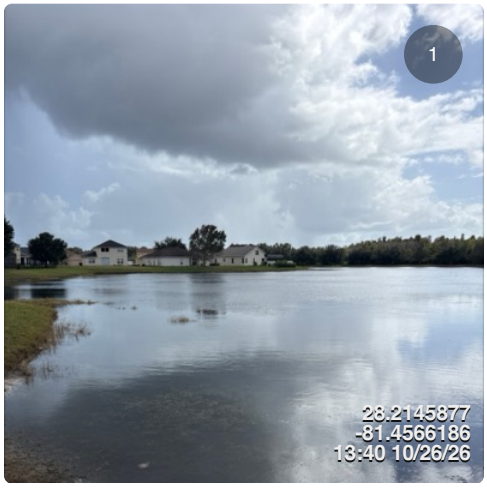


Item 44 - Moderate Hydrilla

Medium

Assigned To: Solitude Lake Management

Pond 9







Item 45 - Trespassing

Assigned To: Board Updates

Even though we installed this cattle gate, unwanted guests from the adjacent neighborhood still walk their e-bikes and motorcycles around the fence. Denny has suggested we install a post in the pond and run cables to the post to block the route.



Item 46 - Dispose of Debris

Assigned To: Inframark Maintenance

Pick up and dispose of 2 water softeners left by CDD property.



Item 47 - Tree Struck By Vehicle

Assigned To: Board Updates

Tree struck be vehicle near the amenity center along Brighton Lakes Blvd. Blade Runners will flush cut the stump and dispose of the debris.

Proposal #28550

Created: 10/23/2026
From: Chris Rauscher

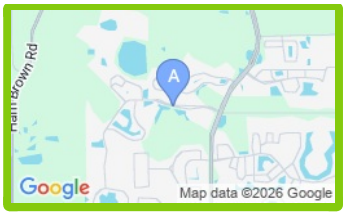
P.O. Box 560218
Orlando, Florida 32856
(407) 960-4893
AdvanceTreePros.com
CustomerCare@AdvanceTreePros.com

Proposal For

Brighton Lakes HOA
c/o Inframark

Location

Brighton Lakes Blvd
FL 34746



Customer Contact

mobile: (407) 569-7777
jfisher@inframark.com

Brighton Lakes Blvd 34746

Terms

Due on receipt

ITEM DESCRIPTION	QUANTITY	AMOUNT
A) Palm pruning "10 & 2" Washingtonia Removal of fronds to achieve 10 & 2 clock position, removal of emerging seed pods and lower 2 rows of loose boots. Haul away debris.	7	$ 1,250.00

All work will be completed in accordance with these plans unless subsequent changes are agreed upon in writing. Balances not paid by the due date are subject to late fees.

TOTAL $ 1,250.00

Signature

x Date:

Please sign here to accept the terms and conditions

Sales Reps

Chris Rauscher
Office: (407) 960-4893
Mobile: (407) 202-5742
chris@advancetreepros.com

Photos

We appreciate your consideration to perform your tree service!

P.O. Box 560218
Orlando, Florida 32856
(407) 960-4893
AdvanceTreePros.com
CustomerCare@AdvanceTreePros.com

Proposal #28550
Created: 10/23/2026
From: Chris Rauscher

A) Palm pruning "10 & 2"



A) Palm pruning "10 & 2"



We appreciate your consideration to perform your tree service!

TERMS OF AGREEMENT

Property & Structural Damage – Advance Tree Pros has their own repair service for any damage caused by the company. We will not use outside contractors to do the repair due to previous price gouging and unfair business tactics. If Advance Tree Pros cannot repair the damage, we have the right to select a third-party contractor for the repair. We are insured, but because of rate increases, we have the right to repair it at our cost. If property damage occurs Advance Tree Pros will make every effort to return the damaged item to the condition that it was prior to the incident. Due to weathering, fading, age, and general wear and tear Advance Tree Pros cannot guarantee that the replaced item will match exactly to the damaged item.

Concrete Driveways – Advance Tree Pros will not be responsible for any damage as far as cracks on driveways. Most driveways are already cracked from other reasons. We will try and be as careful as possible.

Sodding – Advance Tree Pros will not be responsible for ruts or potholes due to use of heavy equipment on lawns when it is necessary to pick up wood or gain access to a job. It is the homeowner's responsibility to repair any sod damage.

Irrigation – Advance Tree Pros will not be responsible for any irrigation lines, sprinkler heads or anything else buried underground that is not marked. Heavy equipment is sometimes required on the property and it is the responsibility of the customer for possible repairs.

Electrical Lines (various) – If lines are not marked, Advance Tree Pros will not be responsible for any damage such as cut or crushed lines. Please have all lines (gas line, water, telephone, cable, fiber optics buried) marked prior to date of job. It is the client's responsibility to get all lines marked. You can call Sunshine 811 at 1-800-432-4770 and they will locate most lines.

Miscellaneous Items – Advance Tree Pros will not be responsible for any items or plants left in working area on day of job. Please have everything moved / relocated before work is started.

Stumps & Payment – Advance Tree Pros will not grind stumps until payment is made, unless prearranged by salesman. All payments are due upon completion of the job other than stumps. Any payment not paid within three days after job is completed will be assessed interest and late charges. All credit card payments will incur an additional 3% service fee that is imposed by our credit card merchant.

Septic & Drain Field – Advance Tree Pros will not be responsible for any unmarked septic tanks or drain fields during time of work. Please have all areas marked prior to scheduled date of work.

Oil Dropping – Advance Tree Pros will not be responsible for any oil stains on driveways or sidewalks. We have new equipment, but sometimes there may be drops of oil while working on job sites. We do our best to avoid any and all droppings of oil.

Heavy Equipment – Advance Tree Pros will not be responsible for any damaged and/or cracked concrete areas or for any ruts / lawn damage due to use of heavy equipment defined as; cranes, bobcats, large trucks and /or chippers.

Mulch Delivery - Client must pre-pay for mulch delivery no later than 48 hours prior to scheduled date. If payment is not received, Advance Tree Pros will not deliver mulch. Each load includes 115 yards of single grinded mulch.

Cancellation of Jobs – All cancelled jobs must be cancelled with certified letter three days prior to scheduled date. Please send it to the following address: *P.O. Box 560218, Orlando, Florida 32856.* Any job that cancels without a certified letter will be charged a $100.00 Cancellation Fee. If at any time an invoice or account, in whole or in part is not paid by the terms and conditions set forth, a service charge of 1.5% per month (annual rate 18%) will be applied to the outstanding principal amount on the invoice. Failure to make payment within terms set forth will subject the account or customer to credit and/or service restrictions. If invoice or account is not paid in full, or satisfactory, and legal recourse is required, customer agrees to pay all cost and expenses of collection, including actual attorney fees, and shall also pay cost, expenses, and attorney fees (shall also pay cost, expenses and attorney fees incurred on appeal). Customer further agrees that, if the amount outstanding is under $5,000.00 the attorney fees will be at 30% of the outstanding balance. If the outstanding balance exceeds $5,000.00 the fee will be determined on an "actual fee basis". Customer herby waives all rights and privileges and rights which they may have under Chapter 47, Florida Statutes, relating to venue, as it now exists or may hereafter be amended, and further agrees that any legal action brought on this invoice may be brought in the appropriate court in Orange County, Florida. Customer agrees to send Advance Tree Pros written notice of any changes to addresses, phone numbers or changes to form of ownership of the customer's residence or business within five days of such charges.

The signature of this agreement guarantees payment individually of all present and future indebtedness incurred in relation to this agreement. Signer agrees to be personally responsible for payment and agrees total of the before mentioned terms and conditions. This guarantee is absolute and continuing, and shall remain in full force and effect – and the obligation of the individual guarantor shall continue to benefit the creditor, its successors, heirs and assigns – until written further notice of termination is received by creditor at its then current address, and shall terminate only as to any individual guarantor giving notice, and only as to any indebtedness incurred after the date such written notice is received.

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

RECIPIENT:

Justin Fisher
4250 Brighton Lakes Boulevard
Kissimmee, Florida 34746

Estimate #633

Sent on	Oct 15, 2026
Total	**$875.00**

Product/Service	Description	Qty.	Unit Price	Total
Labor and Material	French Drain Installation Provide all labor, materials, and equipment necessary to install one French drain at the pool area. The new drain will be connected to the existing pool channel drain to capture excess water and divert it away from the pool deck. Scope includes: Install one French drain at the designated pool deck location. Connect the French drain to the existing pool channel drain. Install necessary drainage pipe and fittings to redirect water away from the pool deck. Grade and position the drainage system to promote proper water flow. Backfill and restore disturbed areas upon completion. Remove and dispose of debris generated from the installation. Price includes mobilization, labor, materials, equipment, installation, and cleanup.	1	$875.00	$875.00

Total **$875.00**

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:** _____

Maintenance Solutions

INFRAMARK
Maintenance Solutions

ASPHALT TRAIL REPAIR

10,239 SF

BRIGHTON LAKES CDD

4250 Brighton Lakes Blvd, Kissimmee, FL 34746

Proposal dated October 21, 2026

CLEAR PARTNERSHIPS



Project overview and scope

Client: Brighton Lakes CDD
Site: 4250 Brighton Lakes Blvd, Kissimmee, FL 34746
Prepared by: Raúl Pabón | Inframark Maintenance Solutions | 689-272-7723
Proposal date: October 21, 2026 | **Valid through:** November 20, 2026

Inframark proposes to coordinate and deliver asphalt trail repairs over approximately **10,239 square feet** within the designated repair areas. The work includes labor, materials, equipment, project coordination and the activities below for a **lump sum price of $124,321.76**.

01 Mobilization and pedestrian safety

Mobilize personnel, paving equipment and materials. Establish barriers, work zones and pedestrian controls; coordinate trail closures, equipment access and staging with the CDD representative. Active work areas must remain closed to public access.

02 Saw cutting and removal

Mark approved repair limits in the field and saw cut existing asphalt as required, remove failed asphalt and legally dispose of construction debris. Remove accessible roots directly interfering with the designated repairs, subject to prior written approval of root cutting and any required tree protection direction.

03 Subgrade preparation and paving

Prepare and compact the exposed existing subgrade under the stable base assumption. Install SP-9.5 hot mix asphalt to match approved existing trail grades and transitions. **Compacted paving thickness must be agreed in writing before procurement or work release.** Additional base reconstruction is excluded.

04 Compaction and closeout

Mechanically compact the asphalt, finish adjoining edges, remove construction debris and complete a joint walk through. Provide completion photographs, identify punch list items and document substantial completion and reopening instructions.

Quantity and site assumptions

Quantity and repair limits

The proposed scope includes an estimated total of **10,239 square feet (SF)** of asphalt repairs across 62 identified locations within Brighton Lakes CDD. The accompanying maps identify the proposed repair locations.

Before mobilization, Inframark and the CDD representative will verify final repair boundaries and field conditions and document the approved limits. Any work outside the approved scope requires prior written authorization. Scope adjustments require a written change order before execution.

Base condition and technical assumptions

Existing base and subgrade are assumed stable, adequately compacted and suitable for resurfacing after normal preparation. No structural pavement design, geotechnical evaluation or drainage redesign is included. Existing grades will be matched; correction of preexisting ponding or drainage deficiencies is excluded.

SP-9.5 mix will be placed using standard paving practices and applicable requirements. The compacted thickness, transitions and repair boundaries must be documented before work begins. If the approved thickness or conditions differ from the pricing basis, price and time must be agreed before release.

Access and owner responsibilities

Pricing assumes one coordinated mobilization, normal weekday daytime work, reasonable equipment access, available staging and continuous production in coordinated sections. The CDD will designate an authorized representative, notify residents, arrange access and keep pedestrians, vehicles and other obstructions outside closed areas.

The CDD will identify private utilities, irrigation and concealed features not identified by public utility marking. Inframark will coordinate required public utility notification and use reasonable care. Discovery of unknown utilities or unsafe conditions may require suspension and a written scope adjustment.

Roots and existing property

Root cutting is limited to accessible roots directly interfering with approved repairs. Extensive roots, tree removal and arborist evaluation are excluded. Obtain written CDD approval and any required specialist direction before cutting roots. No guarantee is made against future root growth or recurrence of root related distress.

Exclusions and change management

Excluded work and services

1. Main roadway work, repairs outside approved trail limits, additional locations or quantities, and remobilization or owner directed phased work beyond the coordinated plan.

2. Extensive root removal, tree removal or replacement, arborist services, landscaping restoration, sod replacement, concrete work, sealcoating and striping unless added by written change order.

3. Base or subgrade reconstruction, unsuitable soils, excavation beyond normal preparation, drainage correction, dewatering, structural pavement repair and correction of concealed defects.

4. Hazardous or contaminated materials, environmental testing, abatement and regulated disposal beyond ordinary asphalt construction debris.

5. Permit fees, bonds, engineering, surveying, geotechnical services, independent testing, extraordinary traffic control measures, police details, night work and weekend premiums.

6. Adjustment, replacement or repair of utilities, irrigation, drainage structures, curbs, sidewalks, signs and site furnishings, except damage directly caused by Inframark to the extent of its responsibility under applicable law.

Permits and required approvals

Permit, bonding, testing, engineering and inspection requirements must be determined before work release. If required, these items must be assigned and priced in writing before affected work begins. Exclusion from this price does not authorize construction without required permits or approvals.

Written changes and concealed conditions

Only the authorized CDD representative may approve changes. Added or deleted scope, quantity adjustments, unforeseen conditions, restricted access and additional mobilizations require a written change order stating scope, price and schedule effects. Oral directions do not authorize extra work.

Upon discovering unsuitable base, unknown utilities, extensive roots or other concealed conditions, Inframark will document the condition, notify the CDD and pause affected work pending written direction. Emergency protective measures may be taken to secure an immediate hazard, with prompt notice and documentation.

Delay and suspension

Weather, asphalt plant availability, utility conflicts, restricted access and other events beyond reasonable control may extend the schedule. Documented added costs require written agreement. Suspension for nonpayment is subject to applicable law, contractual notice and a reasonable opportunity to cure.

Schedule warranty and risk allocation

Construction schedule

Estimated construction duration is **7 to 10 working days** after written Notice to Proceed, required approvals, agreed payment arrangements, material confirmation and coordinated site access. This is an estimate, not a guaranteed completion date. The start date will be confirmed in writing after these prerequisites are met.

Weather, plant availability and unforeseen conditions may affect production. Inframark will coordinate reasonable pedestrian routing and access where practical. The CDD must observe closures and Inframark instructions for cooling, curing and reopening; early use or unauthorized vehicle loading may damage the surface.

One year workmanship warranty

Inframark provides a **one year workmanship warranty** beginning at substantial completion. Available manufacturer material warranties will be passed through to the CDD to the extent transferable. No broader express warranty is offered by this proposal.

Coverage is limited to documented defects directly attributable to installation workmanship. The CDD must notify Inframark in writing during the warranty period, describe the location and defect, provide available photographs and allow reasonable access for inspection and corrective work. Inframark will correct covered defects within a reasonable period, subject to weather and material availability.

Warranty exclusions

Normal wear, oxidation, minor cosmetic variation, reflective cracking, settlement, root intrusion, inadequate drainage, unstable base or subgrade, utility movement, chemical damage, abuse, overloading, third party alterations, acts of God and conditions outside Inframark's control are excluded. Recurring damage from excluded underlying conditions is not a workmanship defect. This warranty does not guarantee elimination of existing drainage or structural deficiencies.

Responsibility and applicable requirements

Inframark remains responsible for its work and damage to the extent caused by its negligence or breach under applicable law. Preexisting conditions and damage caused by others are excluded from the repair price. Nothing here requires a party to assume another party's negligence or waives rights or protections that cannot lawfully be waived.

Required licenses, insurance documentation, public entity contract requirements and authority to execute must be confirmed before work release. Any required insurance endorsements or bond obligations must be resolved in the executed agreement.

Price payment and acceptance

DESCRIPTION	CONTRACT PRICE
Complete asphalt trail repair scope, approximately 10,239 SF; one coordinated mobilization	$124,321.76
TOTAL PROPOSAL	$124,321.76

Lump sum price includes all stated activities. No separate tax is added; tax treatment and any exemption documentation must be verified before execution.

Proposed payment milestones

MILESTONE	PERCENT	AMOUNT
Execution, mobilization and scheduling	50%	$62,160.88
Final completion, inspection and closeout	50%	$62,160.88

Mobilization payment is proposed before scheduling and procurement, subject to CDD authorization and lawful payment procedures. If not authorized, agree on an alternative before work release. Invoice approval, payment and retainage must comply with applicable Florida public entity requirements.

Validity and agreement documents

This proposal is valid for **30 days from October 21, 2026, through November 20, 2026**, subject to confirmation of crew and material availability and the stated scope. After that date, price and schedule require written reconfirmation before acceptance. Once executed, price changes require an authorized written change order.

This proposal, its two exhibits, written clarifications and signed changes define the scope. No undisclosed terms are incorporated. Existing CDD/Inframark and later executed project agreements control conflicts, subject to mandatory law. Authorized CDD approval and Inframark countersignature are required before work release.

Acceptance

The undersigned approve the stated scope and contract price, subject to written confirmation of final repair limits, compacted paving thickness, required permits and payment arrangements before construction.

BRIGHTON LAKES CDD	INFRAMARK
Authorized signature: _____	Authorized signature: _____
Printed name/title: _____	Printed name/title: _____
Date: _____	Date: _____

Exhibit 1 Repair location map

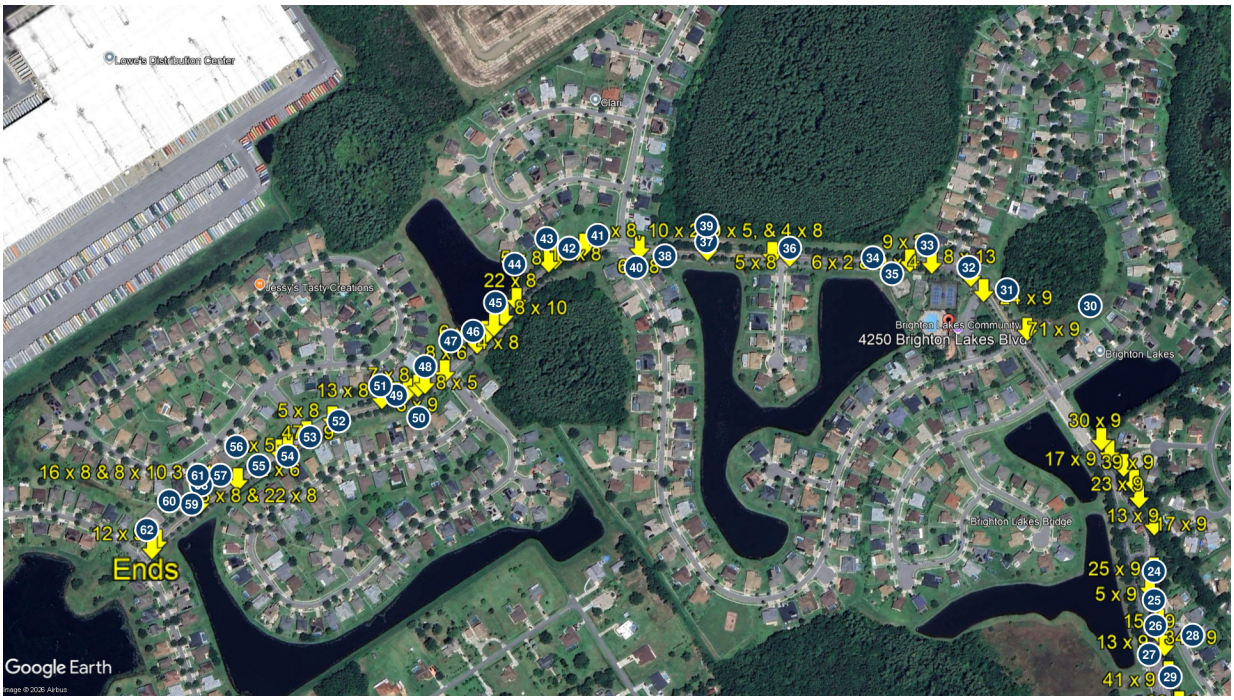
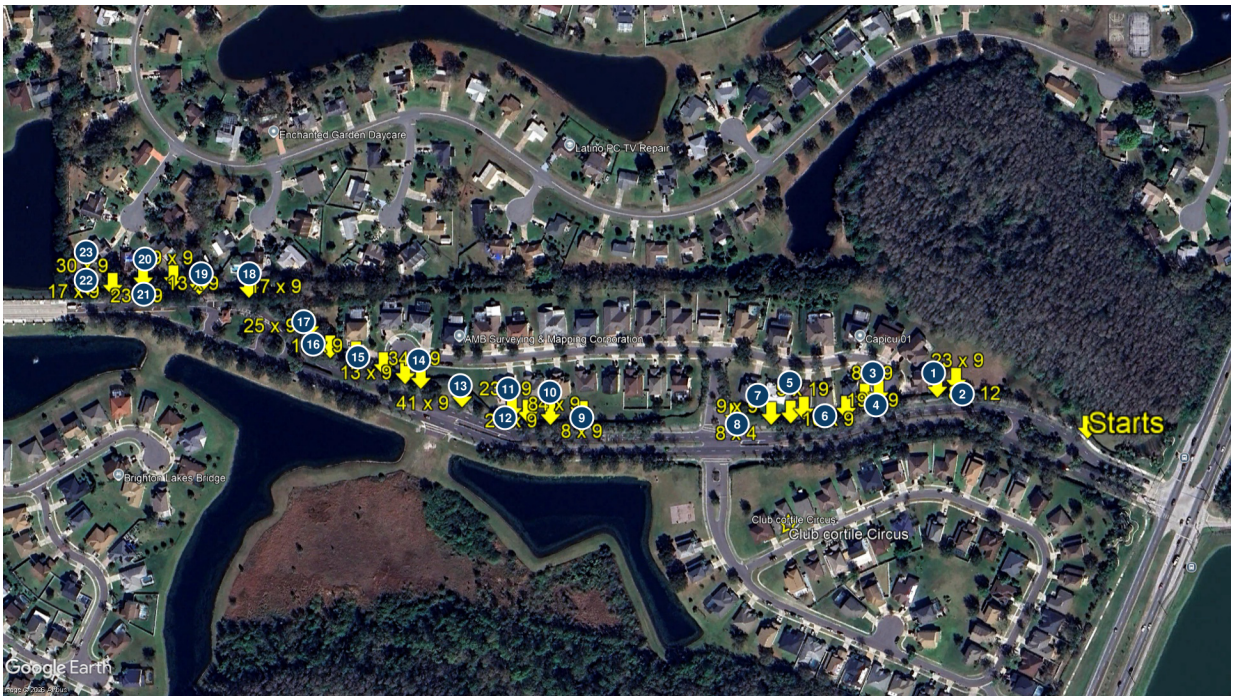


Exhibit 2 Repair location map



Exercise Systems
5652 Commerce Drive STE 3
Orlando, FL 32839
407.996.8890

Brighton Lakes
4250 Brighton Lakes Blvd.
Kissimmee, FL 34746

Quote Number: RQ0176
Date:10/15/2026
Quote expires in 30 days
Terms: Net 30

Repair Proposal

Item Code	Description	Unit Price	Quantity	Amount
	LANDICE L 10 PRO SPORTS TREADMILL Serial#:D23L101018			
	Safety Clip	$6.89	1	$6.89
	LIFEFITNESS BICEP/TRICEP LF-8225 Serial#:231371013			
	Weight Pin	$14.93	1	$14.93
	Elbow Pad Re-upholstery	$125.00	1	$125.00
SH	Shipping & Handling	$23.25	1	$23.25
SL	Service - Labor for repairs & pad pick-up and return for pad re-upholstery	$85.00	1.5	$127.50
TC	Trip Charge - No Charge, Return Visit	$85.00	0	

Subtotal	$297.57
Tax	
TOTAL	**$297.57**

Any questions? Contact the Exercise Systems Team at steve@exercisesystems.com or 407-996-8890.

ENVERA



Community Security Solutions

+ Virtual Gate Guard
+ ABDi Guard Software
+ Video Surveillance
+ Access Control

Innovative Technology

Partnership

Tailored Approach

Community Security Experts

This proposal is confidential and the property of Envera Systems. It may not be distributed, in whole or in part, to any person, firm, or corporation without prior authorization. Distribution is restricted to employees or affiliates directly involved in the proposal or decision-making process.

LIC # FL: EG13000626, EF20002046, B2700191, GA: LVU406807, TX: B09431501

ENVERA

Virtual Gate Guard



Managing community access shouldn't be complicated or costly. Our Virtual Gate Guard puts real, professionally trained specialists on your gate 24/7, verifying visitors via two-way audio and video without the overhead of traditional staffing. Every entry is logged, your existing infrastructure stays intact, and residents can manage access right from the MyEnvera app.

ABDi Guard Software



A powerful, customizable platform for managing access and daily operations at the gate and beyond. Intuitive enough for entry-level staff to learn in minutes, reliable enough to keep operations running without disruption, and flexible enough to grow with your needs, our modular system is built to fit your environment. It's the technology that makes everything feel effortless.

Video Surveillance



Integrate directly with our Central Monitoring Operations Center, so your community isn't just recording events, it's responding to them. Whether you need trained security personnel on live feeds with our Active Surveillance option, or reliable, searchable footage ready to review with our Passive Surveillance option, we'll help you find the right level of protection for your property.

Access Control



Gives communities a smarter way to manage every entry point, from gates and doors to pools, fitness centers, and clubhouses. Authorized users get flexible access through cards, fobs, PIN codes, or mobile credentials, while property managers stay in full control through a cloud-based platform that logs every entry and allows instant changes. You decide who gets in, where, and when.

One security partner, every layer covered.

From the gate to the clubhouse, we handle it all so your community gets an *elevated*, *easy-to-use* experience for residents, guests, guards, and property managers.

Implementation | Installation | Service | Monitoring

1-877-936-8372 | EnveraSystems.com

Why do communities choose Envera?

Why Envera instead of another company?

Envera is the leader in community security. It is all we do and we do it for over 1,000 communities like yours. Our 300+ team members focus on providing reliable service and an elevated resident and guest experience that you won't find elsewhere. You're evaluating more than a system. You're choosing who shows up when something goes wrong. We've spent 19 years helping communities work through this decision, so here's what they ask us most, answered plainly. Have a question that isn't here? Ask your Envera representative any time!

What happens after we sign?

The Envera **Implementation Team** plans the full project before anything turns on, including permitting, installation timelines, ordering internet lines, and training your community on new components or processes. You'll have the sequence and the schedule up front - no confusion, no surprises, we make it turn-key from A to Z

Who handles the installation?

Envera **Installation Managers** and **Supervisors** oversee every install. Our teams are trained on the codes and regulations of each municipality, and we secure the permits, licenses, and inspections the project requires. You won't be managing subcontractors or chasing paperwork - we handle it all.

Who do we call when something isn't working?

Your designated **Account Manager** and our full support team. Logging an issue is easy and support response times are fast. Every community gets a primary point of contact who knows your system, works with the right Envera team when something needs attention, and brings you options as your needs change. Our monitoring center is staffed always-on, so we often catch site issues before they reach you.

Will our residents actually use the new functionality?

Yes. Envera makes it easy. The **MyEnvera app** lets residents add guests, manage access, and see activity from their phone. Residents who'd rather call to log a guest can still call. Entry works through cards, fobs, PIN codes, or mobile credentials, so there are multiple options to choose what works right for you. Best of all, resident setup support is part of implementation - we show up and help train your community for you. We also provide simple, helpful materials (infographics, video clips, etc) to share in your community newsletter to help with questions and education.

What if our community grows or our needs change?

Envera is modular and designed to grow with your community. You can add cameras, entry points, additional remote guarding, or amenity access without starting over.

A Letter from Our CEO



Thank you for considering Envera.

Choosing a community security partner is not a small decision. You are not just evaluating cameras, gates, and software. You are deciding who answers when you need help, and who your residents and guests will interact with every single day.

That is the responsibility we take on, and it is the only thing we do.

For 19 years, Envera has focused exclusively on community security. That focus has given us something a general security company cannot offer: teams who understand how communities really operate, how boards make decisions, what residents expect the moment they pull up to the gate and how to wow a guest coming to the property.

We have also spent the last two years building the next phase of Envera. We have invested in new service leadership, raised our monitoring quality standards, and shifted from a reactive model to a proactive one. We are proud of that progress. We also know that great service is earned continuously.

What you can expect from us is straightforward. Support that is responsive when you need it. A monitoring center that is staffed always-on. And a security partner invested in your community's success for years to come, long after the installation is complete.

We would be honored to earn your trust, and we do not take lightly what it means to protect the place your residents call home.

Community security is our specialty, and we are just getting started.

Sincerely,

Devon Watson
CEO, Envera Systems

ENVERA

Quotation

Quote #: Q-20724-5
Date: 10/27/2026
Expires On: 12/31/2026

Envera Systems
4724 Lena Rd
Bradenton, FL 34211
Phone: (855) 936-8372 | Email: info@enverasystems.com

Prepared for
Brighton Lakes CDD - Kissimmee FL
4250 Brighton Lake Blvd
Kissimmee, Florida 34746

SECURITY CONSULTANT	PHONE	EMAIL
Katie Ullrich		katie@enverasystems.com

EQUIPMENT & ONE-TIME SERVICES

Add Delineators & Bollards

QTY	PRODUCT	INSTALL INVESTMENT
2	48" Yellow Flexstake Surface Mount Delineator w/base & hardware	
3	Bollard - Straight	
1	TRIP CHARGE	
	Add Delineators & Bollards TOTAL:	$2,292.04

One-Time Total: $2,292.04

Local sales tax may be added to One-Time Total.

MONTHLY SERVICES

Monthly Total: $0.00

Local sales tax will be added to Monthly Investment.

SERVICE & MAINTENANCE PLAN

- During Primary Period, should any equipment need to be serviced or replaced, Envera will not charge for labor or system parts and materials.
- During Renewal Periods, should any equipment need to be serviced or replaced, Envera will not charge for labor and will only charge cost for system parts and materials.
- Ground loops are warrantied for a period of 90 days and are not included in the Service & Maintenance Plan
- Service Level Commitment
  - Envera will proactively troubleshoot any discovered issues, which may include sending a technician onsite.
  - Since most issues can be resolved remotely, emergency service requests will be responded to within 24 hours.
- Service and Maintenance Plan excludes accident, vandalism, flood, water, lightning, fire, intrusion, abuse, misuse, an act of God, any casualty, including electricity, unauthorized repair service, modification or improper installation or any other cause beyond the control of Envera, including interruption of electrical power or internet service.

TERMS & CONDITIONS

- Monthly pricing is based on 751 current homes, with a maximum of 751 homes at full build out.
- Package pricing is applied to installation and monthly pricing. Pricing presented in this Quote is based on the purchase of all items as presented.
- Minimum 60-month agreement is required for monthly services (sales tax will be added to all monthly charges).
- Pricing requires community to sign up for Automatic ACH for payment to Envera
- Community will be responsible for all costs related to permits, bonds, surveys, drawings or site plan modifications.
- Community will be responsible for all required internet lines with minimum of 5Mbps upload and download speeds for most systems to operate. This may require multiple primary and backup lines throughout the community. Envera's team will work with internet providers to assist Client as necessary.
- Community will be responsible for providing adequate power at all head-end locations.
- Deposit due at signing equal to 50% of installation costs and three (3) months of the monthly services costs prior to Envera scheduling work. 40% of installation will be due within 5 days of Envera beginning installation. Final 10% of installation is due within 5 days of Envera completing installation.
- If purchasing a Virtual Gate Guard, Community+, or Access Control System, Community will be responsible for providing a list of all residents with addresses, phone numbers, and email addresses in an Excel or CSV format.
- If purchasing a Virtual Gate Guard System:
  - *Virtual Gate Guard Monitoring is a per home charge and any additional homes added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
  - Installation of the equipment will take approximately six weeks to complete and fully test
  - Envera’s Implementation Team will provide a resident orientation session
  - Once the system is activated and on-line, Envera will conduct a “soft opening” giving residents 21 days to get acclimated (Guests will be asked where they are going but no guest will be denied entry)
  - After the soft opening period expires, all guests will be verified before being granted entry into the community
  - Recurring monthly pricing is based on all resident and renters having Envera programmed credentials on their vehicles and unencumbered access to use MyEnvera.com or the MyEnvera App for guest management
- If purchasing an Envera Arrive Entry System:
  - The per home charge is based on current homes within the community. Any additional addresses added above those reported in the Qty field above (or at signing) will be charged to the Community at the per home price per month.
- All hardware sold for Community or Community+ software solutions will be shipped for installation by the Client.

ENVERA



Let’s build something better, *together*.

Your community deserves a security partner who shows up, not just a vendor who ships equipment.

We're ready when you are.

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LIC # FL: EG13000626, EF20002046, B2700191, GA: LVU406807, TX: B09431501

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, October 14, 2026, at 6:03 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746.

Present and constituting a quorum were:

John Crary	Vice Chairperson
Nadine Singh	Assistant Secretary
Mark Peters	Assistant Secretary
Michelle Incandela	Assistant Secretary (Via Phone)

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
Juan Ramirez	Representative, United Landscape
Taber Anderson	Account Manager, Solitude Lake Management
Christopher Morris	Representative, Envera Systems
Lemanuel Rivera	Representative, Magnosec
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 6:03 p.m. and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Approval of Agenda**

Mr. Crary requested that Special Business be added to the agenda to discuss public comments regarding Parcel E.

> On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved the agenda, as amended, to include Special Business regarding Parcel E. (4-0)

THIRD ORDER OF BUSINESS **Public Comments**

Ms. Marlene Brown commented on the appearance of the recently resurfaced courts and expressed concerns regarding weed growth in Pond 8.

Mr. Mel Brown thanked the Board for completing the court resurfacing project.

Mr. Perez introduced Steve, a representative of Exercise Systems, who reviewed the proposed exercise equipment options and discussed the District's equipment needs.

Discussion ensued regarding the proposals. Following discussion, the Board agreed to table consideration of the proposals until the next meeting.

SPECIAL BUSINESS **Discussion Regarding Parcel E**

Mr. Crary discussed the need to send correspondence to the County and the developer regarding concerns related to Parcel E. Discussion ensued. Mr. Dugan was directed to coordinate with Mr. Glasscock to prepare and send letters to the County and developer outlining the District's concerns.

FOURTH ORDER OF BUSINESS **Staff Reports**

F. Envera Report

Mr. Morris provided an update on outstanding security system matters, noting that all items appeared to have been resolved except for Proposal No. Q-20661-1 in the amount of $8,380.00. Mr. Morris discussed the proposed replacement with the Board.

> On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the Board approved Proposal No. Q-20661-1 in the amount of $8,380.00. (4-0)

The Board also discussed concerns regarding the Kariba exit gate, which had reportedly remained open since the previous day. Envera was requested to verify that the gate was functioning properly.

E. Magnosec Report

Mr. Rivera discussed concerns regarding children gathering on the courts and leaving food and debris behind. He recommended establishing an additional security checkpoint to improve monitoring of the area. The Board agreed with the recommendation.

B. SOLitude Lake Management Report

The Board discussed trash accumulation and weed growth in the District's ponds. Mr. Crary noted that the ponds appeared well-maintained when water levels were high; however, lower water levels exposed accumulated trash and debris.

C. United Landscape

i. Review of the September 2026 Landscape Maintenance and Irrigation Inspection Reports

Mr. Ramirez discussed the landscape maintenance schedule and advised that the courts would be blown off twice weekly. Mr. Ramirez also addressed the District's viburnum maintenance needs.

The Board reviewed and considered the following proposals from United Landscape.

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved Proposal No. 255653 in the amount of $2,356.82. (4-0)

On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the Board approved Proposal No. 255680 for mulch installation in the amount of $3,708.00. (4-0)

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved Proposal No. 255675 in the amount of $816.78. (4-0)

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved Proposal No. 255672 in the amount of $297.60. (4-0)

On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the Board approved Proposal No. 255660 for rubber mulch installation near the exercise equipment in the amount of $1,292.00. (4-0)

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved Proposal No. 255645 for the addition of viburnum. (4-0)

On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved Proposal No. 255637 in the amount of $258.93. (4-0)

The Board discussed Proposal No. 255683 for the installation of bougainvillea. Mr. Peters noted concerns expressed by a resident regarding a damaged fence and traffic through the surrounding area.

On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, the Board approved Proposal No. 255683 for bougainvillea installation in the amount of $1,245.99. (4-0)

Mr. Ramirez also discussed the condition of the grass along Pleasant Hill Road, noting that the area consisted primarily of weeds. Mr. Ramirez advised that two pallets of sod would be obtained to address the affected areas.

I. District Engineer

The Board reviewed Proposal No. 7256 in the amount of $12,000.00 to address roadway gutter deficiencies. Discussion ensued regarding the possibility of installing storm drain covers in

conjunction with the proposed work.

> On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board approved Proposal No. 7256 in the amount of $12,000.00 to address roadway gutter deficiencies. (4-0)

G. CDD Liaison Report

Mr. Hisler reviewed his report with the Board.

D. Field Inspection Report

Mr. Fisher reviewed his report and provided updates on items that had been completed. Mr. Crary inquired about the anticipated timeline for receiving proposals for outstanding items identified in the report. Ms. Singh discussed several pending maintenance concerns, including concrete bollard and monument repairs.

H. District Counsel

i. Discussion Regarding Update to the Room Rental Agreement

Mr. Dugan provided an update on the Room Rental Agreement, noting that it had been revised since the previous meeting to reflect the correct contact information.

The Board also discussed concerns regarding the fence located at 3621 Kariba Drive, which was situated on a District easement.

J. District Manager

Mr. Perez advised the Board that the new fiscal year had commenced and reminded everyone that the next meeting was scheduled for November 11, 2026.

FIFTH ORDER OF BUSINESS Business Administration

A. Consideration of Minutes from the Meeting Held September 9, 2026

> On MOTION by Mr. Peters, seconded by Mr. Crary, with all in favor, the Board approved the minutes of the September 9, 2026, meeting, as presented. (4-0)

SIXTH ORDER OF BUSINESS Board of Supervisors Requests and Comments

Ms. Singh discussed the upcoming holiday lighting installation, anticipated to take place between November 12 and November 13, 2026. Mr. Perez advised that arrangements would be made to have the appropriate team available to assist with the installation.

Mr. Peters made a motion to approve Inframark's proposal in the amount of $4,800.00 for sidewalk repairs near Pond 6. The motion failed.

Following further discussion regarding the proposed repairs, the Board reconsidered the proposal.

> On MOTION by Mr. Peters, seconded by Mr. Crary, with all in favor, the Board approved Inframark's proposal in the amount of $4,800.00 for sidewalk repairs near Pond 6. (4-0)

Mr. Crary expressed concerns regarding the Homeowners Association issuing parking violation notices bearing the District's name. Following discussion, Mr. Dugan was directed to issue a cease-and-desist letter to the Homeowners Association regarding the unauthorized use of the District's name.

SEVENTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Mr. Crary, seconded by Mr. Peters, with all in favor, the Board adjourned the meeting at 10:02 p.m. (4-0)

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Assistant Secretary Chair/Vice Chair