

Brightshore Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817, 407-723-5900, FAX 407-723-5901
www.brightshorecdd.com

The meeting of the Board of Supervisors of the **Brightshore Community Development District** will be held **Monday, July 13, 2026, at 2:00 p.m. at** Barron Collier Companies offices, 2600 Golden Gate Parkway, Naples, Florida 34105. The agenda is as follows:

BOARD OF SUPERVISORS' MEETING AGENDA

1. Call to Order & Roll Call

2. Public Comment Period

3. General District Items

- | | |
|-------------------------|-----------|
| A. Proof of Publication | Exhibit 1 |
|-------------------------|-----------|

4. Organizational Matters

- | | |
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| A. Board of Supervisors June 8, 2026, Meeting Minutes | Exhibit 2 |
| B. RFP Landscape & Irrigation Bid Opening June 12, 2026, Meeting Minutes | Exhibit 3 |
| C. RFP Landscape & Irrigation Evaluation June 19, 2026, Meeting Minutes | Exhibit 4 |
| D. RFP Landscape & Irrigation Continued Evaluation June 24, 2026, Meeting Minutes | Exhibit 5 |

5. Administrative Matters

- | | |
|---|-----------|
| A. Review of RFP Landscape & Irrigation Proposals & Recommendation | Exhibit 6 |
| B. Consideration of Resolution 2026-06, Awarding Landscape & Irrigation Services based on Committee Recommendation (<i>provided under separate cover</i>) | Exhibit 7 |
| C. Consideration of O&M Assessment Methodology Proposal | Exhibit 8 |
| D. Consideration of Round About Landscape Maintenance Agreement with Collier County | Exhibit 9 |

6. Budgetary Matters

- | | |
|---|------------|
| A. Review and Acceptance of FY 2024-2025 Audit Report | Exhibit 10 |
| B. Consideration of Fiscal Year 2027 Budget Funding Agreement | Exhibit 11 |

7. Construction Matters

- A. None to be considered this time

8. Financing Matters

- A. Ratification of Requisitions 6 & 7
- B. Review and Acceptance of May Monthly Financials

Exhibit 12

Exhibit 13

Other Business

- A. Staff Reports:
 - A. District Manager
 - B. District Legal Counsel
 - C. District Engineer

9. Board Members' Comments/ Requests

10. Public Comments

11. Adjournment



Brightshore Community Development District

General District Items

Proof of Publication

**BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING**

Notice is hereby given that the Board of Supervisors (the “Board”) of the Brightshore Community Development District will hold a regular meeting of the Board on Monday, July 13, 2026 at 2:00 p.m. at the offices of Barron Collier Companies, 2600 Golden Gate Parkway, Naples, FL 34105.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

A copy of the agenda may be obtained at the offices of the District Manager, 707 Orchid Drive, Suite 100, Naples, Florida 34102, during normal business hours.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 269-1341, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Meetings may be cancelled from time to time without advertised notice.

District Manager
www.brightshorecdd.com



Brightshore Community Development District

Organizational Matters

Board of Supervisors June 8, 2026, Meeting Minutes

BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
3501 Quadrangle Blvd, Suite 270
Orlando, FL 32817

BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Monday, June 8, 2026
Barron Collier Companies Offices
2600 Golden Gate Parkway, Suite 201, Naples, Florida 34105
2:00 p.m.

Board Members present at roll call:

Cee Cee Marinelli	Vice Chairperson
Ramona Stockman	Assistant Secretary
David Hurst	Assistant Secretary

Also present were:

Russ Weyer	Real Estate Econometrics, Inc.	
Vivian Carvalho	PFM MS	
Angeline Agoncillo	PFM MS	(via phone)
Ted Tryka	LJA Engineering	
Alyssa Willson	Kutak Rock, P.A.	(via phone)
Kristina Johnson	Barron Collier Companies	
Daniel Hartley	Peninsula Engineering	(via phone)

FIRST ORDER OF BUSINESS

Organizational Matters

Call to Order and Roll Call

Ms. Carvalho called the meeting of the Brightshore Community Development District Board of Supervisors to order at 2:04 p.m. and roll call was initiated. A quorum was established with the attendance of Board Members outlined above. Others in attendance or via speaker phone are also listed above.

Public Comment Period

There were no public comments at this time.

SECOND ORDER OF BUSINESS

General District Matters

Proof of Publication

Ms. Carvalho noted the Affidavit of Publication.

1
2
3 **THIRD ORDER OF BUSINESS**

Organizational Matters

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5 **Board of Supervisors May 11, 2026,**
6 **Meeting Minutes**

7
8 The Board reviewed the minutes.
9

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11 ON MOTION by Ms. Marinelli, seconded by Ms. Stockman, with all in favor, the Board approved
12 the May 11, 2026, Board of Supervisors Meeting Minutes.
13

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16 **FOURTH ORDER OF BUSINESS**

Administrative Matters

17
18 **Consideration of Landscape and**
19 **Secondary Irrigation Procurement**
20 **Schedule**

21 Ms. Johnson gave an overview and noted this would push back the proposal due date and the
22 Evaluation Committee Meeting. The new proposal deadline is June 12, 2026, and the Evaluation
23 Committee will meet on June 19, 2026. The bidders were notified of the addendum.
24

25 There was discussion regarding the scope of work.
26

27
28 ON MOTION by Mr. Hurst, seconded by Ms. Marinelli, with all in favor, the Board approved the
29 Landscape and Secondary Irrigation Procurement Schedule.
30

31
32
33 **Consideration of Major User Agreement**
34 **with Collier County for Irrigation IQ Water**
35

36 Ms. Wilson gave an overview and recommended approval in substantial form in order for District
37 Counsel to review.
38

39 There was discussion regarding the quantity referenced in the agreement. Mr. Hartley gave an
40 overview and noted it would be based on the District's calculations. The language will be updated.
41

42 It was also noted that in Section 13, "downstream" is misspelled.
43

44 There was brief discussion regarding Section 22 and what the District will be liable for. District
45 Counsel will be reviewing that information as the District will only own a small portion of the
46 property within the agreement.

1
2
3 ON MOTION by Ms. Marinelli, seconded by Mr. Hurst, with all in favor, the Board approved the
4 Major User Agreement with Collier County for Irrigation IQ Water, in substantial form.
5

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8 **FIFTH ORDER OF BUSINESS**

Financing Matters

9
10 **Ratification of Requisitions 1 through 5**

11
12 Ms. Carvalho gave an overview of the requisition process.

13
14 The Board reviewed the requisitions.
15

16
17 ON MOTION by Ms. Marinelli, seconded by Mr. Hurst, with all in favor, the Board ratified
18 Requisitions 1 through 5.
19

20
21
22 **SIXTH ORDER OF BUSINESS**

Other Business

23
24 **Staff Reports**

25
26 **District Manager –**

27 **• Audit Update**

28 Mr. Weyer gave an update regarding the audit and noted the draft should be received within the
29 next week. It will be submitted on time.

30
31 **District Counsel –** No report.

32
33 **District Engineer –** Mr. Tryka noted he is working on the requisitions as they come in. He noted
34 Requisition 6 has been funded as well.
35

36
37 **Board Members' Comments/Requests**

38
39 There were no comments or requests at this time.
40

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42 **Public Comments**

43
44 There were no public comments at this time.
45

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47 **SEVENTH ORDER OF BUSINESS**

Adjournment

48
49 There was no further business to discuss.
50

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2 On MOTION by Mr. Hurst, seconded by Ms. Marinelli, with all in favor, the June 8, 2026,
3 Board of Supervisors' Meeting of the Brightshore Community Development District was
4 adjourned at 2:15 p.m.
5

6
7
8
9
10
11
12 _____
13 Secretary/Assistant Secretary
14

Chairperson/Vice Chairperson



Brightshore Community Development District

Organizational Matters

RFP Landscape & Irrigation Bid Opening
June 12, 2026, Meeting Minutes

1 **BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT**
2 **3501 Quadrangle Blvd, Suite 270**
3 **Orlando, FL 32817**

4
5
6 **BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT**
7 **BRIGHTSHORE LANDSCAPE & IRRIGATION PROPOSALS BID OPENING**
8 **EVALUATION COMMITTEE MEETING**

9 **Friday, June 12, 2026**

10 **Barron Collier Companies Offices**

11 **2600 Golden Gate Parkway, Suite 201, Naples, Florida 34105**

12 **1:00 p.m.**

13
14 Committee Members present at roll call:

15
16 Steve Sammons

17 Kyle Fruth

18 Ted Tryka

19 Dan Hartley

20
21 Also present were:

22
23 Russ Weyer Real Estate Econometrics, Inc.

24 Vivian Carvalho PFM MS

25 Alyssa Willson Kutak Rock, P.A. (via phone)

26
27 Members of the public present:

28
29 Blake Roark Stahlman Irrigation

30 Sarah Marquez Peninsula Engineering

31
32
33 **FIRST ORDER OF BUSINESS**

34 **Call to Order and Roll Call**

35 Mr. Weyer called the meeting of the Brightshore Community Development District Evaluation
36 Committee to order. A quorum was established with the attendance of Evaluation Committee
37 Members outlined above. Others in attendance or via speaker phone are also listed above.

38
39 It was noted that because there is no Board action today, there is no public comment period at
40 this meeting. There will be an opportunity for public comment at the District Board Meeting prior
41 to final Board action.

42
43
44 **SECOND ORDER OF BUSINESS**

45 **Consideration of the Following**
46 **Evaluation Committee Items:**

47 **A. Affidavit of Meeting Notice**
48 **Publication**
49

**B. Presentation of Landscape and
Irrigation Bid Packages**
1. O'Donnell Landscapes, Inc.
2. Stahlman-England
3. Sunny Grove

Mr. Fruth gave an overview of the proposals and noted that there were three bids received. They were from O' Donnell Landscapes, Inc., Sunny Grove Landscaping and Stahlman-England.

Mr. Fruth opened the bid packages and reported the following bid amounts:

O'Donnell Landscapes - \$3,507,707.85

Sunny Grove - \$3,073,334.64

Stahlman- England - \$3,685,317.32

Mr. Weyer reported that the bids will be evaluated and scored at the next scheduled Evaluation Committee meeting on June 19, 2026, at 1:00 p.m. at the Barron Collier Companies, 2600 Golden Gate Parkway, Naples, FL.

THIRD ORDER OF BUSINESS

Adjournment

There was no further business to discuss. Mr. Weyer adjourned the meeting.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Brightshore Community Development District

Organizational Matters

RFP Landscape & Irrigation Evaluation
June 19, 2026, Meeting Minutes

1 **BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT**
2 **3501 Quadrangle Blvd, Suite 270**
3 **Orlando, FL 32817**

4
5
6 **BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT**
7 **BRIGHTSHORE LANDSCAPE & IRRIGATION PROPOSALS BID OPENING**
8 **EVALUATION COMMITTEE MEETING**

9 **Friday, June 19, 2026**

10 **Barron Collier Companies Offices**

11 **2600 Golden Gate Parkway, Suite 201, Naples, Florida 34105**

12 **10:00 a.m.**

13
14 Committee Members present at roll call:

15
16 Steve Sammons

17 Kyle Fruth

18 Ted Tryka

19 Dan Hartley

20
21 Also present were:

22
23 Russ Weyer

Real Estate Econometrics, Inc.

24 Alyssa Willson

Kutak Rock, P.A.

(via phone)

25
26
27 **FIRST ORDER OF BUSINESS**

Call to Order and Roll Call

28
29 Mr. Weyer called the meeting of the Brightshore Community Development District Evaluation
30 Committee to order. A quorum was established with the attendance of Evaluation Committee
31 Members outlined above. Others in attendance or via speaker phone are also listed above.

32
33 It was noted that because there is no Board action today, there is no public comment period at
34 this meeting. There will be an opportunity for public comment at the District Board Meeting prior
35 to final Board action.

36
37
38 **SECOND ORDER OF BUSINESS**

Consideration of the Following
Evaluation Committee Items:

39
40 A. Affidavit of Meeting Notice
41 Publication

42 B. Review of landscape and irrigation
43 bid packages by Evaluation
44 Committee:

45 1. O'Donnell Landscapes, Inc.

46 2. Stahlman-England

47 3. Sunny Grove

48 C. Committee Discussion

49 D. Committee Scoring

E. Next Brightshore CDD Board of Supervisors meeting is July 13, 2026

Mr. Weyer noted the Affidavit of Publication.

The Evaluation Committee reviewed the bids received. They were as follows:

O'Donnell Landscapes - \$3,507,707.85

Sunny Grove - \$3,073,334.64

Stahlman- England - \$3,685,317.32

It was noted that Sunny Grove Landscaping and O'Donnell Landscapes, Inc. did not bid any base irrigation. There was brief discussion regarding the base line control system. It was noted this is normally included within landscaping and irrigation bids automatically.

Ms. Wilson noted the bidders can be contacted to clarify their proposal. However, the proposals cannot be changed.

There was lengthy discussion regarding the scope of work and related costs.

Ms. Wilson noted the meeting should be continued if the information needs to be clarified prior to making a final recommendation.

There was discussion regarding the clarification within the scope of work and the possibility of a change order. Ms. Wilson noted the contract could be awarded in part.

It was noted Sunny Grove did not include any additional information requested.

There was brief discussion regarding splitting the landscape and irrigation between bidders. It was noted this is not the recommendation or preference.

There was continued discussion regarding the scope of work and related costs.

The Committee reviewed the schedule. It was noted the schedule will be phased.

It was noted Sunny Grove has its own maintenance division and nursery.

There was discussion regarding the differences between the bidders and the possibility of rebidding. It was noted that nothing can be done until the pump station is complete.

It was noted there must be a control system built with any irrigation. Clarification is needed to determine the correct scope of work.

Ms. Wilson recommended obtaining clarification and continuing the meeting before making a final determination. She will review the language within the Rules of Procedure prior to the continued meeting.

There was brief discussion regarding the timing and process of rebidding.

Mr. ? will follow up with the bidders to get clarification on the scope of work and costs. It was noted no changes can be made to the proposals.

1
2 There was brief discussion regarding scheduling a continued meeting.
3

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5 **THIRD ORDER OF BUSINESS**

**Committee
Comments/Requests**

Members

6
7
8 There were no further comments or requests.
9

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11 **FOURTH ORDER OF BUSINESS**

Continuance

12
13 The Evaluation Committee agreed to continue the meeting to June 24, 2026, at 4:00 p.m., at
14 2600 Golden Gate Parkway, Suite 201, Naples, Florida 34105.
15

16 There was no further business to discuss.
17
18
19
20

21
22 _____
23 Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Brightshore Community Development District

Organizational Matters

RFP Landscape & Irrigation Continued
Evaluation June 24, 2026, Meeting
Minutes

BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
3501 Quadrangle Blvd, Suite 270
Orlando, FL 32817

BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
BRIGHTSHORE LANDSCAPE & IRRIGATION PROPOSALS BID OPENING
CONTINUED EVALUATION COMMITTEE MEETING
Wednesday, June 24, 2026
Barron Collier Companies Offices
2600 Golden Gate Parkway, Suite 201, Naples, Florida 34105
4:00 p.m.

Committee Members present at roll call:

Steve Sammons
Kyle Fruth
Ted Tryka
Dan Hartley

Also present were:

Russ Weyer	Real Estate Econometrics, Inc.	
Alyssa Willson	Kutak Rock, P.A.	(via phone)
Nick Casalanguida	Chairman of Brightshore CDD	

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Weyer called the meeting of the Brightshore Community Development District Evaluation Committee to order. A quorum was established with the attendance of Evaluation Committee Members outlined above. Others in attendance or via speaker phone are also listed above.

It was noted that because there is no Board action today, there is no public comment period at this meeting. There will be an opportunity for public comment at the District Board Meeting prior to final Board action.

SECOND ORDER OF BUSINESS

**Consideration of the Following
Evaluation Committee Items:**

- A. Review of landscape and irrigation
bid packages by Evaluation
Committee:**
 - 1. O'Donnell Landscapes, Inc.**
 - 2. Stahlman-England**
 - 3. Sunny Grove**
- B. Committee Discussion**
- C. Committee Scoring**

D. Next Brightshore CDD Board of Supervisors meeting is July 13, 2026

The Committee reviewed the inconsistencies within the proposals. It was noted that the Sunny Grove bid does include the base line control system

There was discussion regarding the bonds, schedule, clarification of the scope of work, and the breakdown of costs.

The Committee reviewed the Evaluation Criteria. It was noted that Sunny Grove did not include specific documents that were requested within the Evaluation Criteria.

Ms. Wilson noted that the recommendation would be for the Board to waive the deficiencies within the bid as they do not provide a competitive advantage. However, if they were chosen, the Board would adopt the recommended rankings and authorize the contract subject to the proposer providing those documents.

There was discussion regarding the Evaluation Criteria. It was noted the criteria are listed as a pass or fail.

The Committee reviewed their recommended rankings. The final scoring was as follows:

99 for Sunny Grove

90 for O'Donnell Landscapes, Inc.

86 for Stahlman-England

These final rankings will be reviewed at the Board meeting.

Mr. Fruth will follow up with Sunny Grove for the additional documentation requested. Ms. Wilson noted that this information can wait until the Board approves the rankings, subject to the documentation, if needed.

Mr. Weyer noted the Board meeting is scheduled for July 13, 2026.

THIRD ORDER OF BUSINESS

**Committee
Comments/Requests**

Members

There were no further comments or requests.

FOURTH ORDER OF BUSINESS

Adjournment

There was no further business to discuss.

Mr. Weyer adjourned the meeting.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



Brightshore Community Development District

Administrative Matters

Review of RFP Landscape & Irrigation
Proposal & Recommendations



Engineering Firm Number: **31200**
Surveying Firm license: **LB8569**

Collier County:

7400 Trail Boulevard, Suite 200
Naples, FL 34108
P: 239.597.3111
F: 239.566.2203

MEMORANDUM

Date: July 13, 2026
Project: Brightshore CDD
Landscape and Irrigation Construction Project
Subject: Bid Results and Recommendation of Award of Contract
From: Edward F. Tryka III, PE, District Engineer
To: Russ Weyer, District Manager

A meeting of the selection committee was held on June 19, 2026, to review and qualify the bid packages which were submitted. The selection committee present consisted of Kyle Fruth, Dan Hartley, Steve Sammons, and Ted Tryka. District Manager Russ Weyer was present, and District Council Alyssa Willson attended virtually via Microsoft Teams. During the review of the bid packages, the committee questioned how each bidder priced the Base Irrigation Systems. Since this would potentially impact the bid rankings, the meeting was continued until June 24th. Prior to the rescheduled meeting, Kyle Fruth would contact each bidder to verify if they included the Base Irrigation Systems in their bids. This was a verification only. The bids cannot be altered or modified by the contractors.

The committee reconvened on June 24th with all the same members and staff in attendance as well as Supervisor Nick Casalanguida.

The following three (3) companies responded:

O'Donnell Landscapes, Inc.
Stahlman England Irrigation, Inc.
Sunnygrove Landscape, Inc.

The bid packages were reviewed independently by each committee member prior to the meeting. During the meeting, the committee reviewed each bid for Preliminary Requirements, Financial Capacity, and Schedule which received a Pass/Fail grade. The bid packages for both O'Donnell Landscapes, Inc. and Stahlman England Irrigation, Inc. were deemed responsive by the committee with a passing grade. Sunnygrove Landscape, Inc. was missing their insurance certificate and bonding documentation. The committee had a discussion regarding these missing items. It was agreed that this was likely an oversight by the contractor and that based on the committee's experience with the company, they would most likely meet these requirements and that no competitive advantage was gained without submission in the original bid. The committee agreed that if Sunnygrove Landscape, Inc. could produce these items prior to the board meeting, that they would receive a "passing" grade for the Financial Capacity category.

The committee then discussed each of the bid proposals based upon the two scoring categories – Experience, Personnel & Equipment, and Price. After discussion, the committee arrived at a consensus scoring for each company and category. The results, with bid prices, are as follows:

1) Sunnygrove Landscape, Inc.	99 Points	\$ 2,875,539.64
2) O'Donnell Landscapes, Inc.	90 Points	\$ 3,457,913.90
3) Stahlman England Irrigation, Inc.	86 Points	\$ 3,685,317.32

The bid scoring results sheet is attached for reference.

It should be noted that O'Donnell Landscapes, Inc. included bid bonds within their bid price. Since the other two contractors did not do so, O'Donnell Landscapes, Inc.'s bid was adjusted downward by \$49,793.95 so that the bids were more comparable. Note, this did not affect their status as the second low-bidder.

In addition, all the bids were checked for mathematical errors. One was found on Sunnygrove Landscape, Inc.'s bid. For the MPOA Phase 2 portion they listed \$167,710.51 as the total on the summary page. However, on the individual bid form, the correct total was \$139,979.18. This resulted in a bid adjustment of -\$27,731.33. Note, this did not affect their status as the low bidder.

The selection committee recommends that the Board of Supervisors accept the rankings as presented and begin contract negotiations with the highest ranked company, Sunnygrove Landscape, Inc., pending confirmation of their insurance and bonding capabilities.

Brightshore Community Development District				
Landscape and Irrigation Construction Package Evaluation Committee				
Bid Due Date: 6/19/2026				
	Points	O'Donnell	Stahlman-England	Sunnygrove
Preliminary Requirements	Pass / Fail	Pass	Pass	Pass
Financial Capacity	Pass / Fail	Pass	Pass	Pass - Pending Additional Documentation
Schedule	Pass / Fail	Pass	Pass	Pass
Experience, Personnel, & Equipment	50	50	50	49
Bid		\$3,457,913.90	\$3,685,317.32	\$2,875,539.64
Price	50	40	36	50
Total Score:	100	90	86	99



Brightshore Community Development District

Administrative Matters

Consideration of Resolution 2026-06, Awarding
Landscape & Irrigation Services based on
Committee Recommendation
(provided under separate cover)



Brightshore Community Development District

Administrative Matters

Consideration of O&M Assessment
Methodology Proposal



AGREEMENT FOR CONSULTING SERVICES

This agreement ("Agreement"), made and entered into this 13th day of July 2026 by and between Brightshore Community Development District ("Client or "District") and PFM Group Consulting, LLC ("PFM") sets forth the terms and conditions under which PFM shall provide services.

WHEREAS, the Client desires to obtain the services of a consultant to provide consulting services; and

WHEREAS, PFM is capable of providing the necessary services.

NOW, THEREFORE, in consideration of the above-mentioned premises and intending to be legally bound hereby, the Client and PFM agree as follows:

I. SCOPE OF SERVICES

PFM shall provide services as set forth in Exhibit A to this Agreement. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement. Services provided by PFM which are not specifically referenced in the scope of services set forth in Exhibit A of this Agreement shall be completed as agreed in writing in advance between the Client and PFM. Upon request of Client, PFM or an affiliate of PFM may agree to additional services to be provided by PFM or an affiliate of PFM, by a separate agreement between the Client and PFM or its respective affiliate.

II. WORK SCHEDULE

The services of PFM are to commence as soon as practicable after the execution of this Agreement and a request by the Client for such service. Exhibit A will include a timetable governing the work and dates for deliverables.

III. COMPENSATION

For the services provided under this Agreement, PFM's professional fees shall be paid as provided in Exhibit B to this Agreement and Client shall pay expenses and fees for other services not set forth in Exhibit A as provided below. All fees shall be due to PFM within thirty (30) days of the date of invoice.

1. Reimbursable Expenses

In addition to fees for services, PFM will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by PFM. Upon request of Client, documentation of such expenses will be provided.

2. Other Services

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

IV. TERMS AND TERMINATION

This Agreement shall be effective from July 13, 2026, until December 31, 2026 (the "Initial Term") unless terminated in writing by either party upon thirty (30) days written notice to the other party. The Agreement will terminate upon PFM's delivery of the report contemplated in Exhibit A.

Upon termination, PFM will be paid for all services performed and costs and expenses incurred up to the termination date.

V. ASSIGNMENT

PFM shall not assign any interest in this Agreement or subcontract any of the work performed under the Agreement without the prior written consent of the Client; provided that upon notice to Client, PFM may assign this Agreement or any interests hereunder to an entity that directly or indirectly controls, is controlled by, or is under common control with, PFM.

VI. INFORMATION TO BE FURNISHED TO PFM

All information, data, reports, and records in the possession of the Client or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to PFM. PFM may rely on the Data in connection with its provision of the services under this Agreement and the provider thereof shall remain solely responsible for the adequacy, accuracy and completeness of such Data.

VII. NOTICES

All notices given under this Agreement shall be in writing, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended, at the designated below. The parties designate the following as the respective places for giving notice, to-wit:

Brightshore Community Development District

3501 Quadrangle Boulevard, Ste 270
Orlando, Florida 32718
Phone: 239-262-2600
Attention: Nick Casalanguida
Email: ncasalanguida@barroncollier.com

PFM Group Consulting LLC

3501 Quadrangle Boulevard, Ste 270
Orlando, Florida 32718
Phone: 407.723.5900
Attention: Kevin Plenzler
Email: plenzlerk@pfm.com

VIII. TITLE TRANSFER

All materials, except functioning or dynamic financial models, prepared by PFM pursuant exclusively to this Agreement shall be the property of the Client. Subject to the exception described above, upon termination of this Agreement, at Client's reasonable request no later than three (3) years after the termination of this Agreement PFM shall deliver to the Client copies of any and all material pertaining to this Agreement.

IX. PFM 's REPRESENTATIVES

1. Assignment of Named Individuals

The services set forth in this Agreement shall be provided by professional employees of PFM and affiliates of PFM as determined by PFM in its sole discretion. PFM may, from time to time, supplement or otherwise amend the team members.

2. Changes in Staff Requested by the Client

The Client has the right to request, for any reason, PFM to replace any member of the PFM staff assigned to this Agreement. Should the Client make such a request, PFM shall promptly suggest a substitute for approval by the Client.

X. INSURANCE

PFM shall maintain insurance coverage with policy limits not less than as stated in Exhibit C.

XI. LIMITATION OF LIABILITY

Except to the extent caused by willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties, PFM shall have no liability arising under this Agreement.

XII. INDEPENDENT CONTRACTOR

PFM, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of Client by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will PFM be liable for any act or omission of any third party or for any circumstances beyond PFM's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services. In no event will PFM be liable for any act or omission of any third party or for any circumstances beyond PFM's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

XIII. APPLICABLE LAW

This Agreement shall be construed, enforced, and administered according to the laws of the State of Florida. PFM and the Client agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action.

XIV. ENTIRE AGREEMENT; SEVERABILITY

This Agreement represents the entire agreement between Client and PFM and may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between Client and an affiliate of PFM shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

XV. EXECUTION; COUNTERPARTS

Each party to this Agreement represents and warrants that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

IN WITNESS THEREOF, the Client and PFM have executed this Agreement as of the day and year herein above written.

BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: _____

Date: _____

PFM Group Consulting, LLC

By: 

Name: Matthew Stitt

Title: Managing Director

Date: July 1, 2027

EXHIBIT A

SCOPE OF SERVICES AND TIMETABLE

1.0 Scope of Services

1.1 Overview

The District is currently in the process of evaluating its annual operation and maintenance (“O&M”) budget in conjunction with its development (and associated land uses). The District is interested in commissioning PFM Group Consulting LLC (“PFM”) to provide an O&M assessment methodology for application in Fiscal Year 2027. The Scope of Services is summarized within the Task Plan.

2.0 Task Plan

Task 1 – Preparation of an O&M Assessment Methodology

PFM will assist the District in establishing an appropriate assessment methodology to support the allocation of the District’s O&M budget. PFM’s assessment consulting services will include:

- Review of the District’s O&M budget and associated allocation of specific budget line items to the District’s property owners and forecasted land uses
- Formulation of an O&M assessment methodology outlining the assessment structure to be used to secure the repayment of the District’s annual O&M budget
- Attendance at all District Board Meetings and any other public hearings or workshops related to the assessment methodology, as determined by the District’s Chairperson or legal counsel, and participation in all District staff conference calls, meeting, and workshops related to the adoption and/or implementation of an updated O&M methodology
- Calculation and preparation of the applicable assessment rolls or their equivalent for the District’s manager for the manager’s use in administering the District’s assessments.

Task 2 – Meetings and Presentations

PFM will make presentations and attend up to two meetings at the request of the Client.

3.0 Timetable

Subject to the availability of and access to information we deem necessary, in our sole discretion, to complete the tasks outlined herein, PFM will complete Task 1 and Task 2 on a mutually agreed timetable consistent with the Client’s needs.

The completion of any additional consulting services requested will proceed with Client authorization and will be completed on a mutually agreed timetable.

EXHIBIT B
COMPENSATION FOR SERVICES

The Client shall pay a fixed fee of \$15,000 for Task 1 and Task 2.

Out-of-pocket expenses for travel and miscellaneous items will be billed at cost and are in addition to the Task 1 and Task 2 fee with a NTE of \$1,500.

Hourly Rates:

Managing Director:	\$370
Director:	\$350
Sr. Managing Consultant:	\$330
Sr. Analyst:	\$285
Analyst:	\$275

At the completion of this engagement, as evidenced by delivery of the final report referenced in Exhibit A, PFM will have no further responsibility related to the Client, unless otherwise agreed to under separate contract or agreement.

EXHIBIT C

INSURANCE

Insurance Statement

PFM Group Consulting LLC ("PFM") has a complete insurance program, including property, casualty, general liability, automobile liability and workers compensation. PFM maintains Professional (E&O)/Cyber Liability coverage which total \$5 million single loss/ aggregate.

Our Professional/Cyber Liability policies are a "claims made" policy and our General Liability policy claims would be made by occurrence.

Deductibles/SIR:

Automobile \$100 comprehensive & \$1,000 collision

General Liability \$0

Professional (E&O)/ Cyber Liability \$250,000

Crime \$50,000

Insurance Company & AM Best Rating

Professional Liability (E&O)..... AIG Specialty Insurance Company; (A; Stable)

Cyber Liability..... AIG Specialty Insurance Company (A; Stable)

Crime..... Berkley Regional Insurance Company; (A+; Stable)

General Liability..... The Phoenix Insurance Company; (A++ Stable)

Automobile Liability..... St. Paul Protective Insurance Company (A++ Stable)

Excess /Umbrella Liability..... Travelers Property Casualty Company of America;
(A++ Stable)

Workers Compensation..... Travelers Casualty Ins Co of America; (A++ Stable)
& Employers Liability

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, and Client hereby acknowledges and agrees to the terms and conditions herein and consents to the subcontract of services contemplated hereby, as of the date first written above.

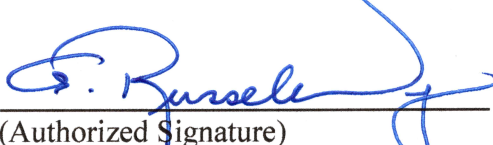
PFM GROUP CONSULTING LLC

By: 

Name: Matthew Stitt
Title: Managing Director

Address:
3501 Quadrangle Blvd, Ste 270
Orlando, FL 32817
Date: July 1, 2026

REAL ESTATE ECONOMETRICS, INC.

By: 
(Authorized Signature)

Name: Russ Weyer
Title: President

Address:
707 Orchid Drive, Ste 100
Naples, FL 34102
Date: 7/2/26

Acknowledged and agreed to in accordance
with the above terms and conditions.

BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT

By: _____
(Authorized Signature)

Name: Nick Casalanguida
Title: Chairperson

Address
3501 Quadrangle Blvd., Ste 270
Orlando, FL 32817

Date: _____



Brightshore Community Development District

Administrative Matters

Consideration of Round About Landscape
Maintenance Agreement with Collier County

LANDSCAPE MAINTENANCE AGREEMENT

This Landscape Maintenance Agreement is entered into this ____ day of _____, 2026, by and between Collier County, Florida, a political subdivision of the State of Florida whose mailing address is 3299 Tamiami Trail East, Naples, FL 34112 (hereinafter referred to as the "County"), and _____, whose mailing address is _____ (hereinafter referred to as the "Association").

RECITALS:

WHEREAS, County is the owner of that certain right-of-way located in Collier County, Florida and known as Immokalee Road (hereinafter referred to as "Road"); and

WHEREAS, Section I. Planning and Development, of the handbook titled "Collier County Landscape and Irrigation Specifications for Beautification Improvements Within the Public Right-of-Way, Collier County, Florida" (2009), provides as follows:

Entities desiring to make landscape improvements within public road right-of-way shall submit plans and documentation consistent with the requirements for a public right-of-way permit. This submission shall be in accordance with the "Construction Standards Handbook for Work within the Public Right-of-Way, Collier County, Florida" (the "Construction Handbook").

* * *

Landscaping Permit Within the public rights of way:

Improvements to unimproved medians in the right of way: A private owner, Developer or civic or homeowners' association desiring to landscape within a public right-of-way shall submit landscape and irrigation construction documents prepared by a licensed landscape architect for County review. The Permit application shall include three (3) sets of detailed plans indicating the existing right-of-way facilities and the type and location of the proposed plantings, location of electrical and irrigation systems(s). After acceptance of the landscape and irrigation plans, a landscape agreement shall be prepared by the contracting parties and approved by the County attorney's office. (See Appendix for example) The purpose of the landscape agreement is to ensure that the Permittee, or his successors or assign, shall be responsible to maintain such material and irrigation system until removed or unless otherwise specified; and

WHEREAS, in keeping with the above, the Association has applied for a Landscaping Permit Within the Public Rights-of-Way, and has submitted landscape and irrigation construction documents prepared by a licensed landscape architect for County review. A copy of this Permit and the plans are attached hereto as Schedule "A." The Association shall follow the Collier County Maintenance specifications attached as Schedule "B."

NOW, THEREFORE, in consideration of the covenants contained herein, the parties agree as follows:

1. Subject to the issuance of all necessary Permits, County hereby grants to the Association the right to use those portions of the Road depicted in Schedule "A," for the sole purpose set forth in Schedule "A." The Permits address, among other things, the timing of the work, maintenance of traffic flow during construction, and the permissible lane closures during the time that work is to be performed.

2. The Association agrees to construct and maintain the improvements set forth in Schedule "A" (hereinafter referred to as "Improvements") at its sole cost and expense, until such time as the County executes a release from indemnification as discussed below.

3. Should the Association fail to construct or maintain the Improvements in accordance with Schedule "A" or law, the County may provide notice to the Association in writing, specifying the nature of the deficiency. Within five working days following receipt of such notice, the Association at its sole cost shall cause the appropriate repairs or cure to be effected. In the event damage to, or failure to maintain the Improvements results in a situation where public safety is at risk, (1) the Association shall effect repairs within twenty-four hours of receipt of the County's written notice, or (2) the County may, at its option, effect repairs to the Improvements, without the need for prior notice to the Association, and will promptly bill the Association for all actual costs incurred in effecting the repairs. The Association shall reimburse the County for such costs within thirty days of receipt of the County's bill.

4. The Association, as Indemnitor hereunder, shall indemnify and save harmless the County, as Indemnitee hereunder, including all employees of the County, from any loss or damages Indemnitee may suffer as a result of claims, suits, demands, damages, losses, fines, penalties, interest, expenses, costs, or judgments, including attorneys' fees and costs of litigation, against the County arising out of the Association's use of the Road for the purposes set forth in this Agreement, including the construction and removal of the Improvements. The Indemnitee shall not undertake to settle any lawsuit or threatened lawsuit that could give rise to Indemnitor's obligation hereunder without the prior consent of Indemnitor, such consent to not be unreasonably withheld.

5. The indemnity provided for by this Agreement will extend from the date of this Agreement until such time as the parties hereto acknowledge in writing that the Association has ceased to use the Road for the purposes stated within this Agreement and the Road has been restored as set forth below, at which time, following receipt of the Association's written request, the County will execute a release from indemnification in favor of the Association.

6. Indemnitee agrees to give Indemnitor written notice of any claims filed against the County in connection with this Agreement, within thirty days of the date that County is aware of such claim.

7. Unless terminated as set forth below, this Agreement shall remain in full force and effect in perpetuity from the date first set forth above, and shall be binding upon the parties and all

their successors in interest. The Agreement may be freely terminated as of right by either party, with or without cause, upon written notice to the other. If the Association exercises this right, or if the County exercises this right based upon the Association's substantial breach of this Agreement, then upon written demand by County, the Association, at its sole cost and expense, shall remove the Improvements and will restore the Road to the condition that existed immediately prior to the effective date of this Agreement. If the County exercises this right, or if the Association exercises this right based upon the County's substantial breach of this Agreement, then the County will be responsible for any removal of the Improvements or restoration of the Road. Except for the above, neither party will be liable to the other for any damages or claims resulting from the termination of this Agreement.

8. In the event either party hereto shall institute legal proceedings in connection with, or for the enforcement of, this Agreement, the prevailing party shall be entitled to recover its costs of suit, including reasonable attorney's fees, at both trial and appellate levels.

9. This Agreement may be recorded by the County in the Official Records of Collier County, Florida. The Association shall pay all costs of recording this Agreement prior to the execution of this Agreement. A copy of the Recorded Agreement will be provided to the Association.

10. This Agreement is the entire agreement between the parties, and supersedes all previous oral and written representations, agreements and understandings between the parties. This Agreement shall be governed by the laws of the State of Florida, and may not be altered or amended in any way, save by written agreement signed by both parties.

11. The rights and obligations of this Agreement shall bind and benefit any successors or assigns of the parties.

12. This Agreement establishes a valid and enforceable covenant running with the land described as: [] of the Public Records of Collier County, Florida, Property Appraiser Parcel No. [], located at [] (hereinafter "Owner's Property"). Owner hereby acknowledges that the specified Road and Improvements described in this Agreement benefit, touch, and are adjacent to the Owner's Property. This Agreement shall constitute covenants, restrictions, and conditions which shall run with the land and shall be binding upon the Owner's Property and every person or entity having any interest therein at any time and from time to time.

[Signature Page to Follow]

In Witness Whereof, the parties have caused these presents to be executed on the day and date first above written.

ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
Clerk

By: _____
Burt L. Saunders, Chairman

WITNESSES:

ASSOCIATION:
Brightshore Community Development
District

Witness #1 Signature

By: _____
Nick Casalanguida, Chairman

Witness #1 Printed Name

[Provide Evidence of Signing Authority,
e.g., Corporate Resolution or Secretary's
Certificate]

Witness #2 Signature

Witness #2 Printed Name

Notarial Certificate

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, by _____ as _____ for _____ who ☐ is personally known or ☐ has produced _____ as identification.

[the notary public's official seal]

Approved as to form and legality:

Courtney L. DaSilva
Assistant County Attorney



Date Approved: October 13, 2025

Right-of-Way Permit Number: **PRROW2024104056801**

SDP/AR/PSP Number: PL20240000773

Building Permit Number:

Project Name: Brightshore Village roundabout at the west access on Immokalee Rd

Project Address: **On Immokalee Road just east of the intersection with Redhawk Ln**

Subdivision:

Lot:

Block:

Unit:

Tract:

Folio No: 114480105

Section: 19

Township: 47

Range: 28

Type of Construction: ROW Commercial

Detail: This ROW permit is for the construction of a roundabout on Immokalee Road at west access of the proposed Brightshore Village development (PL20240000773) on Immokalee Rd.

Please refer to Collier County Portal for issuance and expiration dates.

Property Owner:

BARRON COLLIER COMPANIES

2600 GOLDEN GATE PKWY

NAPLES, FL 34105

Telephone Number: (239) 262-2600

Contractor:

Trebilcock Consulting Solutions

2800 Davis Blvd.

Naples, FL 34104

Telephone Number: (239) 566-9551

Applicant:

Bailey Martin - Trebilcock Consulting Solutions

2800 Davis Blvd., Suite 200

Naples, FL 34104

Telephone Number: (239) 566-9551

1. Work shall be performed in accordance with approved plan, stipulations specified as part of this permit and in accordance with Collier County Ordinance # 09-19 and the "Public Right-of-Way Construction Standards Handbook," latest edition.

2. Applicant declares that prior to filing this application he has ascertained the location of all existing utilities, both aerial and underground. Any changes to any utility shall be the responsibility of the Permittee for all cost.

3. If right-of-way permit is issued in conjunction with a residential building permit, the right-of-way permit expires upon completion of the residential building.

4. If the application is made by any person or firm other than the owner of the property involved, a written consent from the property owner shall be required prior to processing of the application.

5. Approval of this permit does not exempt the permittee from gaining approval from any State, Federal or Local Agencies having jurisdiction over the proposed work.

6. This permit is contingent upon Permittee obtaining necessary rights of entry for construction and maintenance where required right-of-way for public use has not been dedicated and accepted by Collier County.

Condition: All other applicable state or federal permits must be obtained before commencement of the development.

Condition: Informational - Use the form located at

<https://www.colliercountyfl.gov/home/showdocument?id=105797&t=638403984984558370> to request Permit extensions, cancellations, and changes/withdrawals of Contractors, Subcontractors and Qualifiers. Instructions are provided with the form. Right-of-Way (ROW) and Well permits may only use this process for cancellations. Change/withdrawal of contractor does not apply to self-issued permits. Contact Building Permit Resolution Services at 239-252-2493 for assistance completing the form. Submit the form by clicking the Browse button below.

Condition: Stipulation - The required inspections shall be scheduled through the CityView Portal. You must be signed in as a registered user to schedule an inspection.

Condition: Stipulation - Before commencement of any excavation, the existing underground utilities in the area affected by the work must be marked by Sunshine One Call, in accordance with State Statute Chapter 556 "Underground Facility Damage Prevention and Safety", after proper notification to them by either calling 811 in Florida or toll free at 1-800-432-4770. Visit www.callsunshine.com for more information. Before commencing excavation for the work, potholing of all potential conflicts must be performed.

Condition: Stipulation - Sunshine 811 Damage Prevention Guide: Chapter 556, F.S., sets a tolerance zone that extends 24 inches from the outer edge of each side of an underground facility. Locate marks show the approximate location of an underground facility. To be sure where that facility is located, you must expose it using a method below: Hand digging at an angle toward the facility, Pot holing, Soft digging, Vacuum excavation methods, Other similar procedures. Exposing the facility lets you see the facility size and the clearance you need to maintain during excavation. Digging within the tolerance zone requires special precaution and using mechanized equipment requires a spotter. Within existing pavement, soft digging will be required after removal of pavement associated with a permitted open-cut.

Condition: CO Hold - As Built Drawings are required prior to final inspection for all Commercial ROW permits. The as-built drawings may be submitted through the CityView Portal Conditions Tab - click "Browse" to upload the documents. You must be signed into the CityView Portal as a registered user to upload the document.

Condition: Stipulation - The roundabout striping shall be updated to match that of sheet 7 of the document labeled, "MARK UP S6_Brightshore Immk Rd RAB Plans- W Entrance_(Rev10)_cert_09_22_25.pdf" in the Documents & Images Tab of the CityView Portal.

Condition: Stipulation - Upon selection of the contractor please provide a revised Right of Way permit application (to Alicia.Humphries@collier.gov) with the contractor name and license number so they may be added to the permit record.

Please visit the CityView portal located at <https://cvportal.colliercountyfl.gov/cityviewweb> to schedule the inspections listed below.

Please plan accordingly when scheduling inspections and schedule well in advance of when needed or permit expiration dates.

830 - 72 Hr Notice of (1st) Proceeding with Work

800 - Right-Of-Way Final Inspections

Disclaimer: Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

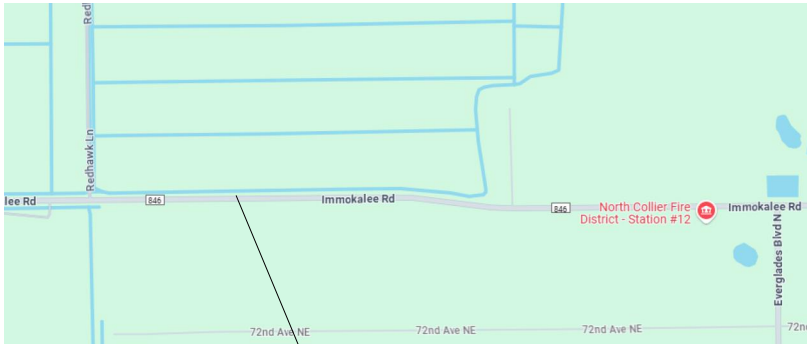
SEE GENERAL CONDITIONS OF RIGHT-OF-WAY PERMITS

INDEX OF PLANS

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2 - 3	TYPICAL SECTIONS
4	GENERAL NOTES
5	SUMMARY OF PAY ITEMS
6	SELECTIVE CLEARING AND GRUBBING
7	ROUNDAABOUT GRADING PLAN
8	ROUNDAABOUT DRAINAGE PLAN
9 - 18	ROADWAY PLAN
19	PEDESTRIAN ACTIVATED FLASHING BEACON DETAIL & CROSS SECTION
20 - 29	SIGNING & MARKING
30 - 32	MAINTENANCE OF TRAFFIC
33	LIGHTING GENERAL NOTES
34	FIXTURE DETAILS AND LIGHTING STATISTICS
35 - 37	LIGHTING PLANS
38	GUIDESIGN WEST BOUND
38	GUIDESIGN EAST BOUND

PLANS PREPARED FOR:

PENINSULA ENGINEERING
2600 GOLDEN GATE PARKWAY
NAPLES, FL 34105
D 239.403.6713



VICINITY MAP
PROJECT LOCATION

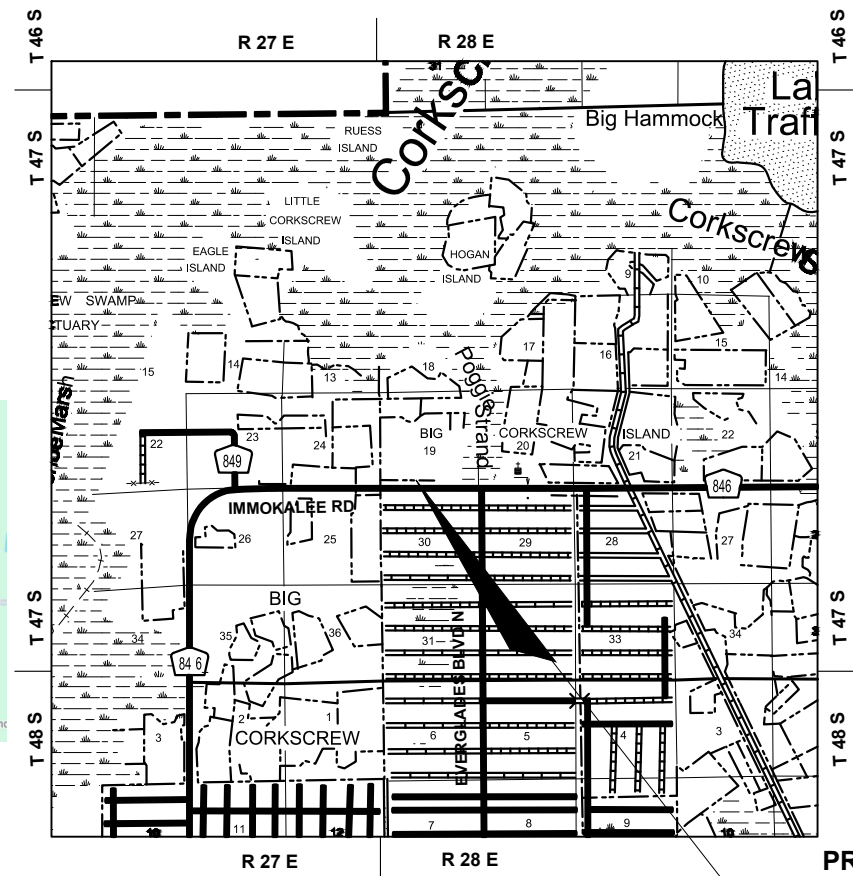
“GOVERNING STANDARD PLANS:
Florida Department of Transportation, FY 2024-25 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website:
<https://www.fdot.gov/design/standardplans>

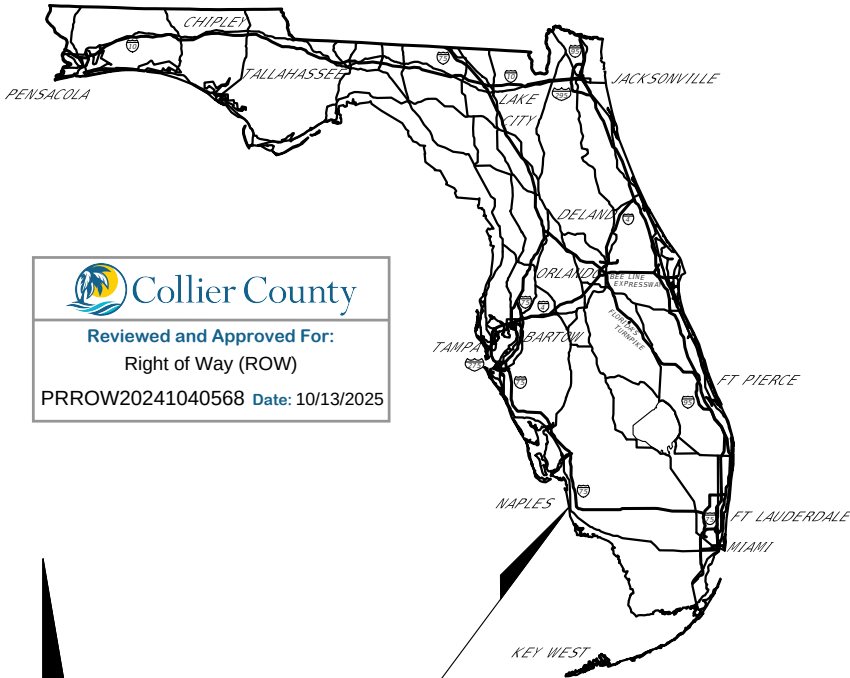
GOVERNING STANDARD SPECIFICATIONS:
Florida Department of Transportation, FY 2024-25 Standard Specifications for Road and Bridge Construction at the following website:
<https://www.fdot.gov/programmanagement/implemented/SpecsBooks>”

KEY SHEET REVISIONS	
DATE	DESCRIPTION
4/14/25	ADDED TRAFFIC COUNTER
06/20/25	REVISED PER COMMENTS
06/23/25	REVISED OVERHEAD POWER LINES PER SURVEY
07/02/25	ADDED GRADING SOUTH OF RB
07/14/25	REVISED RB MATERIAL/ ADDED LIGHT POLES
07/25/25	PER REVIEW
08/27/25	REVISED PER CLIENT
09/04/25	ADDED GUIDESIGNS
09/11/25	REVISED PER CLIENT
09/18/25	REVISED CONFLICT LIGHT POLE

WORK WITHIN RIGHT-OF-WAY PERMIT PLANS
FOR
BRIGHTSHORE
IMMOKALEE ROAD ROUNDAABOUT PLANS
LOCATED IN
SECTION 19 TOWNSHIP 47 SOUTH, RANGE 28 EAST
COLLIER COUNTY, FLORIDA



PROJECT LOCATION





Reviewed and Approved For:
Right of Way (ROW)
PRROW20241040568 Date: 10/13/2025

SHOP DRAWINGS SUBMITTED TO:

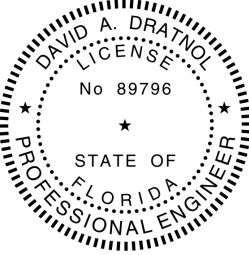
PLANS PREPARED BY:



TREBILCOCK CONSULTING SOLUTIONS, PA
2800 DAVIS BLVD SUITE 200 NAPLES FL 34104
CERTIFICATE OF AUTHORIZATION No.27796
PHONE: 239 566 9551
FAX: 239 566 9553

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.

ISSUE FOR SUBMITTAL DATE:02-07-2025



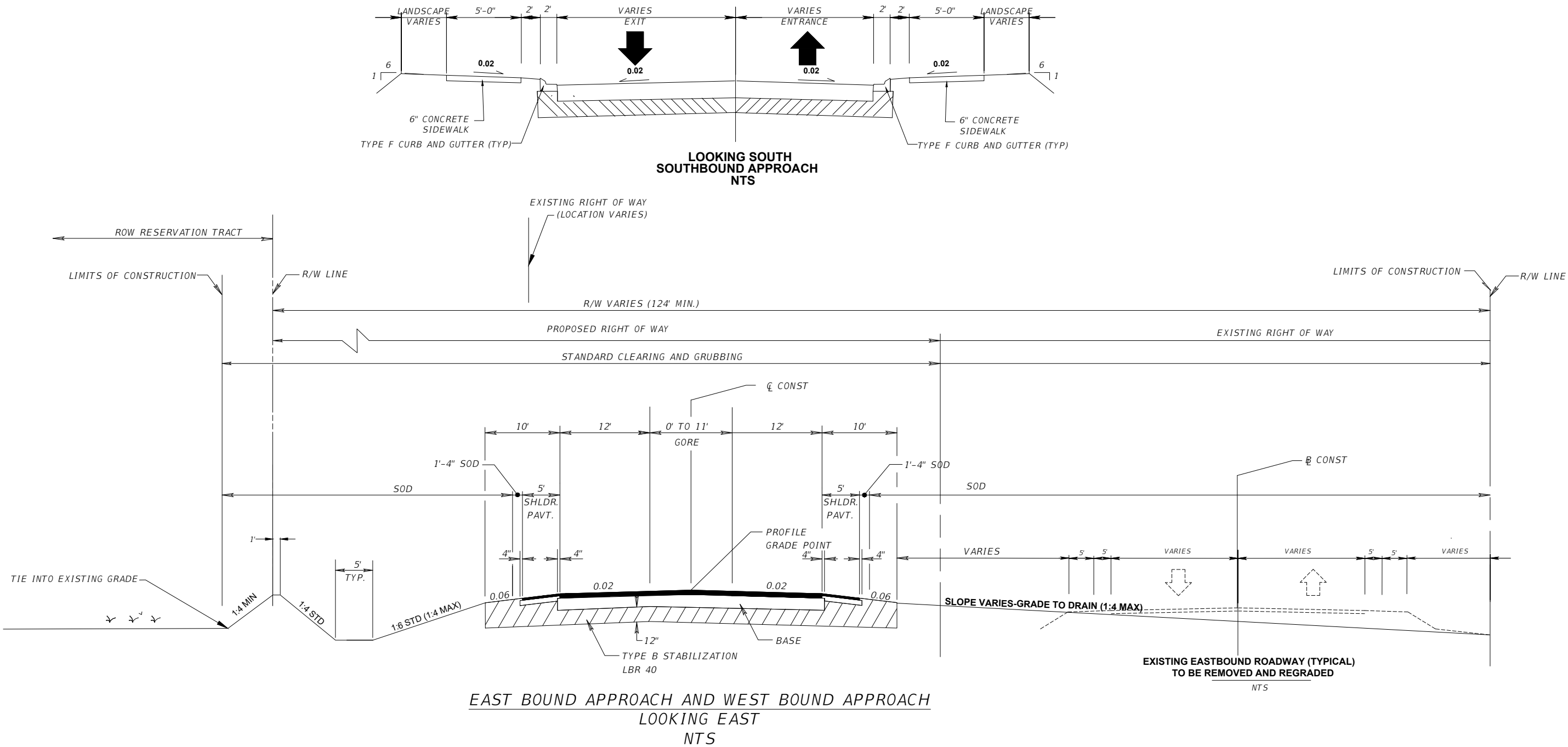
ROADWAY PLANS
ENGINEER OF RECORD: DAVID A DRATNOL, PE

P.E. NO.: 89796

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

FISCAL YEAR	SHEET NO.
24	1

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



TYPICAL SECTION NOTES:

1. POSTED SPEED 55; DESIGN SPEED: 65 MPH
2. FOR DETAILS AND LIMITS OF SELECTIVE CLEARING AND GRUBBING SEE APPLICABLE PLAN SHEET.
3. ACTUAL WIDTH OF BASE WIDENING MAY VARY DUE TO ACTUAL EXISTING PAVEMENT WIDTH. A UNIFORM WIDTH BASE WIDENING STRIP MAY BE CONSTRUCTED AT NO ADDITIONAL COMPENSATION.

PAVEMENT DESIGN (WITHIN ROW)

WIDENING PAVEMENT

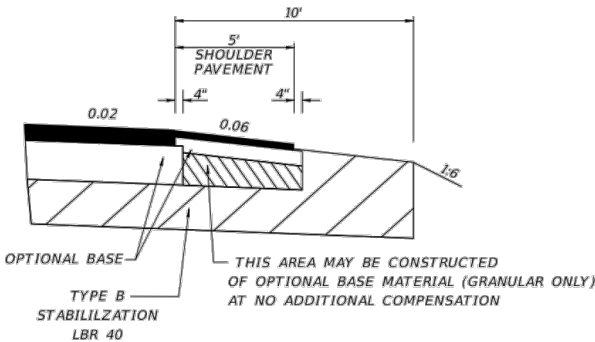
12" STABILIZED SUBGRADE TYPE B (LBR 40)
OPTIONAL BASE GROUP 9 WITH
TYPE SP STRUCTURAL COURSE (TRAFFIC C) (1.5") (PG 76-22)
FRICTION COURSE FC-12.5 TRAFFIC C (1.5") (PG 76-22)

SHOULDER PAVEMENT

12" STABILIZED SUBGRADE TYPE B (LBR 40)
OPTIONAL BASE GROUP 1 WITH
TYPE SP STRUCTURAL COURSE TRAFFIC C (1.5") (PG 76-22)
FRICTION COURSE FC-12.5 TRAFFIC C (1") (PG 76-22)

MILLING & RESURFACING

MILL EXISTING ASPHALT PAVEMENT (1.5" AVG DEPTH)
FRICTION COURSE FC-12.5 TRAFFIC C (1.5") (PG 76-22)



SHOULDER PAVEMENT DETAIL

DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



TREBILCOCK
CONSULTING SOLUTIONS

2800 DAVIS BLVD STE 200 NAPLES FL 34104

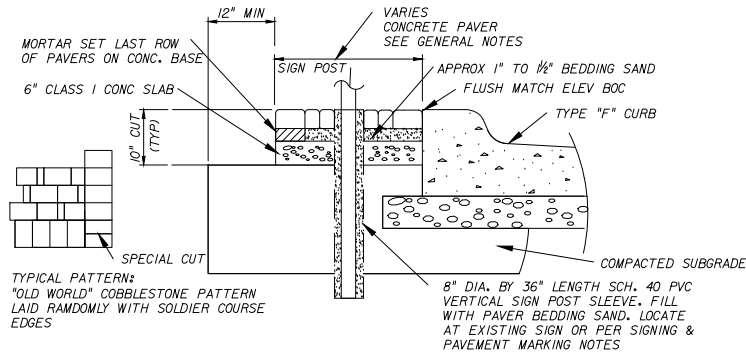
BRIGHTSHORE (FKA HOGAN VILLAGE)
ROUNDAABOUT PLANS

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

TYPICAL SECTION

SHEET
NO.

2

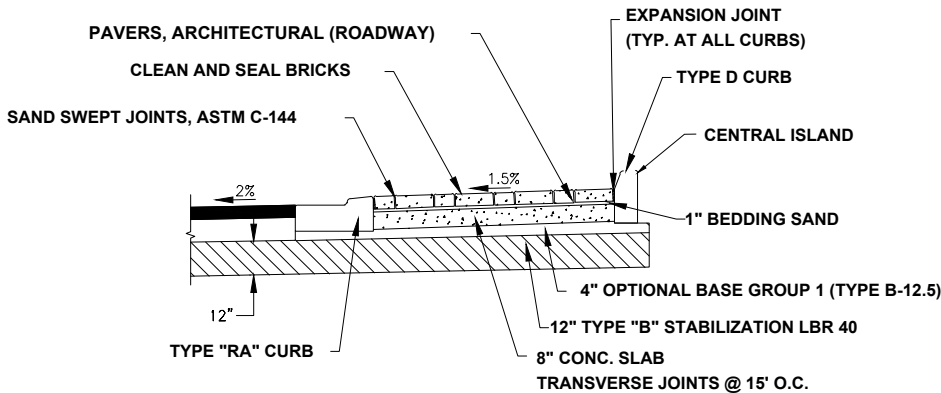


TYPICAL MEDIAN CONCRETE PAVERS DETAIL

- NOTES
- PAVERS INSTALLATION SHALL BE IN ACCORDANCE WITH FDOT 'STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES CONSTRUCTION SECTION 526 'ARCHITECTURAL PAVERS'.
 - CONFIRM COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SAMPLES TO BE SUBMITTED.
 - BASE SHALL BE INSTALLED PER FDOT 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' PER CONCRETE PAVING WITH CLASS 1 CONCRETE.
 - CONTRACTOR SHALL SUBMIT PROPOSED PAVER LAYOUT SHOP DRAWING PRIOR TO INSTALLATION. LAYOUT TO PROVIDE ENERALLY FOR NO PAVER CUTS OR PEICES BEING INSTALLED LESS THAN 2 3/4" IN SIZE. UTILIZE SPECIAL PAVER CUTS IN CORNERS OF SOLDIER COURSE FOR ADJUSTMENTS.

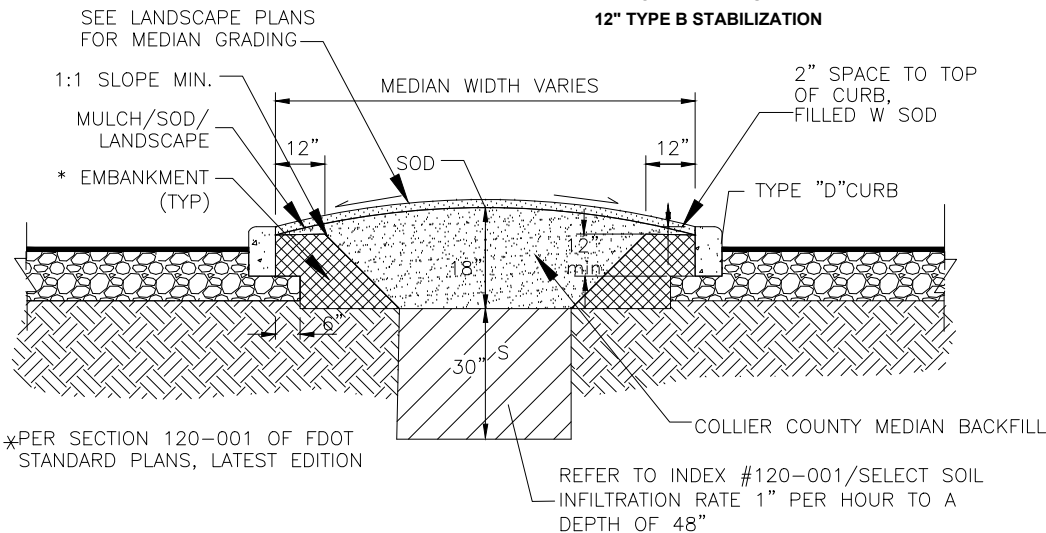
DECORATIVE INTERLOCKING CONCRETE PAVING:

- SEE THE TYPICAL MEDIAN CONC PAVER DETAIL ABOVE FOR ADDITIONAL INSTALLATION REQUIREMENTS
- THE PAVERS SHALL MEET ASTM DESIGNATION C 936-82 LAID IN A COBBLESTONE PATTERN WITH 3 DIFFERENT SIZE PAVERS (7"x4 1/4"; 4 1/4"x4 1/4" AND 4 1/4"x2 1/4"), LAID RANDOMLY.
- PAVER COLORS SHALL CONSIST OF 1/3 EMERALD GREEN, 1/3 MEDIUM GREEN; AND 1/3 CREAM. COLOR SHALL BE INTERGRATED INTO PAVER TO A MINIMUM 1/2" DEPTH.
- BIDDER SHALL PROVIDE INSTALLED SQ YD UNIT PRICES FOR PAVERS TO INCLUDE EXCAVATION, BASE AND TESTING BY APPROVED TESTING FACILITY

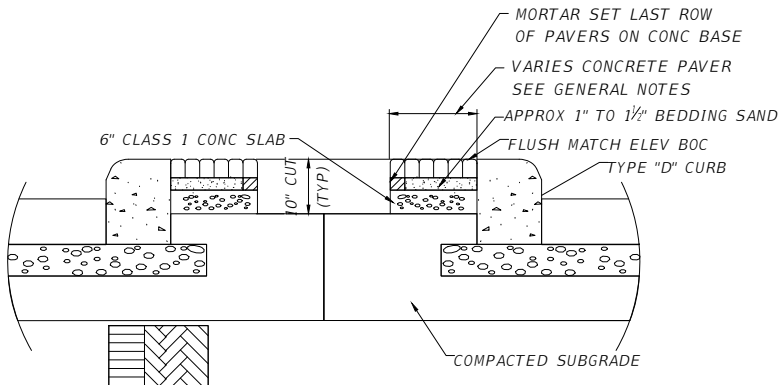


TRUCK APRON DETAIL
NOT TO SCALE

NOTE: ALTERNATE BID
PAVER, ARCHITECTURAL
1" BEDDING SAND
12" CONCRETE BASE
12" TYPE B STABILIZATION



MEDIAN BACKFILL DETAIL
NOT TO SCALE



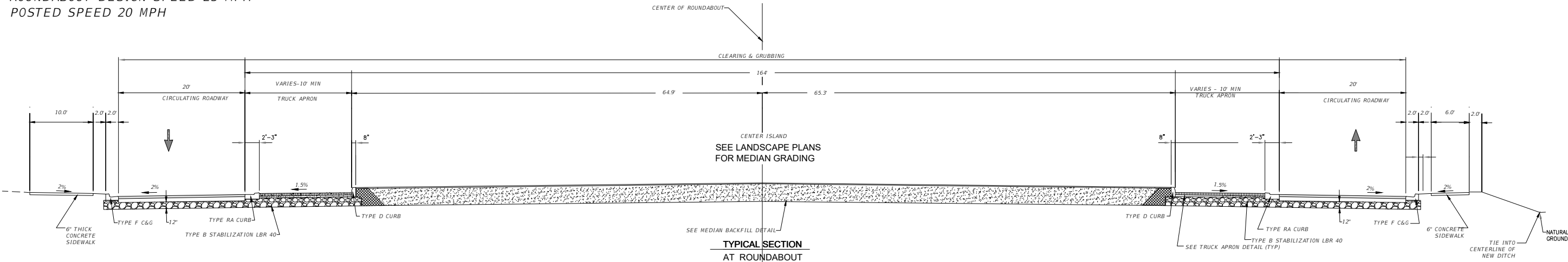
TYP PATTERN OPTIONS
45° HERRINGBONE PATTERN
WITH SOLDIER COURSE EDGES

TYPICAL MEDIAN SPLITTER ISLAND CONCRETE PAVERS DETAIL

- NOTES
- PAVERS INSTALL SHALL BE IN ACCORDANCE WITH FDOT 'STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES CONSTRUCTION SECTION 526 'ARCHITECTURAL PAVERS'.
 - CONFIRM COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION
 - BASE SHALL BE INSTALLED PER FDOT 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' PER CONC. PAVING WITH CLASS 1 CONC.
 - THE PAVERS SHALL BE TRICIRCLE 623406 OR APPROVED EQUIVALENT, NOMINAL 4" X 8" X 2 3/8". COLOR SHALL BE CHESTNUT-BUFF-CHARCOAL.
 - A POSITIVE CROSS SLOPE FOR DRAINAGE SHALL BE MAINTAINED ACROSS THE SPLINTER ISLAND, AS APPLICABLE (2% MIN)

NOTES

ROUNDAABOUT DESIGN SPEED 25 MPH
POSTED SPEED 20 MPH



DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
07/14/25	REVISED RB MATERIAL/ ADDED LIGHT POLES		
08/27/25	REVISED PER CLIENT		
09/11/25	REVISED PER CLIENT		



BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

TYPICAL SECTION

SHEET
NO.
3

1. ELEVATIONS ARE BASED ON SOUTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND THE COUNTY REPRESENTATIVE IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
4. COLLIER COUNTY, FLORIDA POWER AND LIGHT, CENTURY LINK TELEPHONE SERVICE, CATV, TECO GAS AND COLLIER COUNTY WATER MAY HAVE EXISTING UTILITIES ADJACENT TO/WITHIN THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE AND COORDINATE RELOCATION OF THEIR FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT MAY HAVE ELECTRIC, TELEPHONE, WATER AND/OR SEWER SERVICE LINES WHICH MAY NOT BE SHOWN IN THE PLANS. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE AND RELOCATE THEIR FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE ADDITIONAL COST OF EXCAVATING, INSTALLING, BACKFILLING AND COMPACTING AROUND THESE SERVICES SHALL BE INCLUDED IN THE RELATED BID ITEM FOR THE WORK BEING DONE, AS APPLICABLE.
6. TRENCHES FOR DRAINAGE, CONDUIT, IRRIGATION (SLEEVES), AND UTILITIES SHALL BE INSTALLED AND BACKFILLED PRIOR TO THE PLACEMENT OF THE FINAL SURFACE TREATMENT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREET ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION, AS APPLICABLE.
8. INSTALLATION OF SUBSURFACE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO WATER AND IRRIGATION LINES, SEWER LINES, PUBLIC UTILITIES AND STORM DRAINAGE IS REQUIRED PRIOR TO COMPACTION OF SUBGRADE AND ROADWAY CONSTRUCTION, AS APPLICABLE.
9. PRE CONSTRUCTION MEETINGS SHALL TAKE PLACE WITH THE COUNTY, RIGHT OF WAY PERMITTING SERVICES PRIOR TO THE START OF CONSTRUCTION.
10. EXISTING UNDERGROUND UTILITIES ARE BASED ON AVAILABLE RECORD DRAWING INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE APPROPRIATE EXISTING UTILITIES AND REPORT DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
11. THE REVIEW AND APPROVAL OF IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
12. GRADES SHOWN ARE FINISHED GRADES.
13. STATIONS AND OFFSETS ARE FROM THE CENTERLINE OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF EXISTING LOOP AND LEAD-IN WIRES, TRANSMISSION LINES, UNDERGROUND UTILITIES AND OVERHEAD UTILITIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE COORDINATION OF CONSTRUCTION SCHEDULING BETWEEN THE CONTRACTOR AND ALL UTILITY AGENCIES.
16. THE CONTRACTOR SHALL NOTIFY 'SUNSHINE ONE CALL' FOR UNDERGROUND FIELD LOCATIONS AT LEAST 48 HOURS BEFORE DIGGING.
17. CONTRACTOR SHALL RESTORE ANY PORTION OF THE ROADWAYS, SIDEWALKS, OR DRIVEWAYS THAT ARE DISTURBED BEYOND THE LIMITS OF CONSTRUCTION TO EQUAL OR BETTER THAN ITS PRIOR CONDITION, AT NO ADDITIONAL EXPENSE TO THE OWNER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE DE WATERING PERMIT, IF REQUIRED AND THE COST SHALL BE INCLUDED IN THE RELATED PAY ITEMS FOR THE WORK BEING DONE. DURING DE WATERING OPERATIONS, THE CONTRACTOR SHALL NOT DISCHARGE DIRECTLY TO RECEIVING WATERS, EXISTING CONVEYANCES TO RECEIVING WATERS, OR WETLAND SYSTEMS. TEMPORARY SEDIMENT BASINS, TRAPS, OR SILTATION REDUCTION DEVICES SHALL BE UTILIZED TO COLLECT THE DISCHARGE FROM DE WATERING ACTIVITIES TO ELIMINATE THE POTENTIAL FOR OFF SITE SEDIMENT TRANSPORT AND TO ENSURE THAT DIRECT DISCHARGE DOES NOT OCCUR.
19. THE CONTRACTOR SHALL PROTECT EXISTING AND NEW INLETS FROM PAVEMENT MATERIAL, LIMEROCK, DEBRIS, ETC. DURING CONSTRUCTION AND AT NO ADDITIONAL EXPENSE TO THE OWNER. THIS INCLUDES DRAINAGE INLETS/GRATES AND SWALES LOCATED ON ADJACENT PROPERTIES.
20. SPECIAL ATTENTION IS DIRECTED TO THE FACT THAT PORTIONS OF SOME DRAINAGE STRUCTURES EXTEND INTO THE STABILIZED PORTION OF THE ROADBED AND EXTREME CAUTION WILL BE NECESSARY IN STABILIZATION OPERATIONS AT THESE LOCATIONS.
21. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED IF CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED. THE CONTRACTOR SHOULD NOTIFY THE COUNTY SURVEYOR.
22. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE ACTIVITIES AND SHALL BE MAINTAINED AT ALL TIMES.
23. ALL DISTURBED AREAS WITHIN RIGHT OF WAY WILL BE SODDED.

1. THESE PLANS ARE NOT INTENDED TO BE ALL INCLUSIVE OF EXISTING FACILITIES OR MATERIALS TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE SCOPE OF WORK IN REGARDS TO MODIFICATIONS OF THE SITE TO ACCOMMODATE THE PROPOSED IMPROVEMENTS. THE PLANS DO NOT ADDRESS EXISTING UNDERGROUND UTILITIES/FACILITIES WHICH MAY BE ENCOUNTERED DURING DEMOLITIONS, OR CONSTRUCTION. CONTRACTOR SHALL PROTECT AND/OR REPLACE THOSE EXISTING UTILITIES REQUIRED TO ACCOMMODATE THIS PROJECT. OTHER UNDERGROUND UTILITIES TO BE REMOVED OR ABANDONED SHALL BE DISCARDED, DISENGAGED OR REMOVED IN A MANNER CONSISTENT WITH INDUSTRY CONSTRUCTION AND SAFETY STANDARDS.
2. CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING FACILITIES WITH THE ENGINEER WITH REGARDS TO WHEN THE INDIVIDUAL ITEMS ARE TO BE REMOVED AND RETURNED TO COLLIER COUNTY.
3. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN, UNLESS OTHERWISE NOTED.
4. EXISTING DRIVEWAYS WITHIN THE LIMITS OF THE PROJECT ARE TO REMAIN, UNLESS OTHERWISE NOTED.
5. ASPHALT PAVEMENT/CURB & SIDEWALK TO BE REMOVED SHALL BE MECHANICALLY SAW-CUT IN ORDER TO ENSURE CLEAN, STRAIGHT EDGES. CONTRACTOR SHALL COORDINATE THE LIMITS OF ASPHALT/CURB REMOVAL WITH THE ENGINEER, AS APPLICABLE.
6. STANDARD CLEARING AND GRUBBING TO BE PERFORMED ONLY IN AREAS AFFECTED BY IMPROVEMENTS AND ASSOCIATED WORK.

1. SIGNAGE AND PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN IN THE TRAFFIC DESIGN STANDARDS. ALL MARKINGS SHALL BE LEAD-FREE THERMOPLASTIC.
2. ALL EXISTING SIGNS THAT CONFLICT WITH CONSTRUCTION OPERATIONS SHALL BE REMOVED, STOCKPILED AND DISPOSED OF BY THE CONTRACTOR. SIGN REMOVAL SHALL BE AS DIRECTED BY THE ENGINEER.
3. SIGNING AND PAVEMENT MARKINGS TO BE DONE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FDOT DESIGN STANDARDS.
4. ALL PAVEMENT MARKINGS SHALL BE APPLIED BEFORE RAISED PAVEMENT MARKERS ARE INSTALLED.
5. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX NO. 711-001.
6. PLACEMENT OF REFLECTIVE PAVEMENT MARKERS (RPM'S) SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX NO. 706-001. Y/Y = YELLOW/YELLOW RPM; W/R = WHITE/RED RPM.
7. MATCH EXISTING PAVEMENT MARKINGS AT THE PROJECT LIMITS OF CONSTRUCTION. ALL EXISTING STRIPING THAT IS IN CONFLICT WITH THE PROPOSED STRIPING AS SHOWN IN THESE PLANS IS TO BE REMOVED BY MILLING AND RESURFACING, OR BY A NON-DESTRUCTIVE METHOD, AS APPLICABLE.
8. SIGN ASSEMBLY LOCATIONS SHOWN ON PLANS WHICH ARE IN CONFLICT WITH LIGHTING, UTILITIES, DRAINAGE, DRIVEWAYS, CURB CUTS, ETC. SHALL BE ADJUSTED AS DIRECTED BY THE ENGINEER.
9. PERMANENT THERMOPLASTIC PAVEMENT MARKINGS SHALL NOT BE INSTALLED WITHIN 30 DAYS OF FINAL ASPHALT LIFT PLACEMENT. CONTRACTOR SHALL PROVIDE TEMPORARY PAINTED STRIPING. THIS SHALL BE INCIDENTAL TO THE APPLICABLE PERMANENT MARKINGS.
10. ALL SIGN RELATED WORK TO BE COORDINATED WITH FELIX BURGOS, 239-253-3160, TO MAINTAIN INTEGRITY OF THE COUNTY SIGN ASSET DATABASE. CONTRACTOR TO FOLLOW TRAFFIC OPERATIONS SIGNING AND PAVEMENT MARKINGS SPECIAL PROVISION DETAILS WHICH INDICATE USING A 2.5" X 2.5" GALVANIZED METAL SQUARE TUBULAR SIGNPOST.

CENTURYLINK CNTL01
FIBER, TELEPHONE
BILL MCCLOUD
(850) 599-1444

COLLIER COUNTY STAKES & LOCATES
4420 MERCANTILE AVE
STEPHEN SARABIA
(239) 252-5924

COLLIER COUNTY TRAFFIC OPERATION SECTION
ELECTRIC, FIBER
PAM WILSON
(239) 252-8260

COLLIER COUNTY INFORMATION TECHNOLOGY (IT) CC1650
FIBER
JOE OLIVER
(239) 252-6205

COMCAST CTV413
CATV
CHAD EVENER
(941) 356-1564

CROWN CASTLE NG
FIBER
FIBER DIG TEAM
(888) 635-0931 X 2

LEE COUNTY ELECTRIC CO-OP
4980 BAYLINE DR
TOM BAILEY
(239) 656-2414

HOT WIRE COMMUNICATION
CATV, FIBER, TELEPHONE
WALTER DAVILA
(954) 699-3900

TECO PEOPLES GAS - FT MYERS PGSSW
GAS
JOAN DOMNING
(813) 275-3783

DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

NOTICE: THE OFFICAL RECORD OF THIS SHEET IS THE ELECTONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23 .004, f.a.c.

TABULATION OF QUANTITIES

ITEM NO.	DESCRIPTION	QTY	UNIT
101-1	MOBILIZATION	1	LS
101-1-2	PROVIDE CONSTRUCTION SURVEYING AND LAYOUT	1	LS
102-2	MAINTENANCE OF TRAFFIC	1	LS
110-1-1	CLEARING AND GRUBBING	9.6	AC
120-1	REGULAR EXCAVATION	6,235	CY
120-6	EMBANKMENT	8,434	CY
160-4	TYPE "B" STABILIZATION (LBR 40) (12")	11,929	SY
285-709	OPTIONAL BASE GROUP 9 (10" LIMEROCK)	9,631	SY
327-70-1	MILLING EXISTING ASPHALT PAVEMENT (1.5" AVG. DEPTH)	574	SY
334-1-53	SUPERPAVE ASPHALTIC CONCRETE (TRAFFIC C, PG 76-22)(1 1/2" THICK)	795	TN
337-7-83	ASPHALTIC CONCRETE FRICTION COURSE (TRAFFIC C, FC-12.5, PG 76-22)(1 1/2" THICK)	795	TN
425-13-61	INLETS, CURB, TYPE P6<10'	6	EA
425-15-43	INLETS,DT BOT, TYPE J, <10'	4	EA
430-175-118	PIPE CULVERT,OPTIONAL MATERIAL,ROUND, 18"S/CD	149	LF
430-175-124	PIPE CULVERT,OPTIONAL MATERIAL,ROUND, 24"S/CD	1,118	LF
510-1-10	CONCRETE CURB & GUTTER, TYPE F	782	LF
510-2-4	CONCRETE CURB, TYPE D	407	LF
510-2-8	CONCRETE CURB, TYPE RA	476	LF
522-2	CONCRETE SIDEWALK, 6" THICK	716	SY
526-1-1	PAVERS, ARCHITECTURAL, ROADWAY	786	SY
527-2	DETECTABLE WARNINGS	240	SF
570-1-2	PERFORMANCE TURF	9,500	SY
630-2-11	CONDUIT, FURNISH & INSTALL,OPEN TRENCH-SCH 40	522	LF
630-2-12	CONDUIT, FURNISH & INSTALL, DIRECTIONAL BORE-SCH 80	268	LF
635-2-11	PULL & SPLICE BOX, F&I, 12" X 24" COVER SIZE (LIGHTING)	6	LF
639-1-121	ELECTRICAL POWER SERVICE F&I UNDER GROUND	1	EA
639-2-1	ELECTRICALSERVICE WIRE, FURNISH & INSTALL	100	LF
654-2-27	RECTANGULAR RAPID FLASHING BEACON,SOLAR-SINGLE DIRECTION	6	LF
660-11-12	TRAFFIC DATA DETECTION SYSTEM- LIDAR, FURNISH AND INSTALL	1	EA
700-1-11	SINGLE POST SIGN, F&I GROUND MOUNT, UP TO 12 SF	23	AS
700-21-15	MULTI-COLUMN GROUND SIGN ASSEMBLY, F&I GROUND MOUNT, 50.1-100.0 SF	2	AS
706-1-3	RAISED PAVEMENT MARKER, TYPE B	1,374	EA
711-11-123	THERMOPLASTIC, STANDARD, WHITE, SOLID, 12" FOR CROSSWALK	320	LF
711-11-124	THERMOPLASTIC, STANDARD, WHITE, SOLID, 18" FOR DIAGONALS	526	LF
711-11-125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	669	LF
711-11-144	THERMOPLASTIC, STANDARD, WHITE, 2-2 DOTTED EXT LINE, 12" FOR ROUNDABOUT	0.05	GM
711-11-160	THERMOPLASTIC, STANDARD, WHITE, MESSAGE OR SYMBOL	7	EA
711-11-170	THERMOPLASTIC, STANDARD, WHITE, ARROW	9	EA
711-11-224	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 18" FOR DIAGONAL	825	EA
711-15-101	THERMOPLASTIC, STANDARD, WHITE, SOLID, 6"	2	GM
711-15-201	THERMOPLASTIC, STANDARD-YELLOW, SOLID, 6"	1.65	GM
715-1-12	LIGHTING CONDUCTOR (FURNISH & INSTALL) INSULATED, NO 6	1,447	LF
715-4-22	LIGHT POLE COMPLETE, FURNISH& INSTALL,STANDARD POLE & FOUNDATION	14	EA
715-7-11	LOAD CENTER, FURNISH & INSTALL, SECONDARY VOLTAGE	1	EA
1050-31-103	IRR- UTILITY PIPE- POLY VINYL CHLORIDE, FURNISH & INSTALL, CASING/CONDUIT, 3"	304	LF
1050-31-106	IRR-UTILITY PIPE- POLY VINYL CHLORIDE, FURNISH & INSTALL, CASING/CONDUIT, 6"	144	LF
900-2	SIGNED & SEALED AS-BUILT RECORD DRAWINGS	1	LS

PAY ITEM NOTES: UTILITY ADJUSTMENTS ARE NOT INCLUDED--WATER/SEWER, ELECT, CATV, & TEL.
526-1-1 ALTERNATE BID ITEM: 12" CONCRETE IN LIEU OF 8" CONCRTE AND 4" OPT BASE GROUP 1
630-2-12 CONDUIT MAY BE TRENCHED UNDER PAVMENT AHEAD OF PAVING OPERATIONS WITH SCH 80 PVC.
660-11-12 INCLUDES ALL EQUIPMENT FOR FUNCTIONING TRAFFIC COUNTER
715-4-22 INCLUDES CONFLICT POLES SHOWN IN THE PLANS
1050-31-103 SCHED 80 PVC-MAY BE TRENCHED UNDER PAVMENT AHEAD OF PAVING OPERATIONS
1050-31-106 SCHED 80 PVC-MAY BE TRENCHED UNDER PAVMENT AHEAD OF PAVING OPERATIONS

DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

R E V I S I O N S				 TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDABOUT PLANS			SUMMARY OF PAY ITEMS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		5
4/14/25	ADDED TRAFFIC COUNTER		 Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025		CR 846	COLLIER	NA		
6/04/25	REVISED PER COMMENTS								
07/14/25	REVISED RB MATERIAL/ ADDED LIGHT POLES								
09/04/25	ADDED GUIDESIGNS								

SELECTIVE CLEARING AND GRUBBING NOTES:

THESE PLANS ARE NOT INTENDED TO BE ALL INCLUSIVE OF EXISTING FACILITIES OR MATERIALS TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE SCOPE OF WORK IN REGARDS TO MODIFICATIONS OF THE SITE TO ACCOMMODATE THE PROPOSED IMPROVEMENTS. THE PLANS DO NOT ADDRESS EXISTING UNDERGROUND UTILITIES/FACILITIES WHICH MAY BE ENCOUNTERED DURING DEMOLITIONS, OR CONSTRUCTION. CONTRACTOR SHALL PROTECT AND/OR REPLACE THOSE EXISTING UTILITIES REQUIRED TO ACCOMMODATE THIS PROJECT. OTHER UNDERGROUND UTILITIES TO BE REMOVED OR ABANDONED SHALL BE DISCARDED, DISENGAGED OR REMOVED IN A MANNER CONSISTENT WITH INDUSTRY CONSTRUCTION AND SAFETY STANDARDS.

CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING FACILITIES WITH THE ENGINEER WITH REGARDS TO WHEN THE INDIVIDUAL ITEMS ARE TO BE REMOVED.

ASPHALT PAVEMENT/CURB AND SIDEWALK SHALL BE MECHANICALLY SAW-CUT IN ORDER TO ENSURE CLEAN, STRAIGHT EDGES AND ARE TO BE REMOVED PRIOR TO NEW CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE LIMITS OF ASPHALT/CURB REMOVAL WITH THE ENGINEER, AS APPLICABLE.

SILT FENCE, TURBIDITY BARRIERS AND INLET PROTECTION SHALL BE INSTALLED AS DEPICTED ON PLANS AS APPLICABLE, PRIOR TO INITIATING CLEARING AND DEMOLITION. SILT FENCE WILL HAVE GAPS AT APPLICABLE PROJECT ACCESS POINTS.

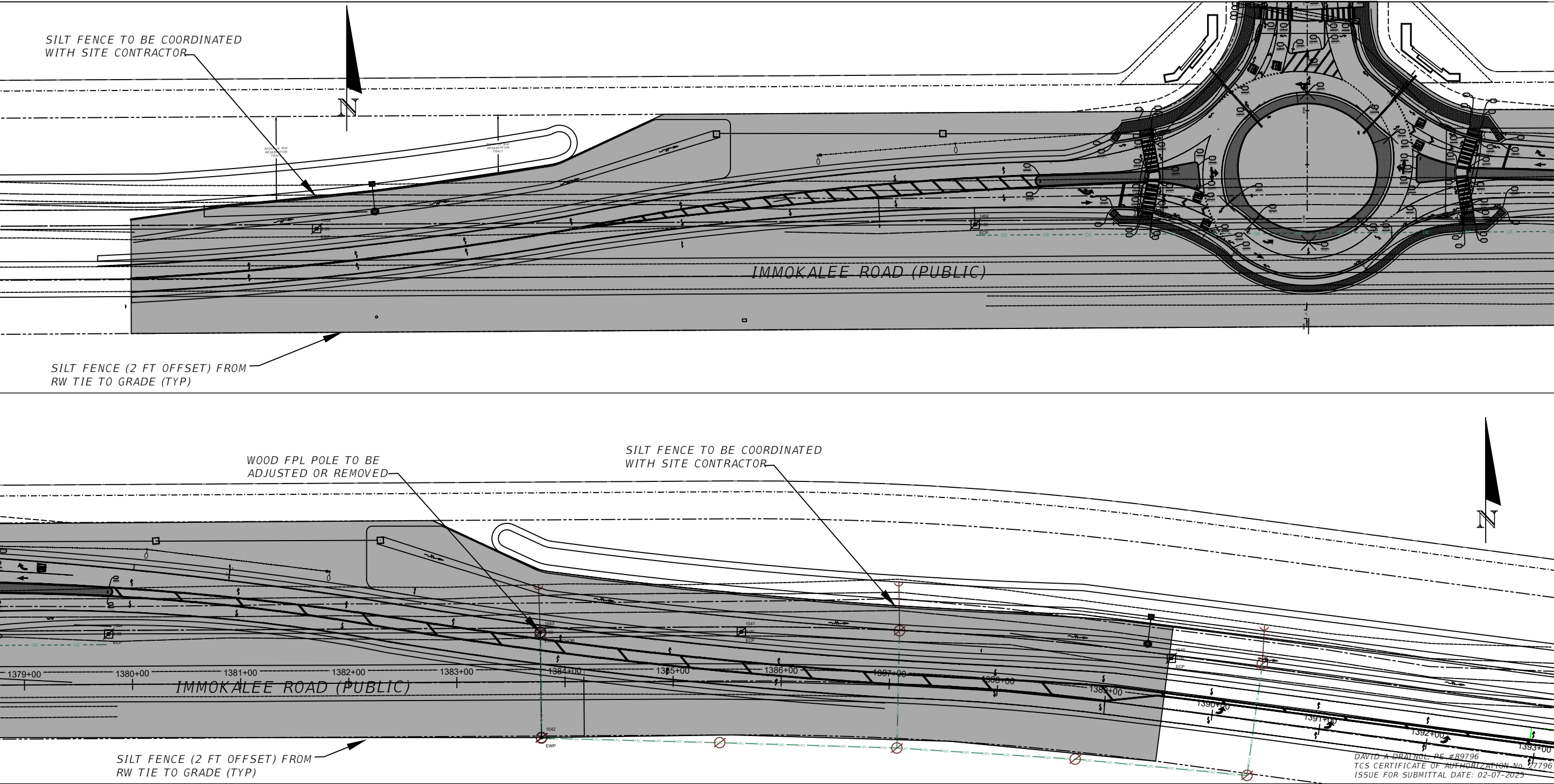
CLEARING AND GRUBBING TO BE PERFORMED ONLY IN AREAS AFFECTED BY IMPROVEMENTS AND ASSOCIATED WORK.

ITEMS THAT ARE NOT CLAIMED BY THE OWNER SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF BY THE CONTRACTOR IN DESIGNATED AREAS. CONTRACTOR IS RESPONSIBLE FOR LEGALLY DISPOSING OF ALL MATERIALS AND ASSOCIATED COST OF INTERIM STORAGE FACILITIES.

LEGEND

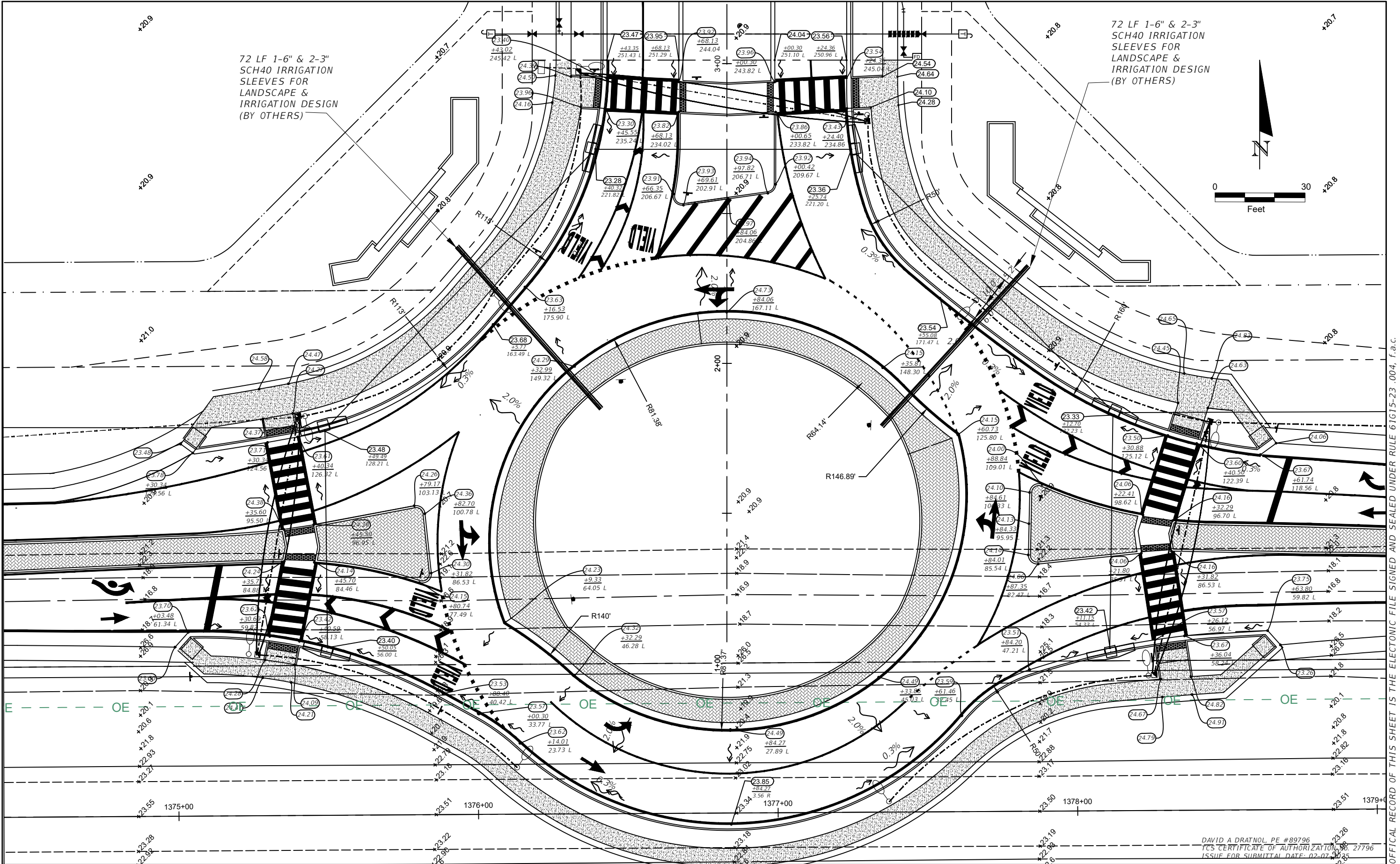
EDGE OF PAVEMENT, CURB OR UTILITY

SELECTIVE CLEARING AND GRUBBING



REVISIONS				 Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025	TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS			SELECTIVE CLEARING AND GRUBBING	SHEET NO. 6
DATE	DESCRIPTION	DATE	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
						CR 846	COLLIER	NA		

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REVISIONS				DAVID A DRATNOL, PE #89796 TCS CERTIFICATE OF AUTHORIZATION NO. 27796 ISSUE FOR SUBMITTAL DATE: 02-07-2025	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		
					7

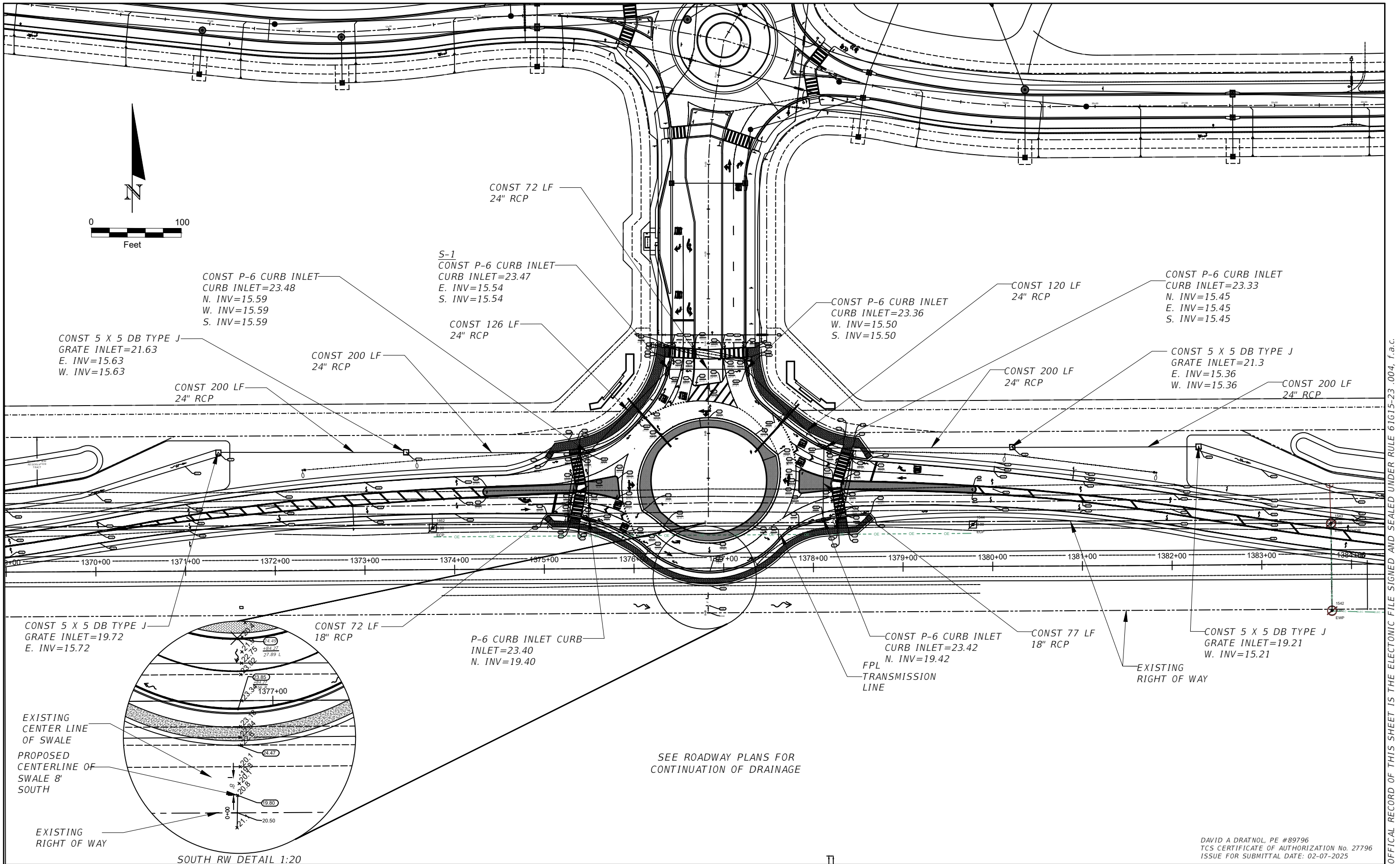


TREBILCOCK
CONSULTING SOLUTIONS
2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

ROUNDAABOUT GRADING PLAN

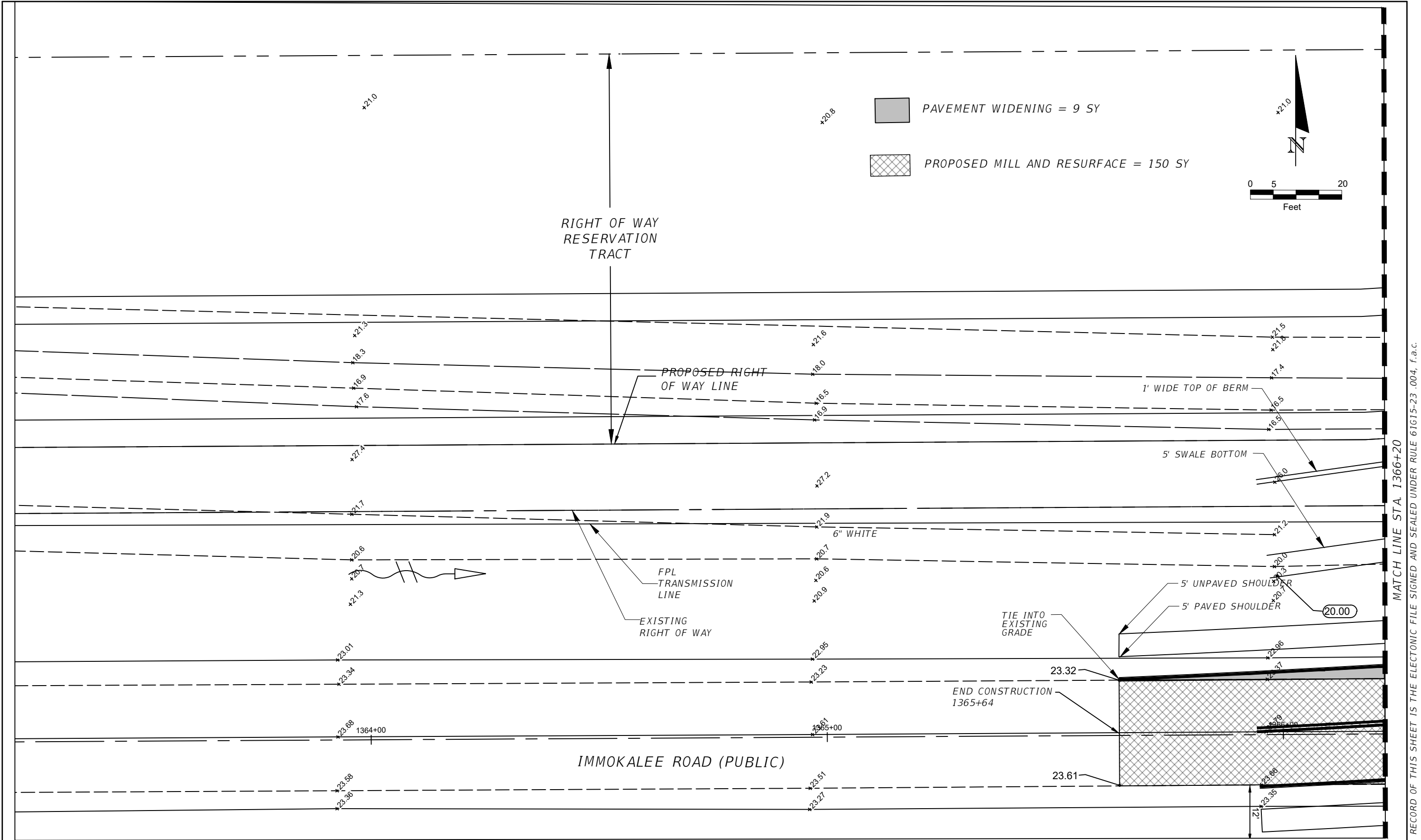
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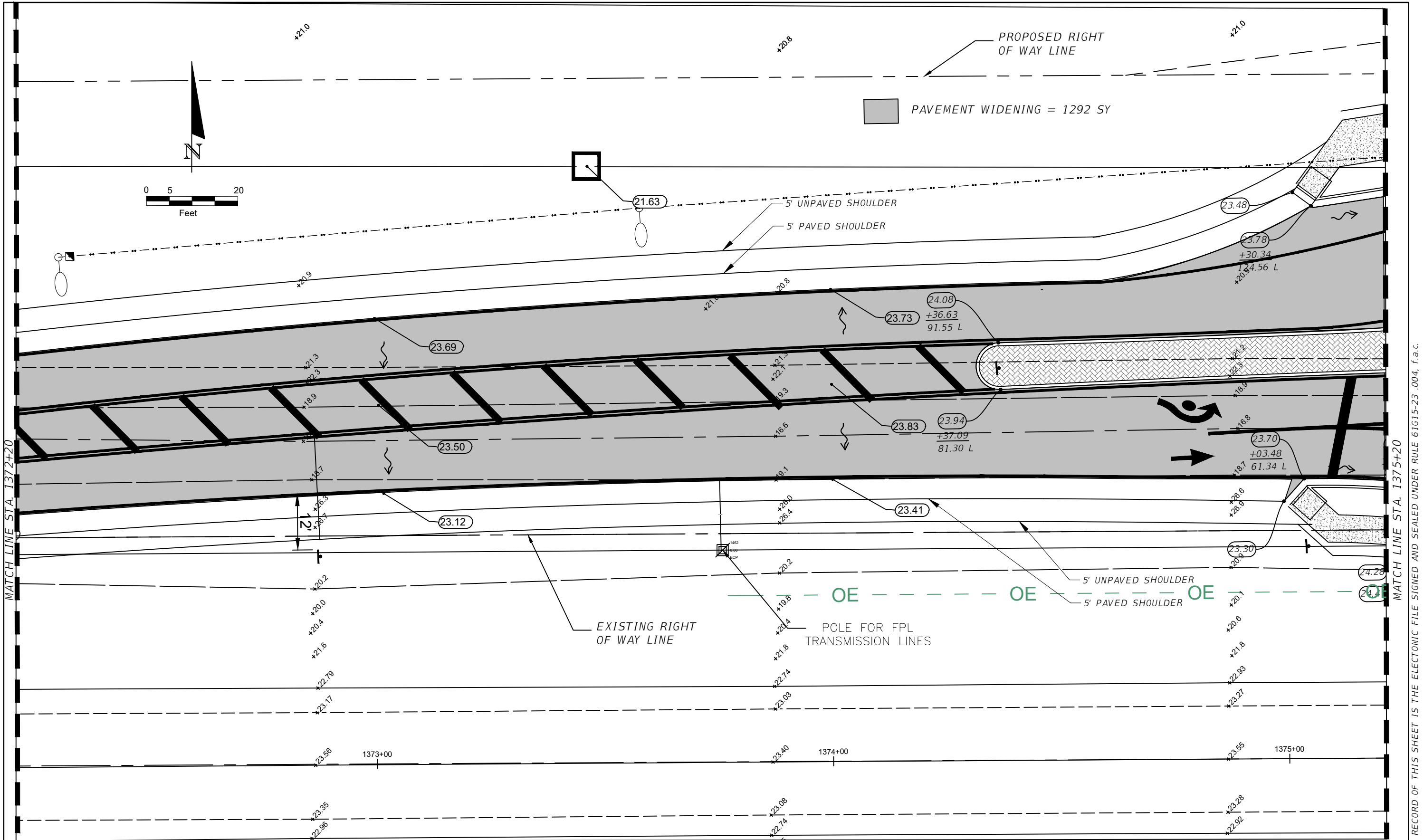
REVISIONS				TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS			ROUNDABOUT DRAINAGE PLAN	SHEET NO. 8
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
			Collier County Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025		CR 846	COLLIER	NA		

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DAVID A DRATNOL, PE #89796
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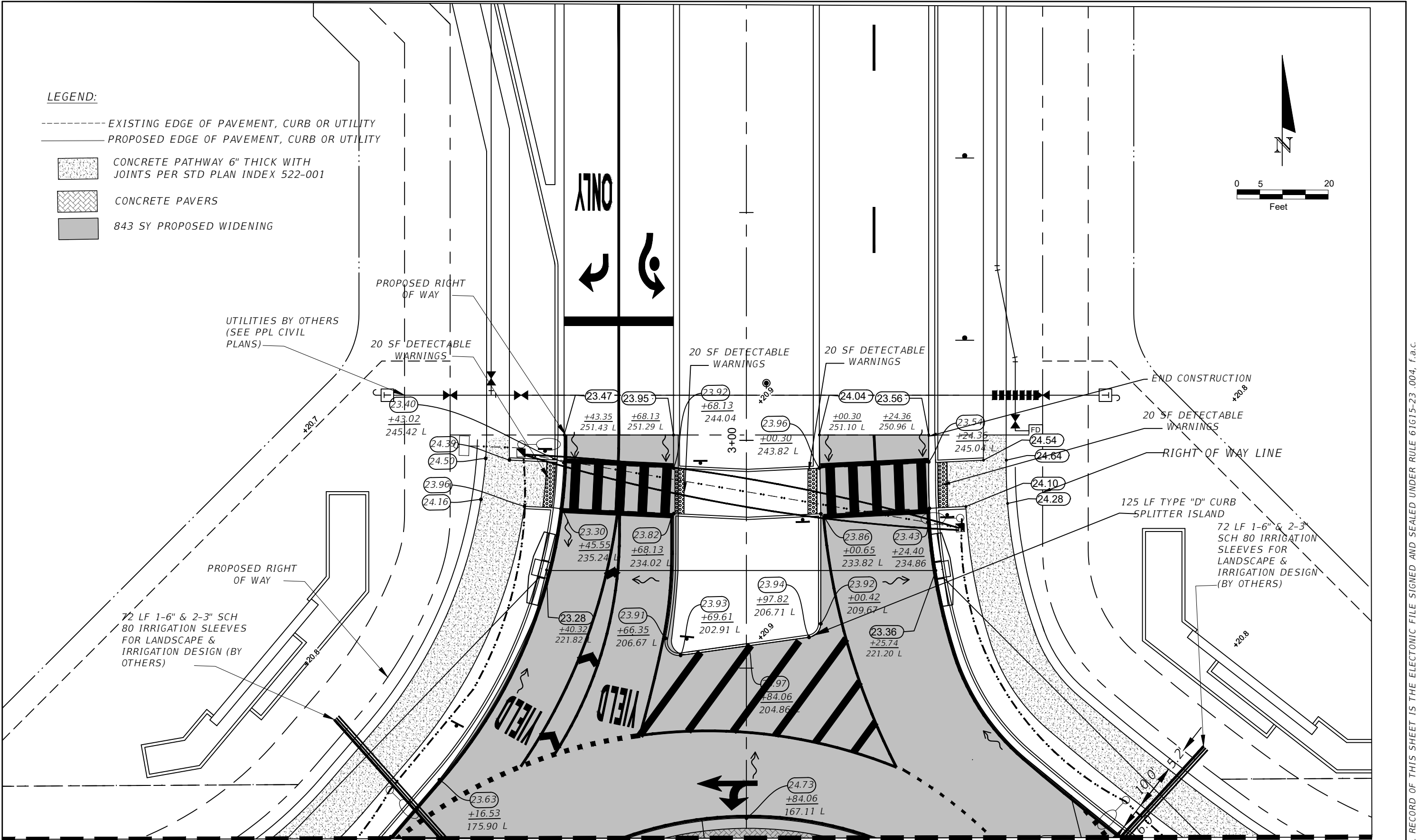


REVISIONS				 Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025	TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS			ROADWAY PLAN	SHEET NO. 9
DATE	DESCRIPTION	DATE	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
						CR 846	COLLIER	NA		



DAVID A DRATNOL, PE #89796 TCS CERTIFICATE OF AUTHORIZATION No. 27796 ISSUE FOR SUBMITTAL DATE: 02-07-2025								
REVISIONS				 TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS		ROADWAY PLAN	SHEET NO. 12
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY		
			 Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025		CR 846	COLLIER		NA

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MATCH LINE STA. SHEET 14

DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS		DESCRIPTION	
DATE	DESCRIPTION	DATE	DESCRIPTION
			Collier County Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025

TREBILCOCK

CONSULTING SOLUTIONS

2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE)

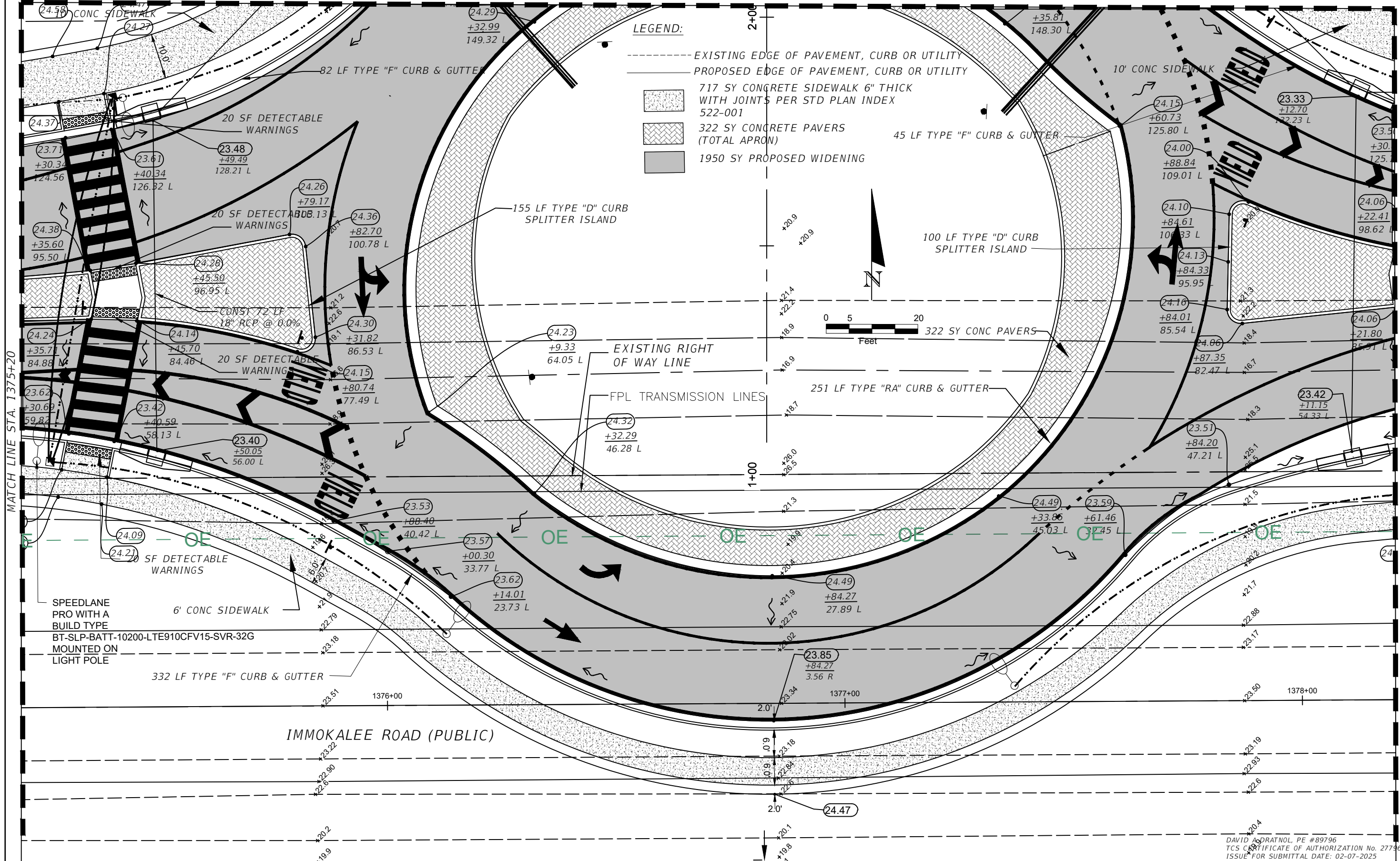
ROUNDAABOUT PLANS

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

ROADWAY PLAN

SHEET NO.
13

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23 .004, f.a.c.



MATCH LINE STA. 1375+20

MATCH LINE STA. 1378+20

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REVISIONS		DESCRIPTION	
DATE	DESCRIPTION	DATE	DESCRIPTION
4/14/25	ADDED TRAFFIC COUNTER		

Collier County
Reviewed and Approved For:
Right of Way (ROW)
PRROW20241040568 Date: 10/13/2025

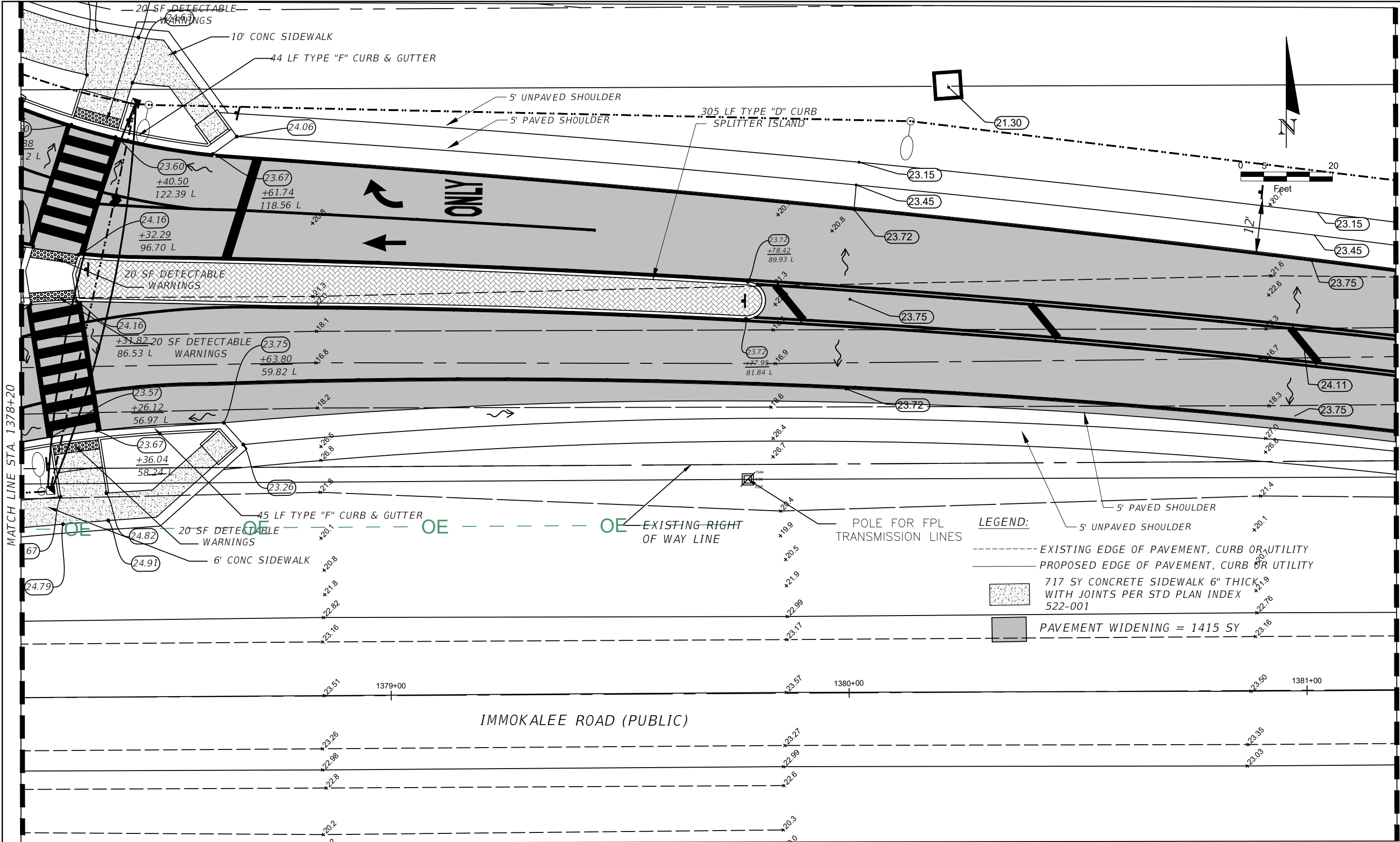
TREBILCOCK
CONSULTING SOLUTIONS
2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

ROADWAY PLAN

SHEET NO.
14

DAVID A. PRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025



DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



TREBILCOCK
CONSULTING SOLUTIONS

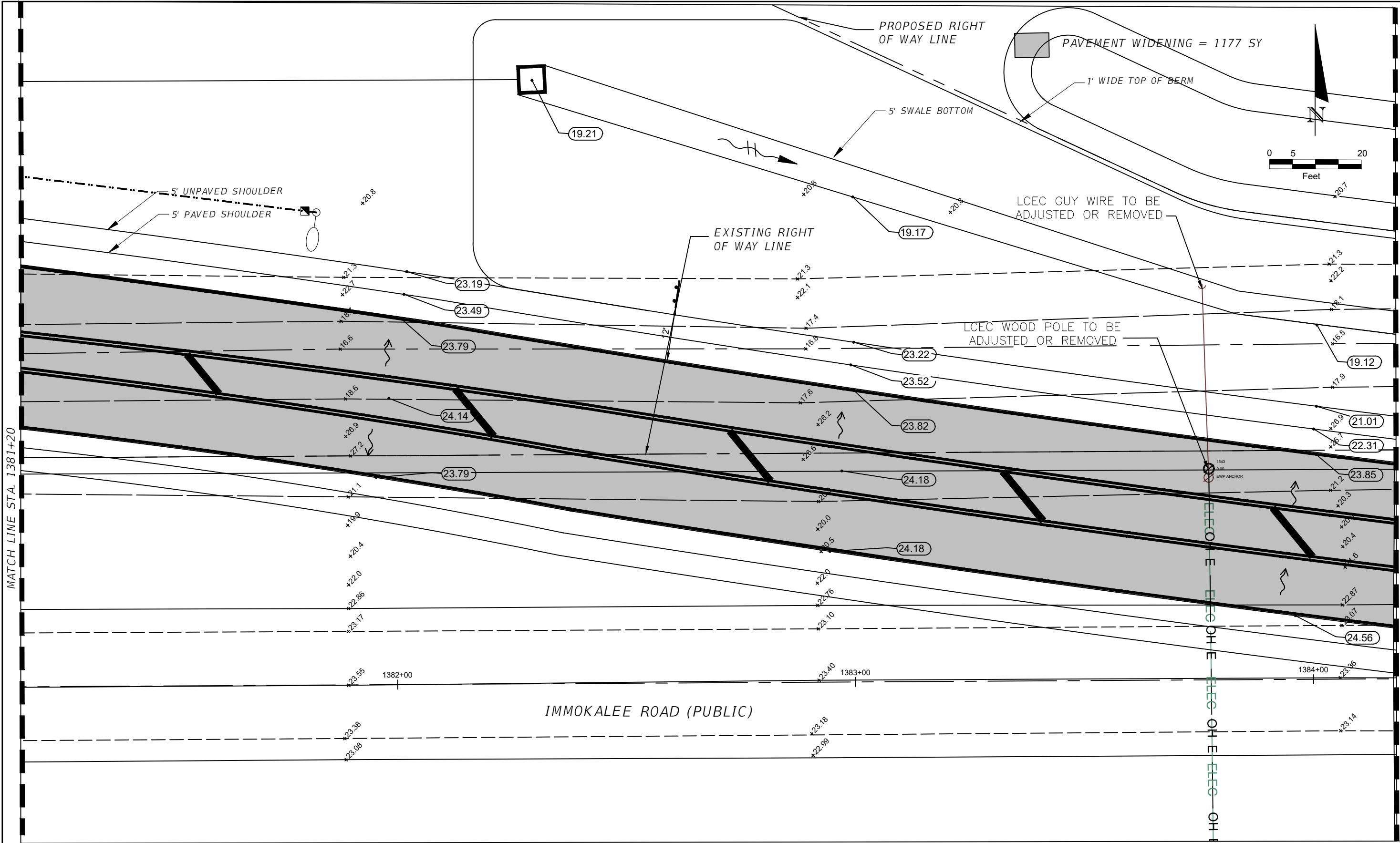
2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

ROADWAY PLAN

SHEET NO.
15

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MATCH LINE STA. 1381+20

MATCH LINE STA. 1384+20

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DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



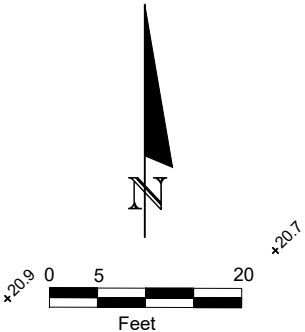
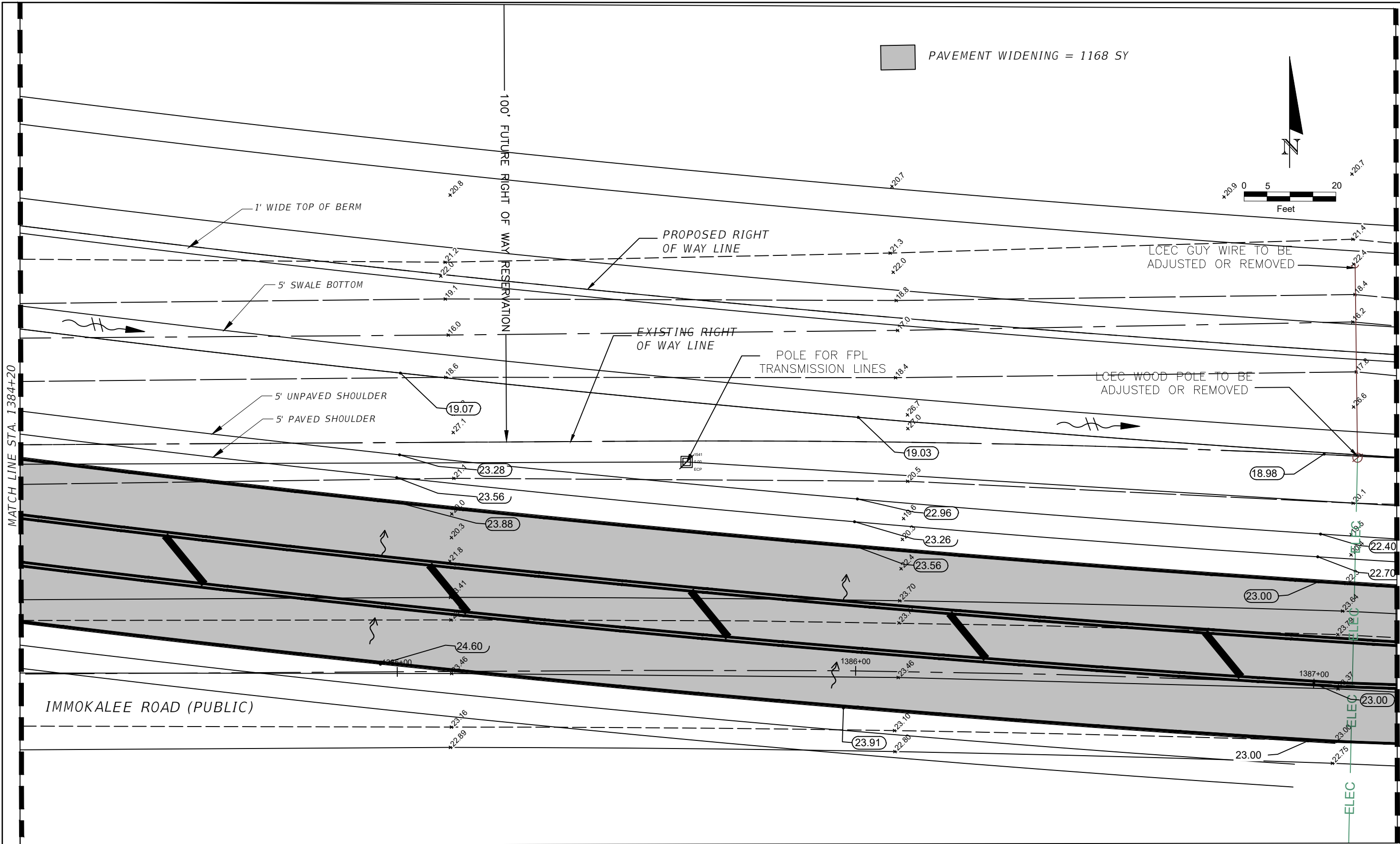
TREBILCOCK
CONSULTING SOLUTIONS

2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

ROADWAY PLAN

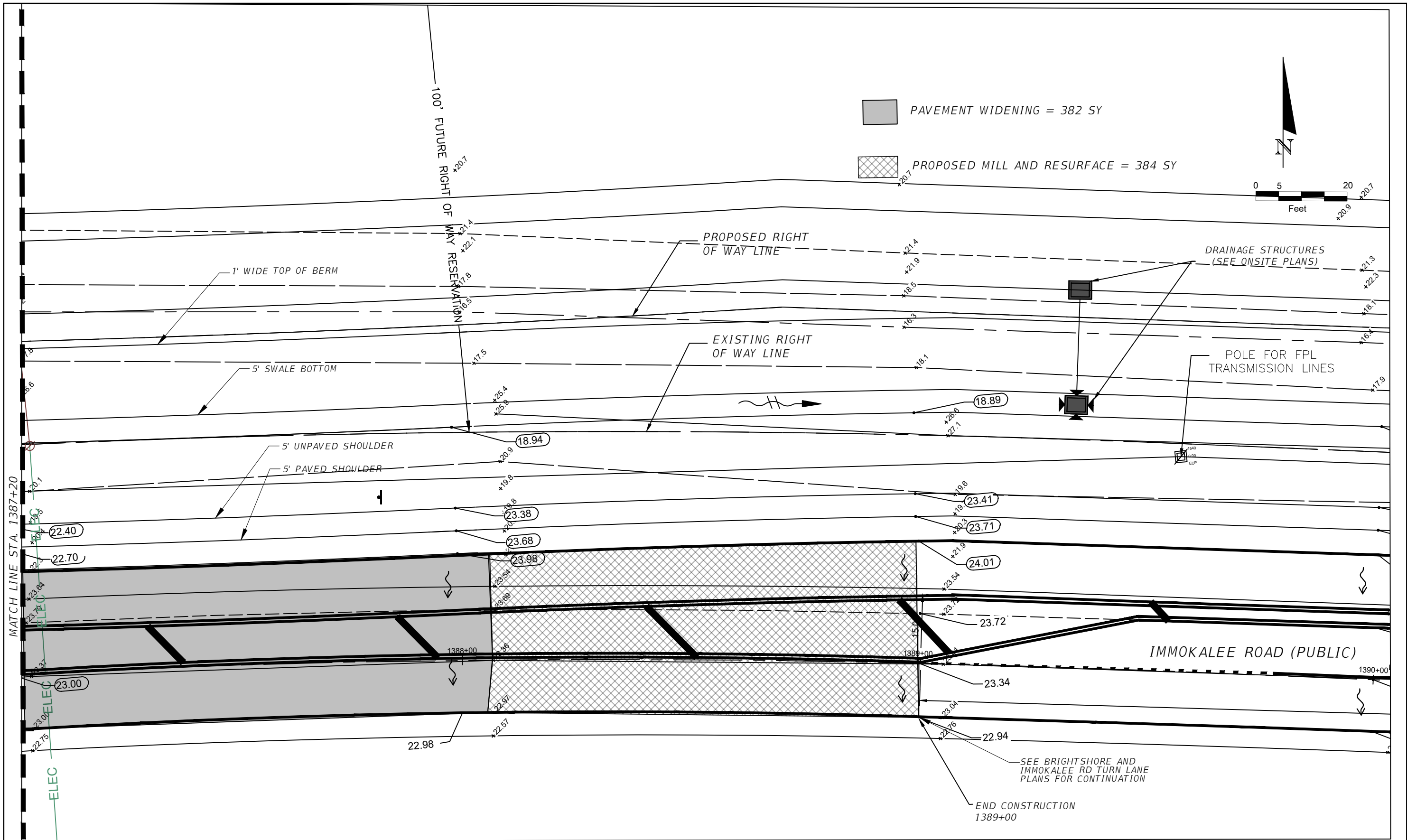
SHEET NO.
16



REVISIONS				 2800 DAVIS BLVD STE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDABOUT PLANS			ROADWAY PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
			 Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025		CR 846	COLLIER	NA		17

DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

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DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION



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CONSULTING SOLUTIONS

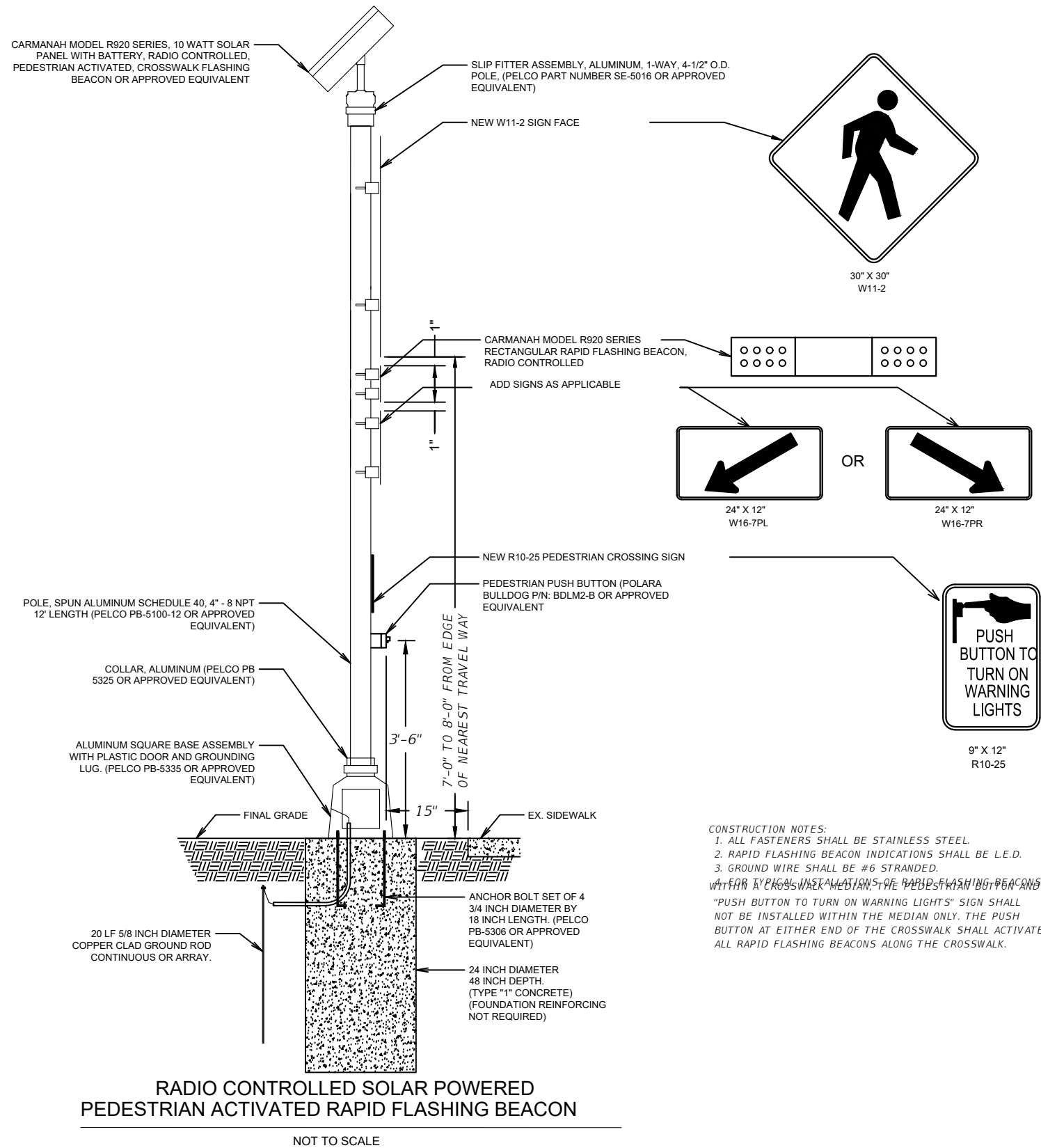
2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

ROADWAY PLAN

SHEET NO.
18

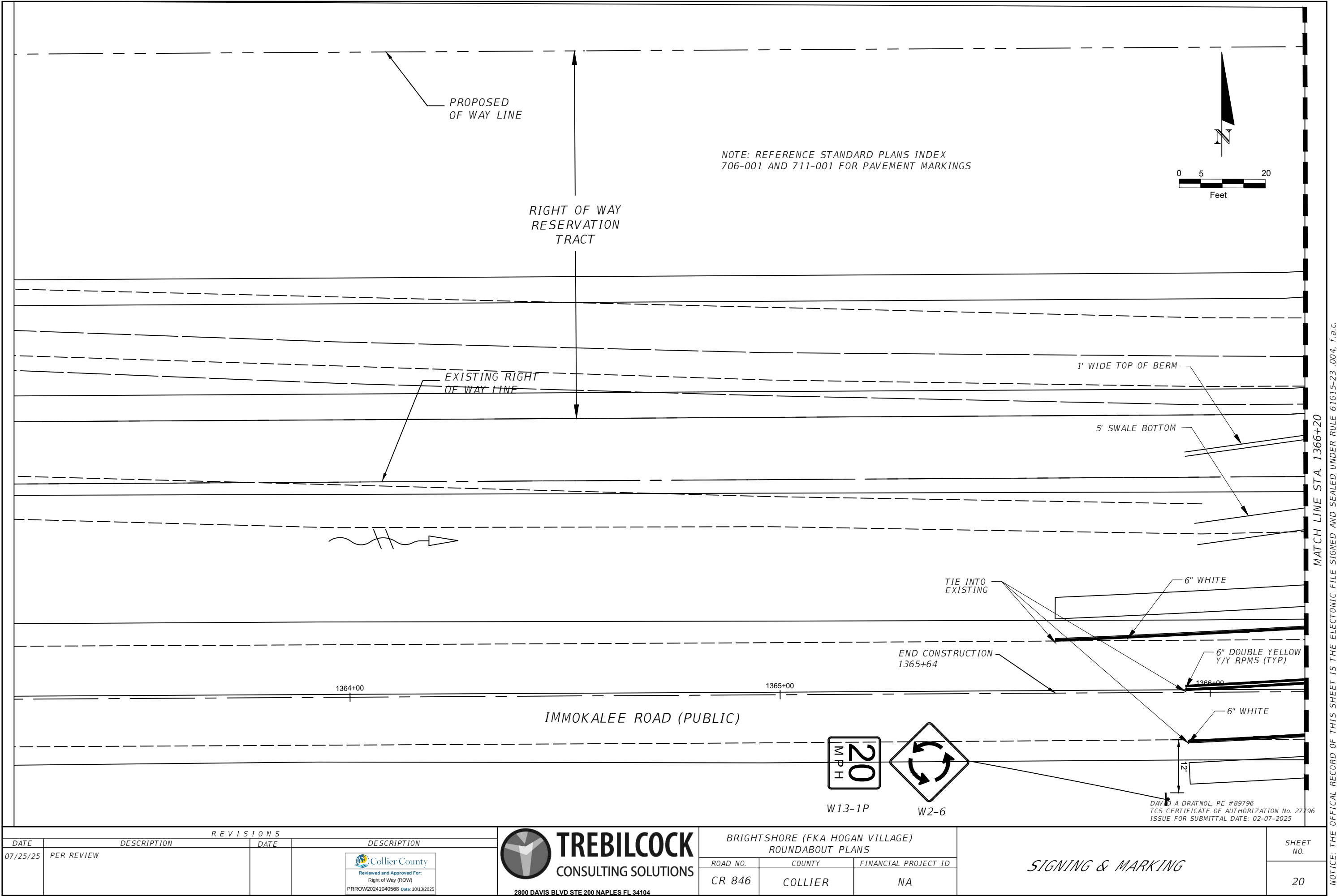
NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23 .004, f.a.c.



CONSTRUCTION NOTES:
1. ALL FASTENERS SHALL BE STAINLESS STEEL.
2. RAPID FLASHING BEACON INDICATIONS SHALL BE L.E.D.
3. GROUND WIRE SHALL BE #6 STRANDED.
WITH A CROSSWALK MEDIAN, THE PEDESTAL FLASHING BEACONS
"PUSH BUTTON TO TURN ON WARNING LIGHTS" SIGN SHALL
NOT BE INSTALLED WITHIN THE MEDIAN ONLY. THE PUSH
BUTTON AT EITHER END OF THE CROSSWALK SHALL ACTIVATE
ALL RAPID FLASHING BEACONS ALONG THE CROSSWALK.

DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS				 TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS			PEDESTRIAN ACTIVATED FLASHING BEACON DETAIL & CROSS SECTION	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		19
			 Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025		CR 846	COLLIER	NA		



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
07/25/25	PER REVIEW		



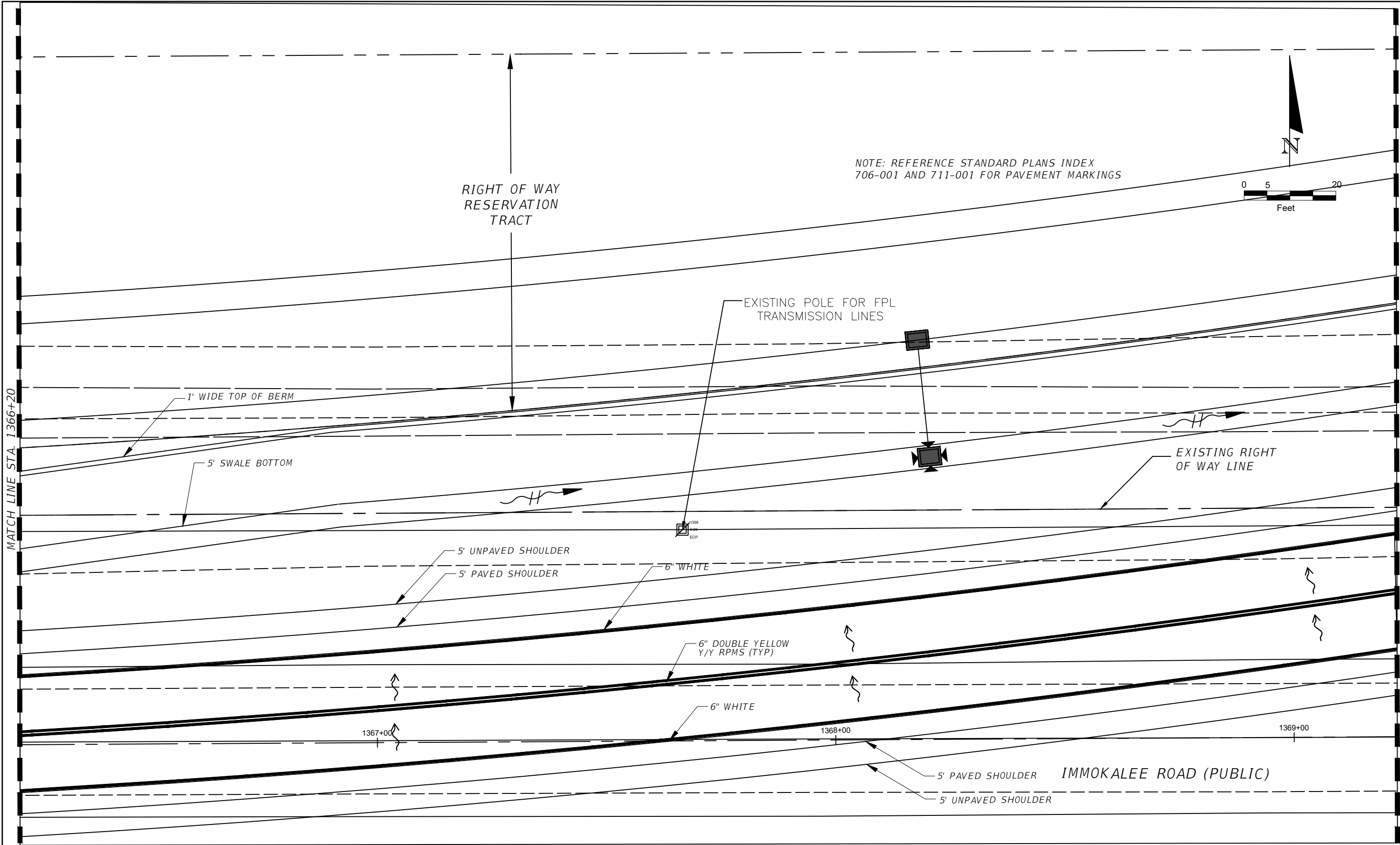
TREBILCOCK
CONSULTING SOLUTIONS

2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

SIGNING & MARKING

SHEET NO.
20

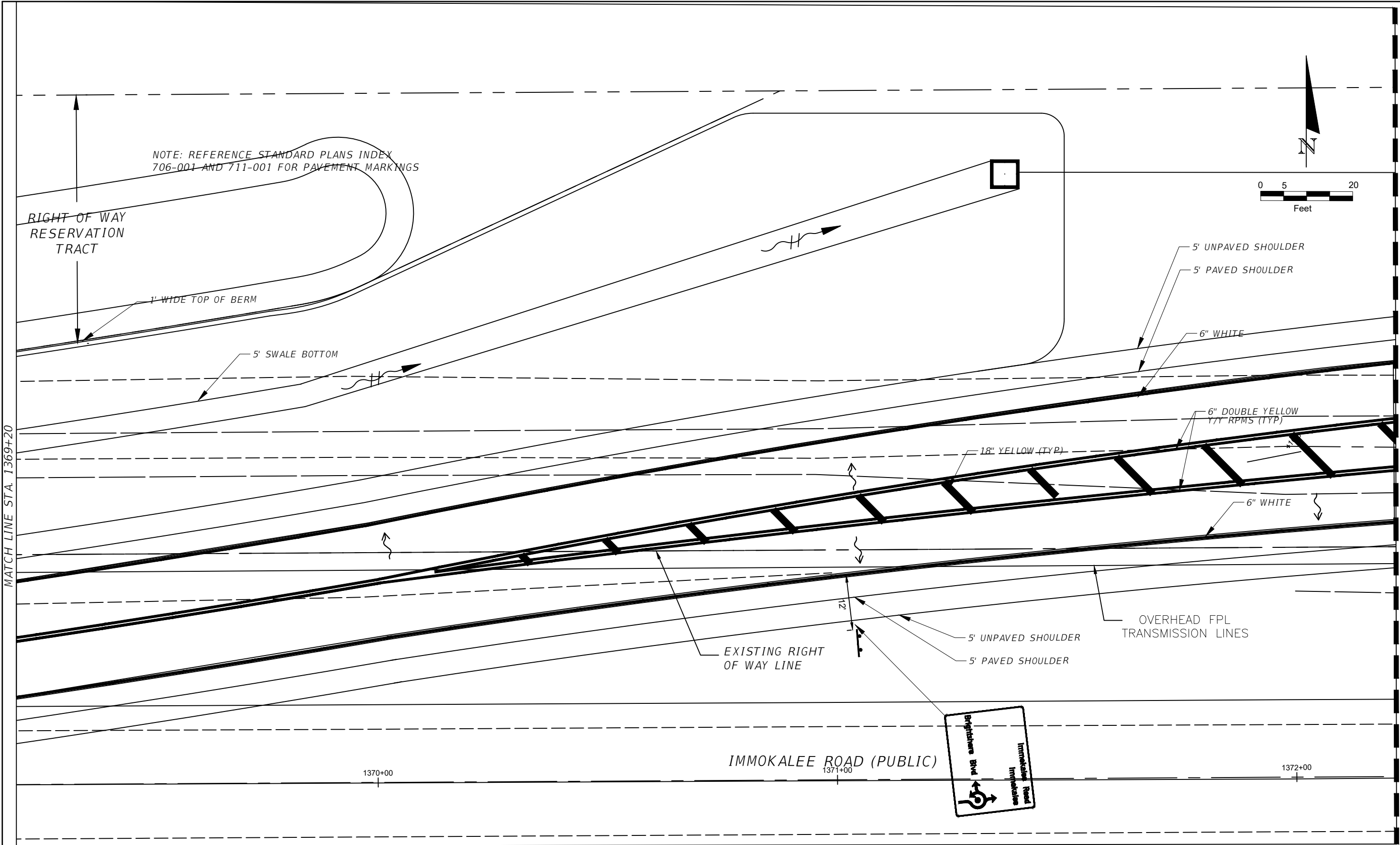


REVISIONS										 TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104		BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS			SIGNING & MARKING		SHEET NO. 21
DATE	DESCRIPTION			DATE	DESCRIPTION												
07/25/25	PER REVIEW				 Collier County Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025												

DAVID A DRATNO, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27790
ISSUE FOR SUBMITTAL DATE: 02-07-2025

DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

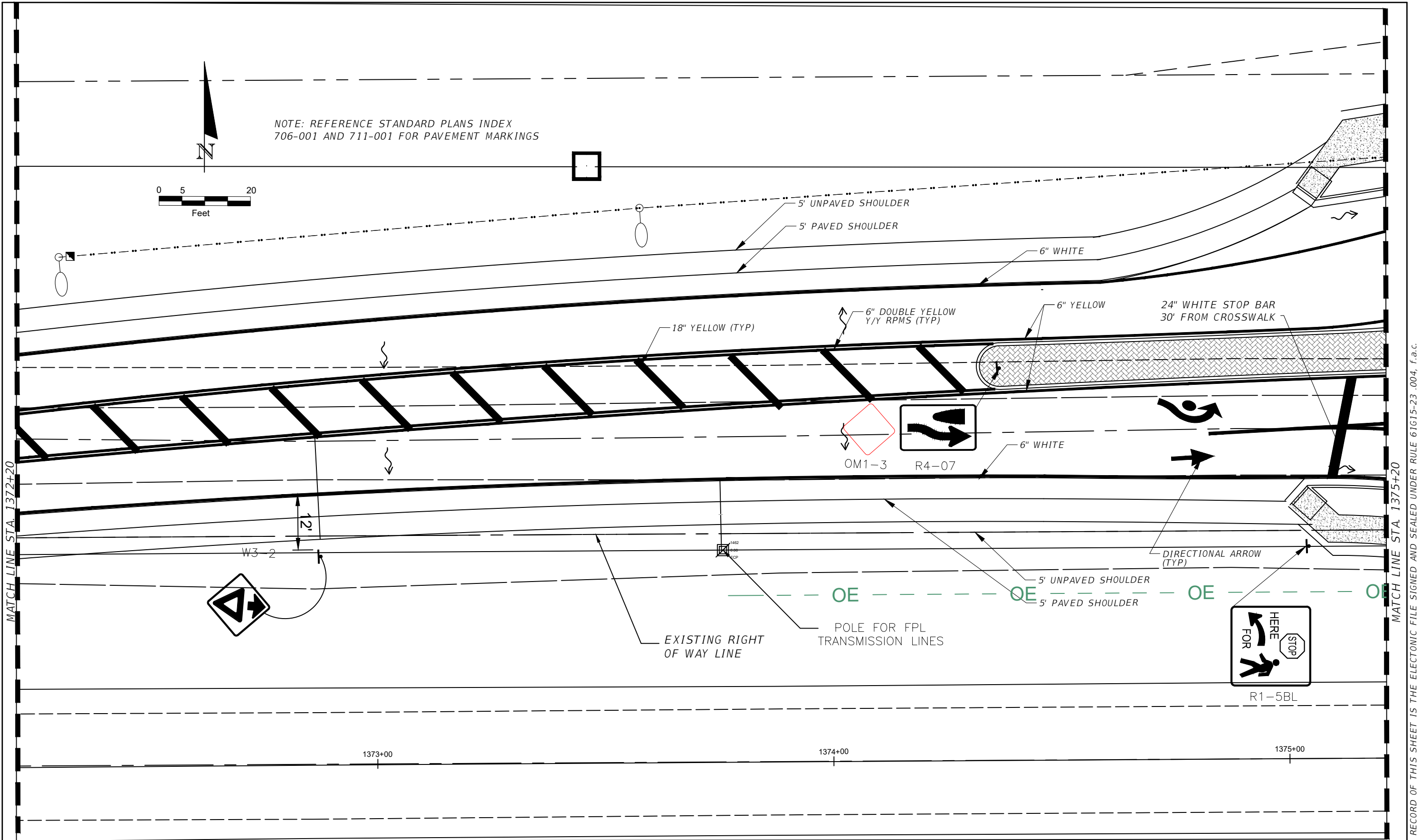
NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23 .004, f.a.c.



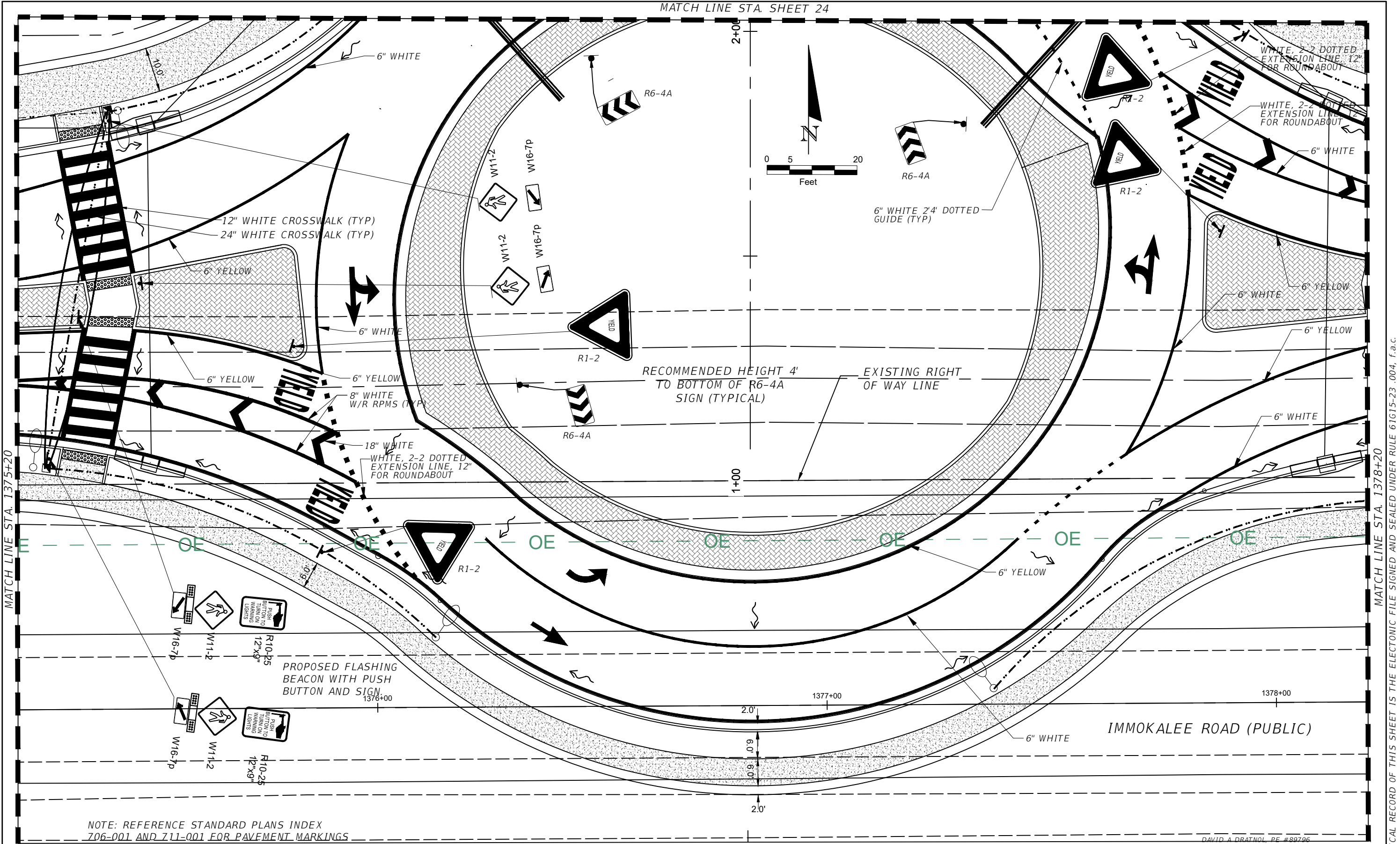
MATCH LINE STA. 1369+20

MATCH LINE STA. 1372+20

REVISIONS				DAVID A DRATNOL, PE #89796 TCS CERTIFICATE OF AUTHORIZATION No. 27796 ISSUE FOR SUBMITTAL DATE: 02-07-2025		
DATE	DESCRIPTION	DATE	DESCRIPTION	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS		
07/25/25	PER REVIEW					
Collier County Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025				TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104		
				ROAD NO.	COUNTY	FINANCIAL PROJECT ID
				CR 846	COLLIER	NA
SIGNING & MARKING						SHEET NO.
						22



REVISIONS				 TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS			SIGNING & MARKING	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
07/25/25	PER REVIEW		 Collier County Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025		CR 846	COLLIER	NA		23



NOTE: REFERENCE STANDARD PLANS INDEX
706-001 AND 711-001 FOR PAVEMENT MARKINGS

DAVID A. DRATWOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
07/25/25	PER REVIEW		



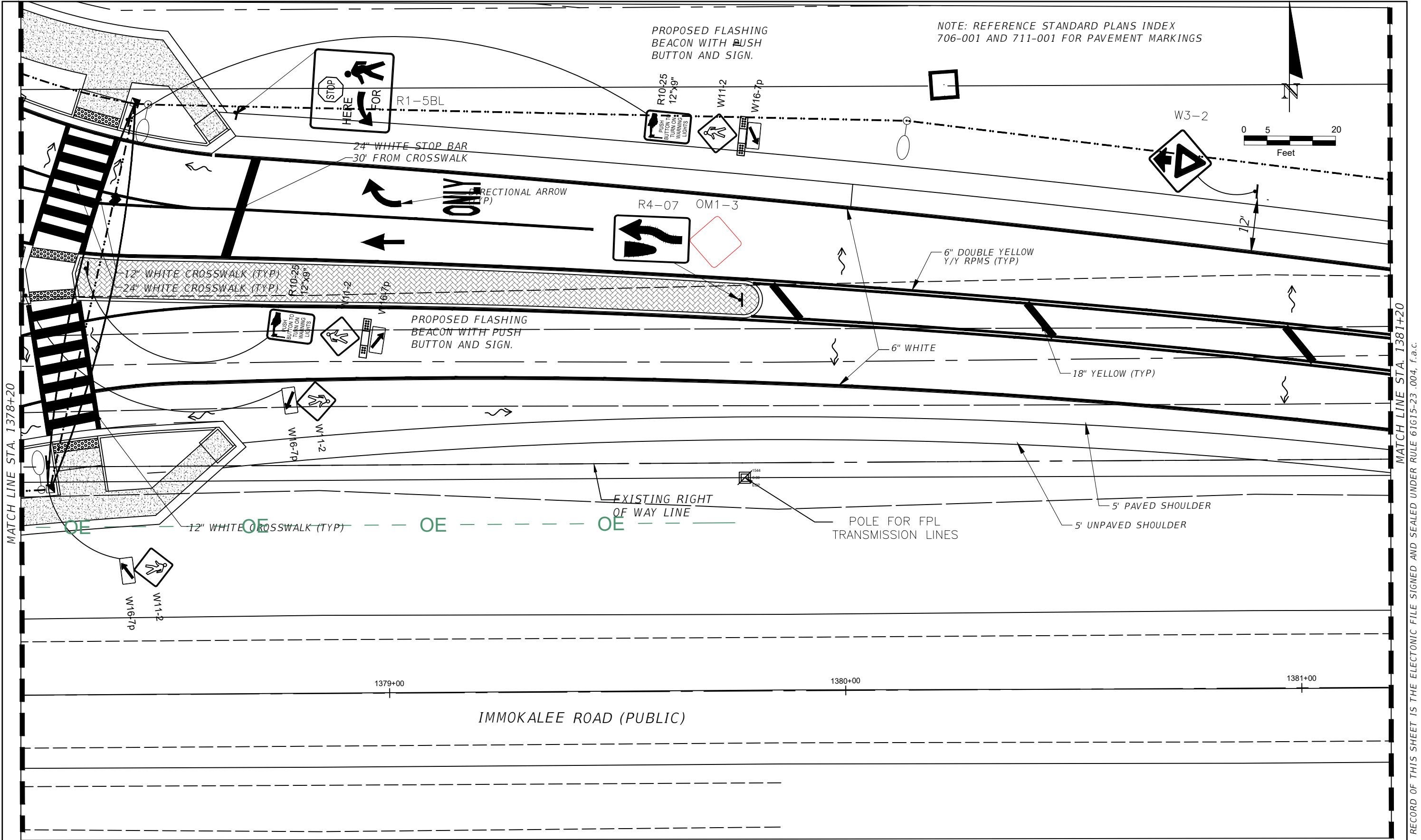
TREBILCOCK
CONSULTING SOLUTIONS
2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

SIGNING & MARKING

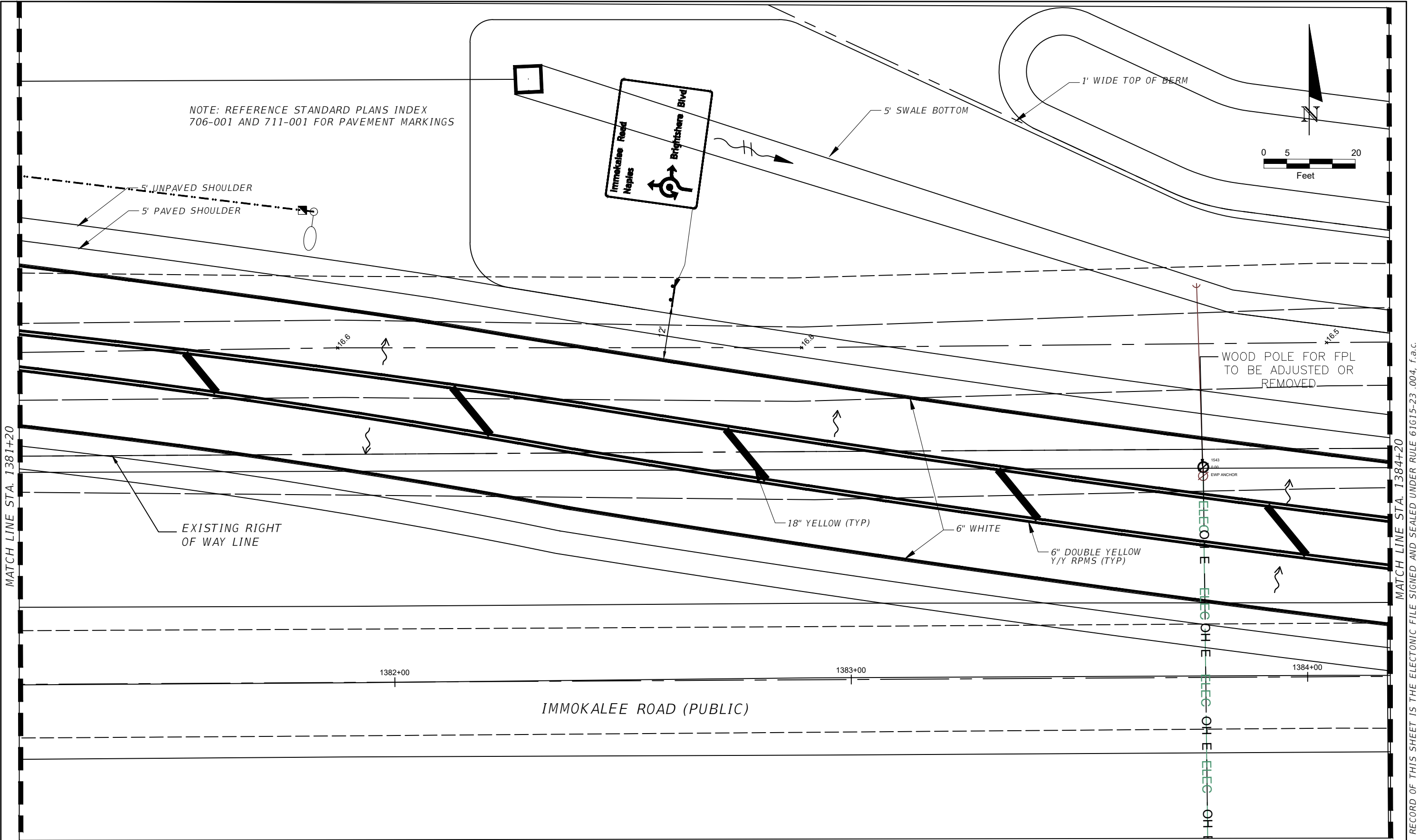
SHEET NO.
25

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DAVID A DRATNOL, PE #89796 TCS CERTIFICATE OF AUTHORIZATION No. 27796 ISSUE FOR SUBMITTAL DATE: 02-07-2025									
REVISIONS				 TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS			SIGNING & MARKING	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
07/25/25	PER REVIEW		 Collier County Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025		CR 846	COLLIER	NA		26

NOTICE: THE OFFICIAL SEAL OF THE ENGINEER MUST BE PLACED ON THE DRAWING.



DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
07/25/25	PER REVIEW		



TREBILCOCK
CONSULTING SOLUTIONS

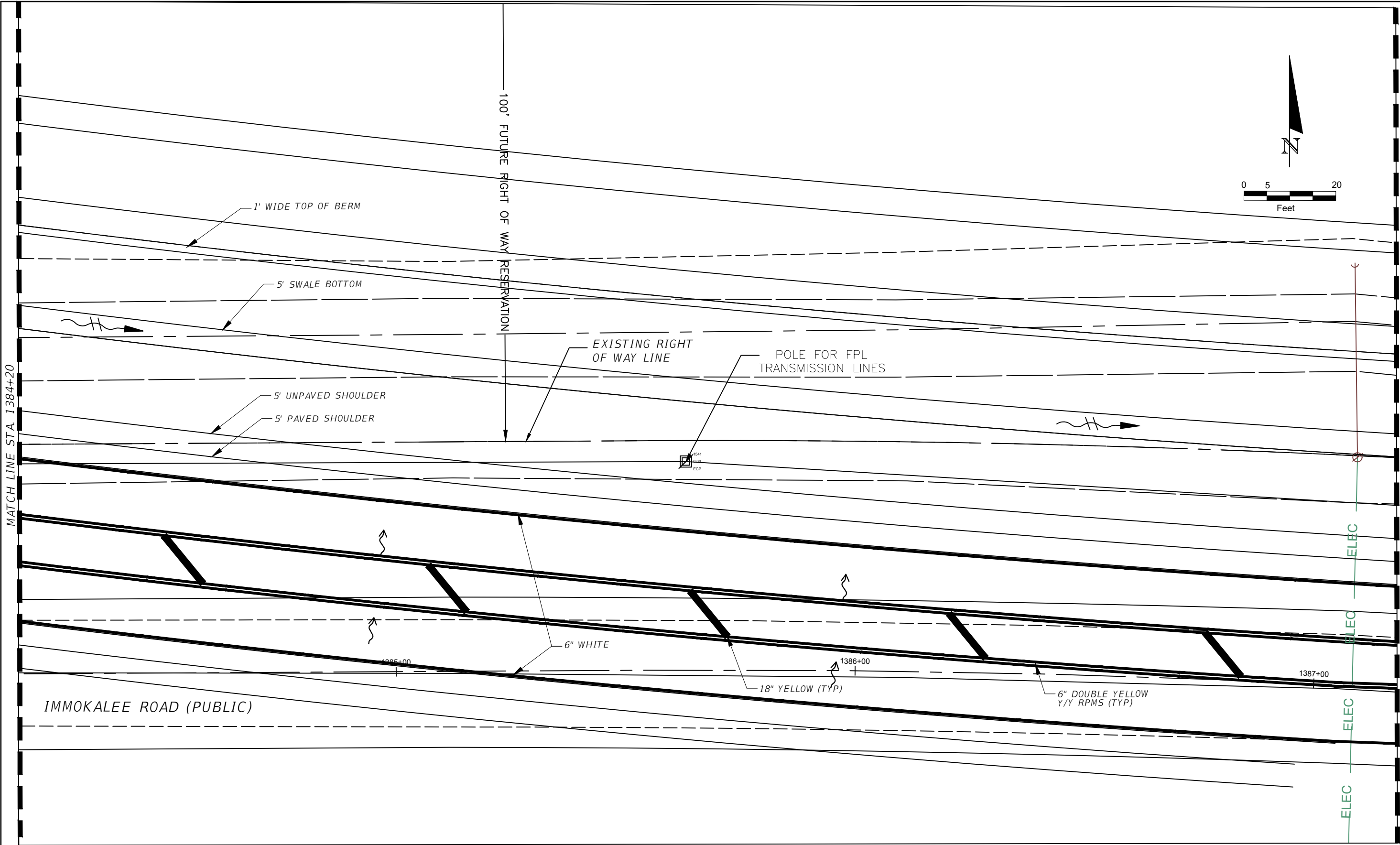
2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

SIGNING & MARKING

SHEET NO.
27

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DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
07/25/25	PER REVIEW		



TREBILCOCK
CONSULTING SOLUTIONS

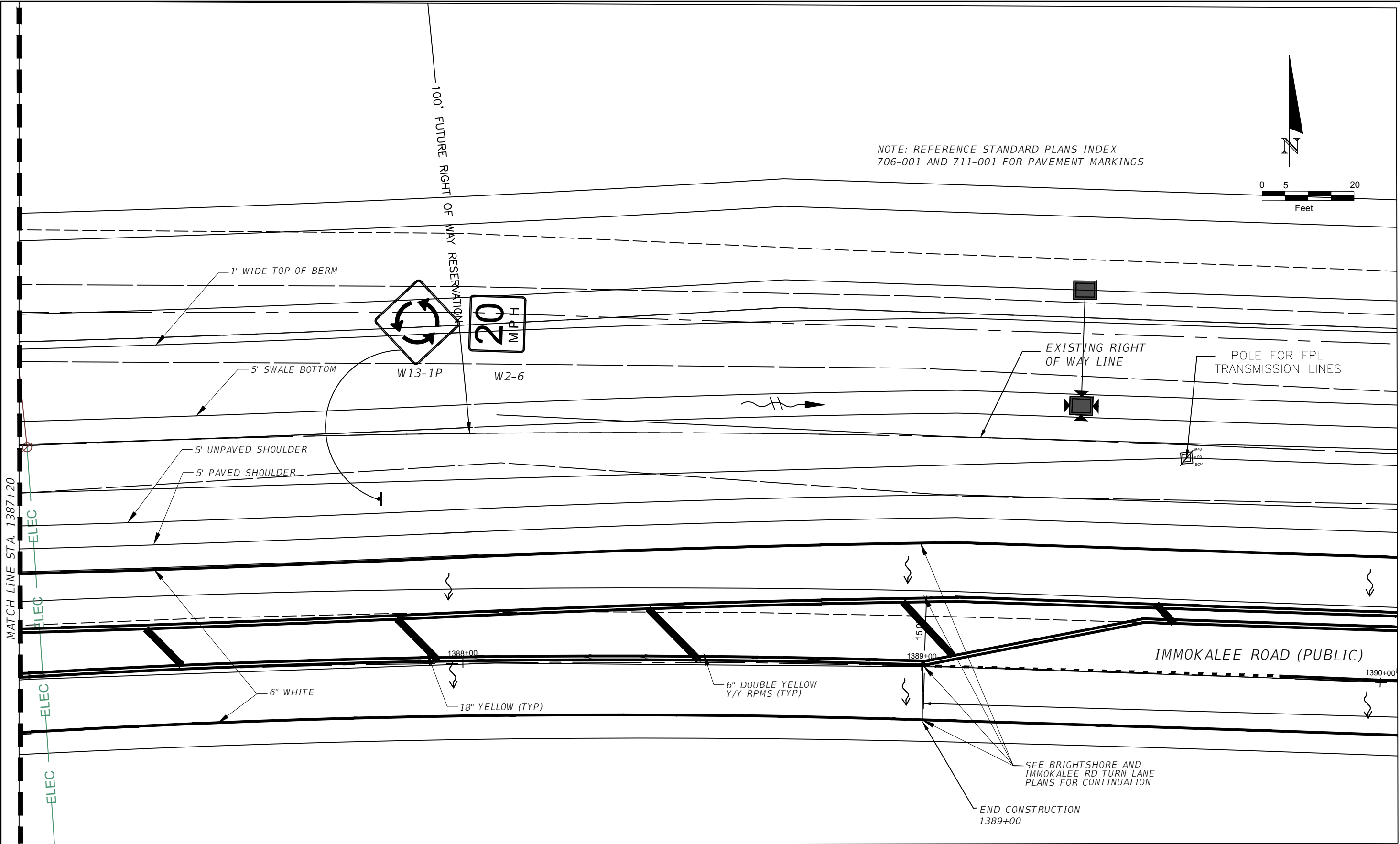
2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

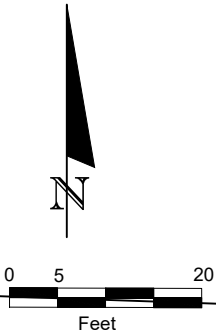
SIGNING & MARKING

SHEET NO.
28

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23 .004, f.a.c.



NOTE: REFERENCE STANDARD PLANS INDEX
706-001 AND 711-001 FOR PAVEMENT MARKINGS



MATCH LINE STA. 1387+20

DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
07/25/25	PER REVIEW		



Reviewed and Approved For:
Right of Way (ROW)
PRROW20241040568 Date: 10/13/2025



TREBILCOCK
CONSULTING SOLUTIONS

2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

SIGNING & MARKING

SHEET
NO.
29

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23 .004, f.a.c.

TRAFFIC CONTROL PLAN

GENERAL NOTES:

- 1. MAINTAIN ACCESS TO ALL EXISTING DRIVEWAYS, EXCEPT AS OTHERWISE DEPICTED ON THE PLANS.
- 2. SPEED LIMIT ALONG COUNTY ROAD 846 (IMMOKALEE RD) OF 55 MPH IS TO BE MAINTAINED.
- 3. PERFORM OPERATIONS IN ACCORDANCE WITH STANDARD PLANS INDEX 102-600, 102-601, 102-602, AND 102-603 AS APPLICABLE.
- 4. FOR MILLING AND ASPHALT INSTALLATION, PERFORM OPERATIONS IN ACCORDANCE WITH STANDARD PLANS INDEX 102-600 AND 102-603 AS APPLICABLE.
- 5. NO ROAD/LANE CLOSURES WILL BE PERMITTED BETWEEN THE HOURS OF 7:00 - 9:00 A.M. AND BETWEEN 3:30 P.M. AND 6:30 P.M.
- 6. COORDINATE PHASING AND CONSTRUCTION WITH CONSTRUCTION ACTIVITY ASSOCIATED WITH CONSTRUCTION OF THE EAST ACCESS.

PHASE 1 -SHOULDER WORK AND ROADWAY WIDENING/CONSTRUCTION ON THE NORTH SIDE OF COUNTY ROAD 846 (IMMOKALEE RD):

- 1. WORK TO BE ACCOMPLISHED:
 - A. STANDARD CLEARING AND GRUBBING TO THE RIGHT OF WAY ALONG THE NORTH SIDE OF THE ROADWAY.
 - B. CONSTRUCT STORMWATER DRAINAGE SYSTEM ON THE NORTH SIDE OF THE EXISTING ROADWAY.
 - C. PERFORM ROADWAY WIDENING AND CONSTRUCTION ON THE NORTH SIDE OF THE EXISTING ROADWAY.
- 2. TRAFFIC CONTROL PLAN:
 - A. PERFORM OPERATIONS IN ACCORDANCE WITH STANDARD PLANS INDEXES 102-600, 102-601 AND 102-602.

PHASE 2 - ROADWAY WIDENING OF SOUTH PORTION OF ROUNDABOUT:

- 1. WORK TO BE ACCOMPLISHED:
 - A. CONSTRUCT REMAINING SOUTH PORTION OF ROUNDABOUT.
- 2. TRAFFIC CONTROL PLAN:
 - A. SHIFT WESTBOUND TRAFFIC ONTO NEWLY CONSTRUCTED WESTBOUND LANE.
 - B. SHIFT EASTBOUND TRAFFIC ONTO NEWLY CONSTRUCTED EASTBOUND LANE AND TEMPORARY PAVEMENT ACROSS CENTER ISLAND.
 - C. PERFORM OPERATIONS IN ACCORDANCE WITH STANDARD PLANS INDEXES 102-600, 102-601 AND 102-602.

PHASE 3- COMPLETION OF CENTER ISLAND:

- 1. WORK TO BE ACCOMPLISHED:
 - A. COMPLETE CONSTRUCTION OF CENTER ISLAND AND TRUCK APRON AS NEEDED.
- 2. TRAFFIC CONTROL PLAN:
 - A. PERFORM OPERATIONS IN ACCORDANCE WITH STANDARD PLANS INDEXES 102-600, 102-601 AND 102-602 FOLLOWING SPECIFICATIONS FOR WORK WITHIN THE TRAVEL WAY. INSTALL "UNEVEN LANES" SIGNS PER STANDARD PLANS INDEX 102-600, AS APPLICABLE.

PHASE 4- PLACEMENT OF FRICTION COURSE:

- 1. WORK TO BE ACCOMPLISHED:
 - A. MILL EXISTING PAVEMENT TO REMAIN AT EAST AND WEST LIMITS OF CONSTRUCTION.
 - B. PLACE FRICTION COURSE ON NEW EASTBOUND AND WESTBOUND LANES.
- 2. TRAFFIC CONTROL PLAN:
 - A. PERFORM OPERATIONS IN ACCORDANCE WITH STANDARD PLANS INDEXES 102-600 AND 102-603 FOLLOWING SPECIFICATIONS FOR WORK WITHIN THE TRAVEL WAY.
 - B. INSTALL "UNEVEN LANES" SIGNS PER STANDARD PLANS INDEX 102-600, AS APPLICABLE.

PHASE 4 - SIGNING AND MARKING ON COUNTY ROAD 846 (IMMOKALEE RD):

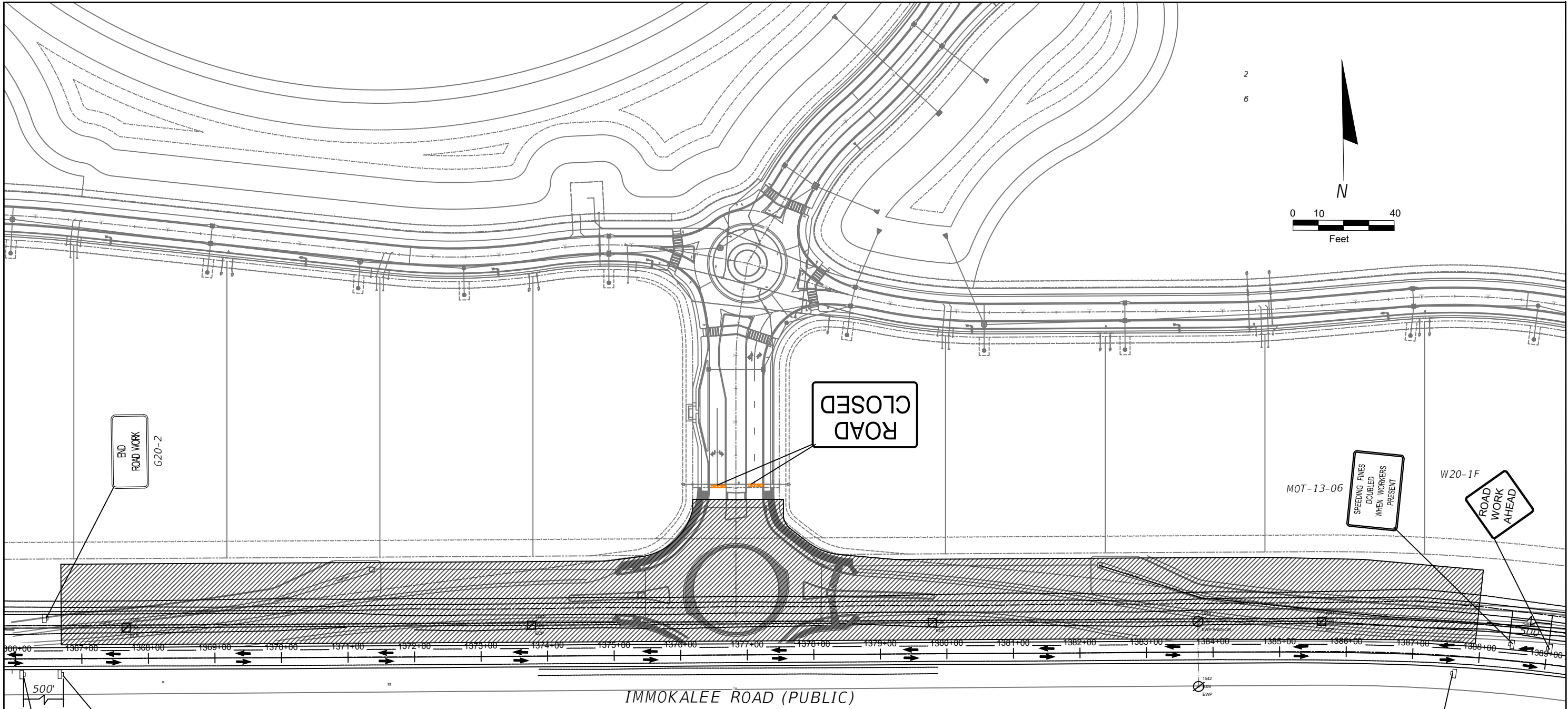
- 1. WORK TO BE ACCOMPLISHED:
 - A. FINAL SIGNING AND MARKING PER PLANS.
- 2. TRAFFIC CONTROL PLAN:
 - A. PERFORM OPERATIONS IN ACCORDANCE WITH STANDARD PLANS INDEXES 102-600 AND 102-603 FOLLOWING SPECIFICATIONS FOR WORK WITHIN THE TRAVEL WAY.

PHASE 5 - REMOVAL OF EXISTING PAVEMENT ON COUNTY ROAD 846 (IMMOKALEE RD):

- 1. WORK TO BE ACCOMPLISHED:
 - A. REMOVAL OF EXISTING PAVEMENT NOT INCLUDED IN PERMANENT IMPROVEMENT.
 - B. COMPLETION OF GRADING AND DRAINAGE IMPROVEMENTS ON THE SOUTH SIDE OF IMMOKALEE ROAD.
- 2. TRAFFIC CONTROL PLAN:
 - A. PERFORM OPERATIONS IN ACCORDANCE WITH STANDARD PLANS INDEXES 102-600, 102-601 AND 102-602.

DAVID A DRATNOL PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS				 TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD SUITE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDABOUT PLANS			TEMPORARY TRAFFIC CONTROL PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION						
			 Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		30
				CR 846	COLLIER	NA			



500'

ROAD WORK AHEAD

W20-1F

SPEEDING FINES DOUBLED WHEN WORKERS PRESENT

MOT-13-06

WORK AREA

SYMBOLS

TRAFFIC SIGN

DIRECTION OF TRAFFIC (FOR GRAPHICAL PURPOSE ONLY)

ROAD CLOSED

END ROAD WORK

G20-2

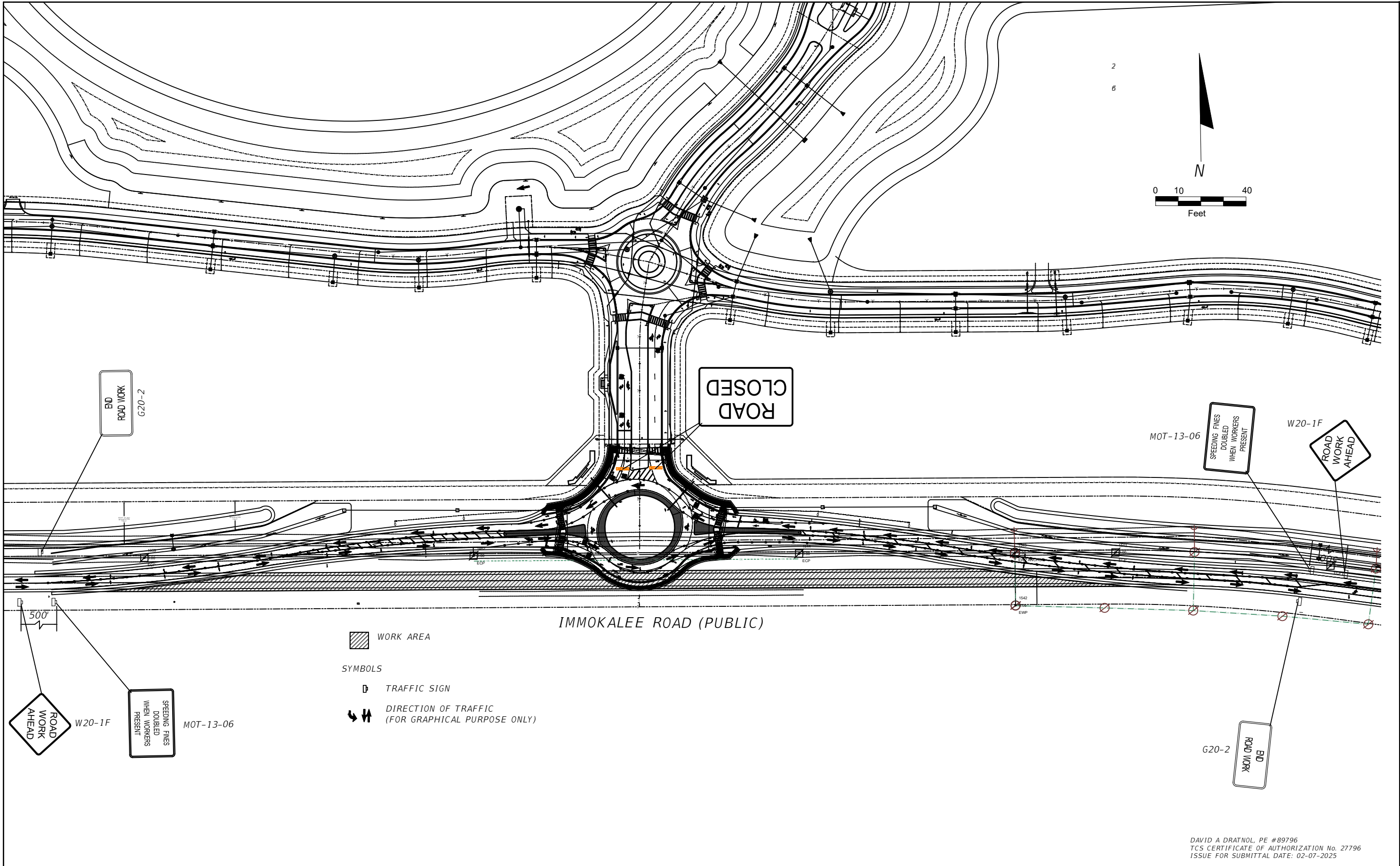
END ROAD WORK

W20-1F

MOT-13-06

IMMOKALEE ROAD (PUBLIC)

REVISIONS				 TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS			TEMPORARY TRAFFIC CONTROL PLAN-PHASE 1	SHEET NO. 31
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
			 Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025		CR 846	COLLIER	NA		



DAVID A DRATNOL, PE #89796
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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION





TREBILCOCK
CONSULTING SOLUTIONS
2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

TEMPORARY TRAFFIC CONTROL PLAN-PHASE 2	

SHEET NO.
32

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.003, (f>a>c>

ROADWAY LIGHTING GENERAL NOTES:					16. FIFTY (50) FEET 5/8" COPPER CLAD GROUND ROD SHALL BE DRIVEN AT EACH STREET LIGHT LOAD CENTER ELECTRIC SERVICE. TWENTY (20) FEET 5/8" COPPER CLAD GROUND ROD SHALL BE DRIVEN AT EACH STREET LIGHT POLE LOCATION. CAD WELDING SHALL BE USED TO CONNECT GROUNDING WIRE TO GROUNDING RODS.				
1. PRIOR TO ANY EQUIPMENT ORDER, THE CONTRACTOR SHALL SUBMIT FOR APPROVAL BY TREBILCOCK CONSULTING SOLUTIONS, EQUIPMENT SPECIFICATIONS AND DESIGN DATA FOR ALL MATERIAL PROPOSED FOR THE PROJECT. THESE MUST SPECIFICALLY INCLUDE:					17. A #10 GROUND WIRE SHALL BE INSTALLED BETWEEN THE GROUND CONNECTIONS IN THE TRANSFORMER BASE AND THE STREET LIGHT LUMINAIRE.				
A. LUMINAIRES.					18. FLORIDA POWER AND LIGHT COMPANY FURNISHES A 240 AND 480 VOLT 2-WIRE SYSTEM AS APPLICABLE. ALL CONDUCTORS SHALL BE COPPER, STRANDED WITH XLP/USE INSULATION. WIRE INSTALLED BETWEEN STREET LIGHT POLES SHALL NOT BE SPLICED IN PULL BOXES.				
B. POLE SHOP DRAWINGS.					19. HANDHOLE COVERS AND TRANSFORMER BASES SHALL BE LOCATED OPPOSITE APPROACHING TRAFFIC.				
C. TRANSFORMER BASE SHOP DRAWINGS.					20. CONDUIT INSTALLED UNDER PAVEMENT (DIRECTIONAL BORES) SHALL BE 2" SCHEDULE 80 PVC, AS APPLICABLE.				
D. FUSE HOLDERS, FUSES, FUSE NEUTRALS, SURGE ARRESTERS AND POLE CABLE DISTRIBUTION SYSTEMS.					21. PROVIDE AN ATTACHMENT POINT FOR THE ELECTRIC UTILITY COMPANY TO ATTACH TO IF INSTALLING AN OVERHEAD SERVICE POLE.				
E. FOUNDATIONS.					23. PULL BOXES SHALL BE PER THE COLLIER COUNTY TECHNICAL SIGNALIZATION TECHNICAL SPECIAL PROVISIONS (TSP) AS APPLICABLE. PULL BOXES SHALL BE PROVIDED ON BOTH SIDES OF ROADWAY CROSSINGS. LIGHT POLE PULL BOXES MAY ALSO BE USED FOR PARALLEL CIRCUIT RUNS, AS APPLICABLE. PULL BOXES SHALL BE LABELED "STREET LIGHTS".				
F. COPIES OF MANUFACTURERS WARRANTIES.					22. IDENTIFICATION PLATES SHALL BE INSTALLED ON ALL LIGHT POLES. PLATES SHALL CONTAIN THE FOLLOWING INFORMATION: POLE NUMBER AND CIRCUIT NUMBER AS SHOWN ON THE POLE DATA SHEET. IDENTIFICATION PLATES SHALL BE PLACED AT THE BACK OF THE POLE. COST IS INCIDENTAL TO THE LIGHT POLE PAY ITEM. COORDINATE THE NUMBERING OF THE POLES WITH ROY LOLLY WITH COLLIER COUNTY WHEN THE TIME COMES TO NUMBER THE STREETLIGHT POLES				
G. POLE STRENGTH CALCULATIONS, FRANGIBILITY TESTS, ANCHOR BOLT SPECIFICATIONS AND BOLT CIRCLE DIAMETER.					23. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY OWNERS A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION INVOLVING THEIR UTILITIES AND SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO START OF CONSTRUCTION. COORDINATE NEW PRIMARY CONDUIT ROUTING WITH FLORIDA POWER AND LIGHT (FPL). FPL CONTACT IS MR. JOEL BRAY AT 239-586-6403. UTILITY CONTACT INFORMATION AS FOLLOWS:				
H. SHOP DRAWINGS SHALL BE IDENTIFIED WITH THE PROJECT ID AND SPECIFIC PAY ITEM NUMBER.					24. A SURGE ARRESTOR SHALL BE LOCATED AT AND BE READILY ACCESSIBLE IN EACH STREET LIGHTING POLE. SURGE ARRESTOR SHALL PROTECT BOTH THE GROUNDED AND UNGROUNDED CURRENT CARRYING CONDUCTORS. SURGE ARRESTORS SHALL BE EDC #SHA-4803 OR APPROVED EQUAL. SEE THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS INDEX, AND THE COLLIER COUNTY TECHNICAL SIGNALIZATION TECHNICAL SPECIAL PROVISIONS (TSP) FOR BUSS BREAKAWAY REQUIREMENTS, AS APPLICABLE.				
2. ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD PLANS, AND THE COLLIER COUNTY SIGNALIZATION TECHNICAL SPECIAL PROVISIONS (TSP), AND COLLIER COUNTY SPECIFICATIONS AS APPLICABLE.					25. STREET LIGHTS SHALL BE CONTROLLED BY A HEAVY DUTY PHOTOELECTRIC CELL INSTALLED AT THE POWER SOURCE AS SPECIFIED IN COLLIER COUNTY SPECIFICATIONS AS APPLICABLE.				
3. CONDUIT ROUTING SHALL BE POLE TO POLE MAINTAINING POLE SETBACK DISTANCE FROM EDGE OF PAVEMENT. ANY CABLE ROUTING IN LOCATIONS WHERE GUARDRAIL IS PROPOSED SHALL BE OFFSET 2 FEET FROM POSTS.					26. POLES SHALL BE INSTALLED IN ACCORDANCE WITH THE POLE MANUFACTURERS RECOMMENDATIONS. SHOP DRAWINGS SHALL BE SUBMITTED PRIOR TO POLE ORDERING AND INSTALLATION. CONTRACTOR OR POLE VENDOR SHALL FURNISH SIGNED AND SEALED CERTIFICATION FROM A FLORIDA REGISTERED STRUCTURAL ENGINEER STATING THAT POLES WITH SELECTED FIXTURES AND FOUNDATION WILL SATISFY CRITERION TO WITHSTAND WINDS OF 160 MPH WITH 1.3 GUST FACTOR. IN ACCORDANCE WITH ASCE 7-98. FDOT STANDARD INDEX NO. 715-002 MAY BE USED AS A DESIGN REFERENCE TO SATISFY THE WIND SPEED REQUIREMENTS, AS APPLICABLE.				
4. CONDUIT THAT WILL REMAIN EMPTY AS SPARES SHALL BE MANDREL TESTED, CLEANED INSIDE AND BOTH ENDS CAPPED. INSTALL A CORROSION RESISTANT PULL/DRAW WIRE IN EACH CONDUIT AND TERMINATE IN PULL BOXES.					27. EXISTING ROADWAY TRAFFIC SHALL BE ACCOMMODATED AND THE IMPLEMENTATION OF THE PROJECT MAINTENANCE OF TRAFFIC (MOT) PLAN SHALL BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE. IN ADDITION, FDOT 102-600 SERIES INDEXES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS SHALL BE THE GOVERNING DESIGN AND IMPLEMENTATION DOCUMENTS. REFER TO FDOT INDEX NO. 102-600 FOR ADDITIONAL GENERAL INFORMATION. THE SIGN SPACINGS SHOWN IN THE FDOT INDEXES ARE TYPICAL (RECOMMENDED) DISTANCES. THESE DISTANCES MAY BE INCREASED OR DECREASED BASED ON FIELD CONDITIONS, IN ORDER TO AVOID CONFLICTS OR TO IMPROVE SITE-SPECIFIC TRAFFIC CONTROLS.				
5. AT ALL PULL BOXES AND POLE BASES, ENDS OF CONDUIT SHALL BE A MINIMUM OF 2 INCHES ABOVE THE FOUNDATION AND SEALED IN ACCORDANCE WITH SECTION 630 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.									
6. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DAMAGED OR DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE ENGINEER SHALL NOTIFY THE DISTRICT LOCATION SURVEYOR WITHOUT DELAY BY TELEPHONE.									
7. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE POINTS SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.									
8. THE CONTRACTOR SHALL VERIFY IF OTHER UTILITIES (NOT SHOWN ON THE PLANS) EXIST WITHIN THE LIMITS OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND UTILITY OWNERS OF CONFLICTS AND/OR ADJUSTMENTS AS REQUIRED. LIGHT POLE CLEARANCE TO FPL POWER LINES TO BE A MINIMUM OF 10 FEET SEPARATION.									
9. RESTORE DISTURBED AREAS, AS APPLICABLE.									
10. BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE FULL SIZE AS-BUILT PLANS TO COLLIER COUNTY.									
11. CONTRACTOR SHALL DETERMINE THE SERVICE-REQUIRED DATE FOR THE POWER COMPANY TRANSFORMER INSTALLATION AT THE PRE-CONSTRUCTION CONFERENCE.									
12. CONTRACTOR SHALL BE RESPONSIBLE FOR AND MAINTAIN LIGHTING COMPONENTS FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE.									
13. CONDUIT DEPICTED ON THE PLANS IS SCHEMATIC. NO OPEN CUTTING OF EXISTING PAVEMENT IS ALLOWED. CONDUIT SHALL BE DIRECTIONAL BORED UNDER PAVEMENT. CONDUITS MAY BE DIRECT BURIED IN UNPAVED AREAS, OR MAY NEED TO BE DIRECTIONAL BORED, AS APPLICABLE.									
14. CONDUITS ABOVE GROUND SHALL BE RIGID GALVANIZED STEEL (RGS). RISER INTO UTILITY TRANSFORMER AND OTHER CONDUITS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE SPECIFIED. SECONDARY CONDUIT SHALL BE BURIED AT 42" BELOW FINISH GRADE (BFG) WITH PLASTIC WARNING TAPE DIRECTLY ABOVE CONDUIT AT 24" BFG. ALL OTHER CONDUIT UNLESS OTHERWISE NOTED SHALL BE BURIED AT 36" BFG, MINIMUM.									
15. ROADSIDE CLEAR ZONE - THE MINIMUM CLEAR ZONE FOR AN URBAN FACILITY WITH 60 MPH DESIGN SPEED IS PRESENTED AS FOLLOWS: ROADWAY THRU LANES: 4-FT - MEASURED FROM THE FACE OF CURB - WHERE CURB IS PRESENT (CONSERVATIVELY USE BACK OF CURB FOR TYPE E CURB, SINCE IT HAS AN ANGLED FACE) AND 18-FT MEASURED FROM THE EDGE OF THROUGH TRAVEL LANE WHERE NO CURB AND GUTTER IS PRESENT (FDOT MUMS, TABLE 3 - 15). FOR AUXILIARY LANES, WOULD RECOMMEND 8-FT MEASURED FROM THE EDGE OF PAVEMENT FOR THE AUXILIARY LANE WHERE NO CURB AND GUTTER IS PRESENT (FDOT DM TABLE 215.2.1, NOTE 8-FT CORRESPONDS TO 18-FT CLEAR ZONE RRR IN TABLE--50 MPH).									
					DAVID A DRATNOL, PE #89796 TCS CERTIFICATE OF AUTHORIZATION No. 27796 ISSUE FOR SUBMITTAL DATE: 02-07-2025				
REVISIONS					BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS				
DATE	DESCRIPTION	DATE	DESCRIPTION	 2800 DAVIS BLVD STE 200 NAPLES FL 34104	ROAD NO.	COUNTY	FINANCIAL PROJECT ID	LIGHTING GENERAL NOTES	SHEET NO.
			 Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025		CR 846	COLLIER	NA		33

NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

CONVENTIONAL

LIGHTING DESIGN CRITERIA

Average Initial Intensity: 1.5 foot candle

Uniformity Ratio Avg./Min: 4:1 Or Less Max./Min. 10:1 Or Less

Wind Speed: 160 MPH

LIGHTING FIXTURE SCHEDULE							
	MANUFACTURER	ORDER INFORMATION					
		QUANTITY	LAMP	LUMINAIRE CATALOG NUMBER	VOLTAGE	MOUNTING	REMARKS
A	COPPER LIGHTING	12	LED	ARCH-PA2-140-740-8-T2R-AP	480	POLE	COPPER LIGHTING-ARCHEON SERIES-MEDIUM-(SINGLE) LED STREET LIGHTING. PROPOSED POLE: 35-FT MOUNTING HEIGHT WITH A 8-FT ARM. ALUMINUM POLE , ATTACHED TO A CONCRETE FOUNDATION.
B	COPPER LIGHTING	2	LED	ARCH-PA2-140-740-8-T2R-AP	480	POLE	COPPER LIGHTING-ARCHEON SERIES-MEDIUM-(SINGLE) LED STREET LIGHTING. PROPOSED POLE: 35-FT MOUNTING HEIGHT WITH A 16-FT ARM. ALUMINUM POLE , ATTACHED TO A CONCRETE FOUNDATION.

EQUALTO: SQUARE "D"									
PANEL "A"									
MOUNTING: SURFACE									
CKT NO.	IDENTIFICATION	OCP (A)	POLES	WIRE #6	KVA		CKT NO.	IDENTIFICATION	OCP (A)
					A	B			
1	STREET LIGHTS	20	1	#6	2.1		2	STREET LIGHTS	20
3	SPACE	-	-	-	-	-	4	SPACE	-
5	SPACE	-	-	-	-	-	6	SURGE ARRESTOR	20
7	SPACE	-	-	-	-	-	8	SPACE	-
9	SPACE	-	-	-	-	-	10	SPACE	-
11	SPACE	-	-	-	-	-	12	SPACE	-
13	SPACE	-	-	-	-	-	14	SPACE	-
15	SPACE	-	-	-	-	-	16	SPACE	-
17	SPACE	-	-	-	-	-	18	SPACE	-
SUB TOTAL KVA		2.1			TOTALS	2.1	0.0	SUB TOTAL KVA	2.1
TOTAL KVA =		4.2	KVA	x 1,000 =	4,200	4,200 VA/480 =		8.8	AMPS

Statistics

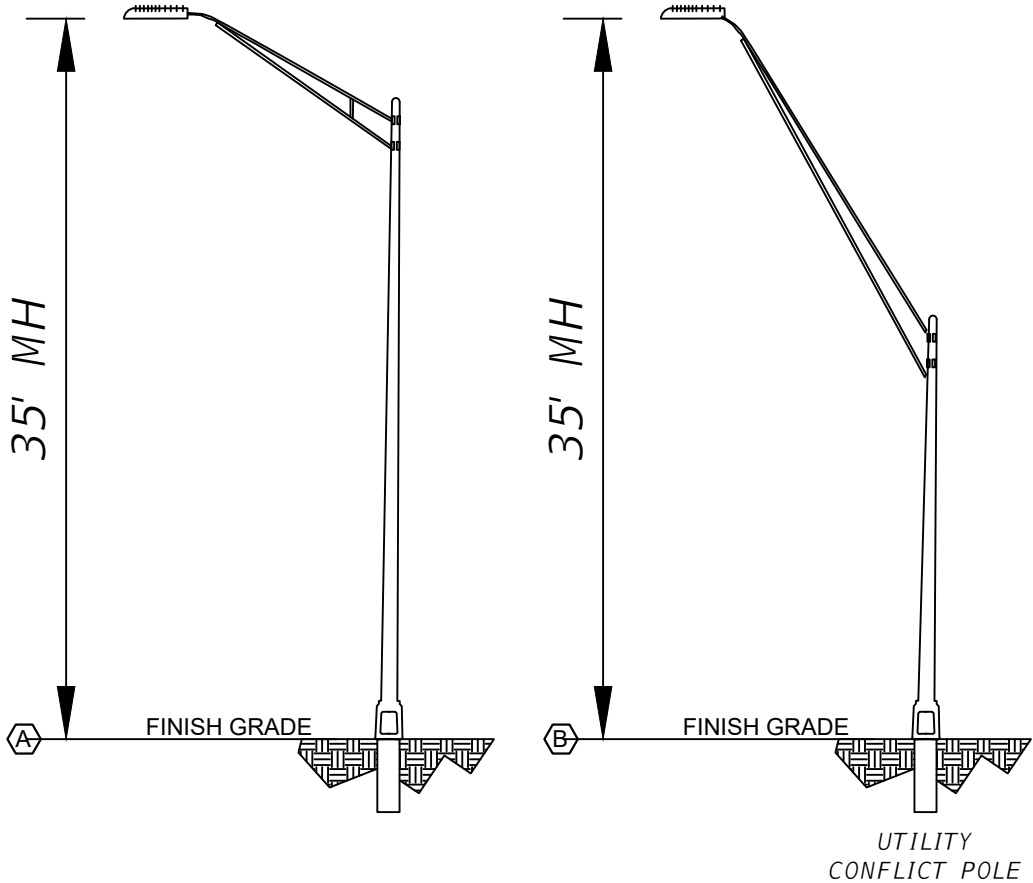
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Crosswalk #1	+	4.6 fc	4.9 fc	4.4 fc	1.1:1	1.0:1
Crosswalk #2	+	4.6 fc	4.9 fc	3.7 fc	1.3:1	1.2:1
Crosswalk #3	+	4.6 fc	4.8 fc	4.0 fc	1.2:1	1.2:1
Crosswalk #4	+	5.0 fc	5.5 fc	4.5 fc	1.2:1	1.1:1
Crosswalk #5	+	4.8 fc	5.3 fc	3.5 fc	1.5:1	1.4:1
Crosswalk #6	+	5.2 fc	5.9 fc	3.9 fc	1.5:1	1.3:1
East Approach	+	2.1 fc	5.0 fc	0.9 fc	5.6:1	2.3:1
Intersection	+	3.1 fc	6.7 fc	0.9 fc	7.4:1	3.4:1
Right of way	+	3.2 fc	4.0 fc	2.0 fc	2.0:1	1.6:1
West Approach	+	2.4 fc	5.2 fc	0.6 fc	8.7:1	4.0:1

LEGEND

SYMBOLS

DESCRIPTION

	SINGLE FIXTURE LUMINAIRE. PER LIGHTING FIXTURE SCHEDULE.
	SCHEDULE 40 PVC CONDUIT WITH THWN-2 CONDUCTORS INSIDE (CONDUIT AND CONDUCTOR SIZE AS SHOWN ON PLAN SHEETS). PER 2018 COLLIER COUNTY ROADWAY LIGHTING STANDARDS.
	SCHEDULE 80 PVC CONDUIT, DIRECTIONAL BORED UNDER PAVEMENT WITH XLP / USE CONDUCTORS INSIDE (CONDUIT AND CONDUCTOR SIZE AS SHOWN ON PLAN SHEETS). EXTEND CONDUIT BEYOND EDGE OF PAVEMENT TO PULL BOXES. TO INCLUDE ONE SPARE CONDUIT.
	PULL BOX. FOR SPECIFICATIONS SEE COLLIER COUNTY ROADWAY LIGHTING TECHNICAL SPECIAL PROVISIONS AS APPLICABLE.
	DISTRIBUTION POINT. FOR REQUIREMENTS SEE STANDARD PLANS NO. 639-001 OF DESIGN STANDARDS, OR COLLIER COUNTY ROADWAY LIGHTING TECHNICAL SPECIAL PROVISIONS, AS APPLICABLE.



POLE NO.	CIRCUIT	STATION	DIST. OR ARM	LUMINAIRE WATTAGE	MOUNTING HEIGHT	POLE SETBACK	PAY ITEM
1	A-1	STA 1376+35 249' L	6'	150	35'	4' FROM FACE OF CURB	715-4-11
2	A-1	STA 1375+06 173' L	6'	150	35'	4' FROM FACE OF CURB	715-4-11
3	A-1	STA 1375+43 133' L	6'	150	35'	4' FROM FACE OF CURB	715-4-11
4	A-1	STA 1373+58 122' L	6'	150	35'	CLEARZONE 20' FROM TRAVEL WAY	715-4-11
5	A-1	STA 1372+31 112' L	6'	150	35'	CLEARZONE 20' FROM TRAVEL WAY	715-4-11
6	A-1	STA 1375+24 54' L	6'	150	35'	4' FROM FACE OF CURB	715-4-11
7	A-1	STA 1376+13 16' L	6'	150	35'	4' FROM FACE OF CURB	715-4-11
1	A-2	STA 1377+31 233' L	6'	150	35'	4' FROM FACE OF CURB	715-4-11
2	A-2	STA 1377+69 171' L	6'	150	35'	4' FROM FACE OF CURB	715-4-11
3	A-2	STA 1378+48 129' L	6'	150	35'	4' FROM FACE OF CURB	715-4-11
4	A-2	STA 1380+14 125' L	6'	150	35'	CLEARZONE 20' FROM TRAVEL WAY	715-4-11
5	A-2	STA 1381+33 103' L	6'	150	35'	CLEARZONE 20' FROM TRAVEL WAY	715-4-11
6	A-2	STA 1378+24 45' L	6'	150	35'	4' FROM FACE OF CURB	715-4-11
7	A-2	STA 1377+37 4' L	6'	150	35'	4' FROM FACE OF CURB	715-4-11

DAVID A DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
06/20/25	REVISED PER COMMENTS		
07/14/25	REVISED RB MATERIAL/ ADDED LIGHT POLES		
09/18/25	REVISED CONFLICT LIGHT POLE		



TREBILCOCK
CONSULTING SOLUTIONS

2800 DAVIS BLVD STE 200 NAPLES FL 34104

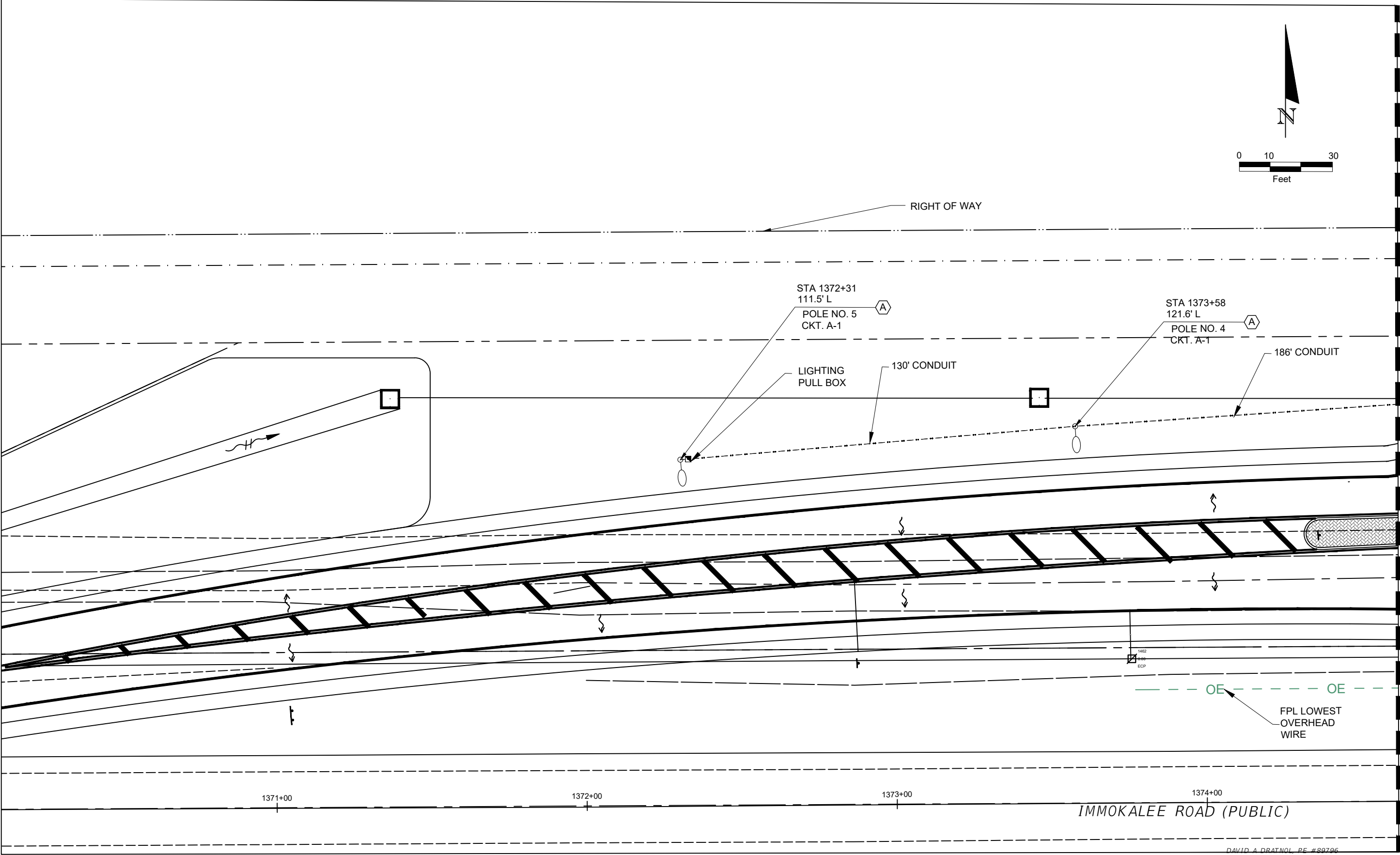
BRIGHTSHORE (FKA HOGAN VILLAGE)
ROUNDAABOUT PLANS

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

*FIXTURE DETAILS AND
LIGHTING STATISTICS*

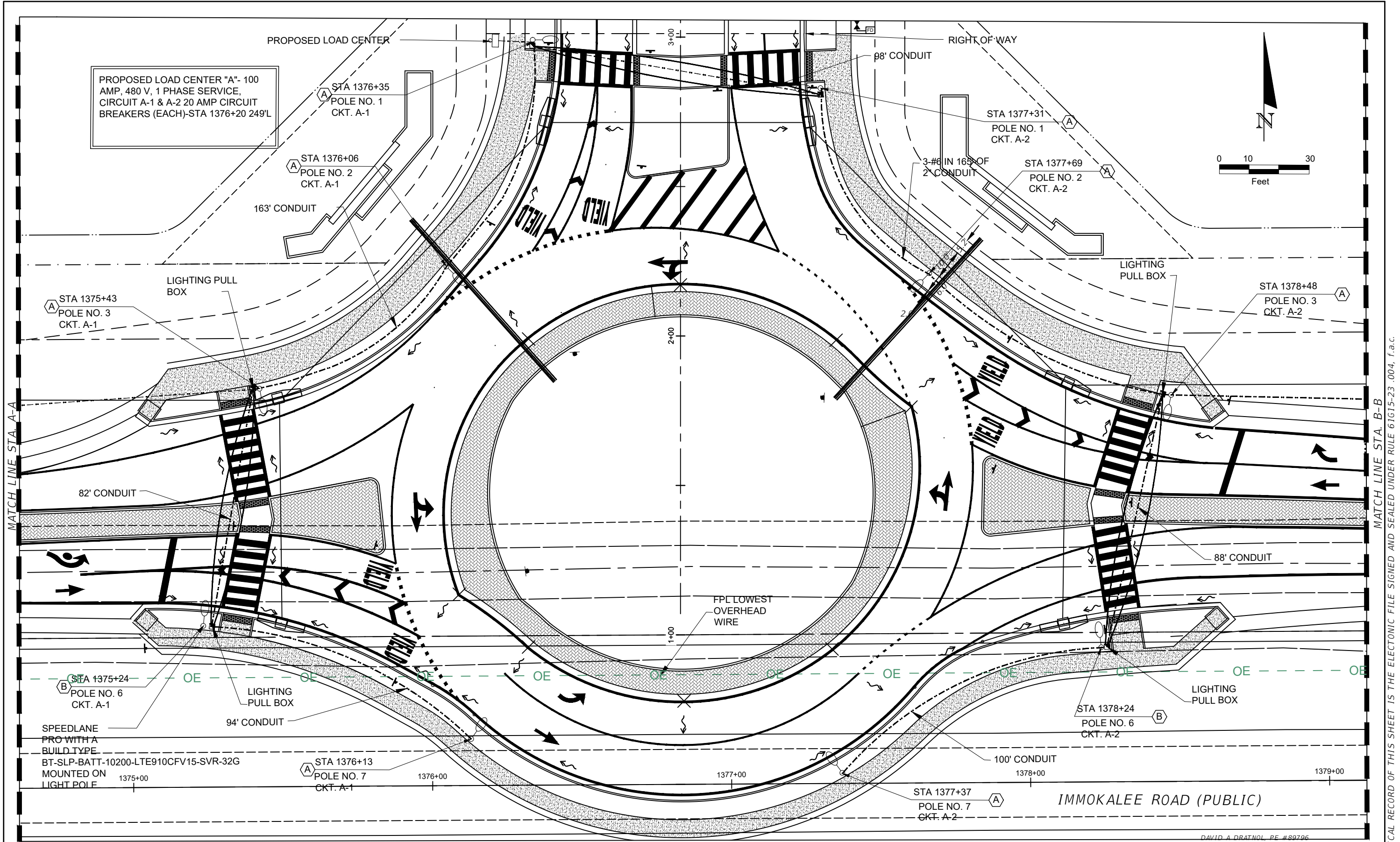
SHEET NO.

34

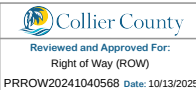


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REVISIONS				Collier County Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025	TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS			LIGHTING PLAN	SHEET NO. 35
DATE	DESCRIPTION	DATE	DESCRIPTION			ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
4/14/25	ADDED TRAFFIC COUNTER					CR 846	COLLIER	NA		
06/20/25	REVISED PER COMMENTS									
06/23/25	REVISED OVERHEAD POWER LINES PER SURVEY									
07/14/25	REVISED RB MATERIAL/ ADDED LIGHT POLES									



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION
4/14/25	ADDED TRAFFIC COUNTER		
06/20/25	REVISED PER COMMENTS		
06/23/25	REVISED OVERHEAD POWER LINES PER SURVEY		
07/14/25	REVISED RB MATERIAL/ ADDED LIGHT POLES		





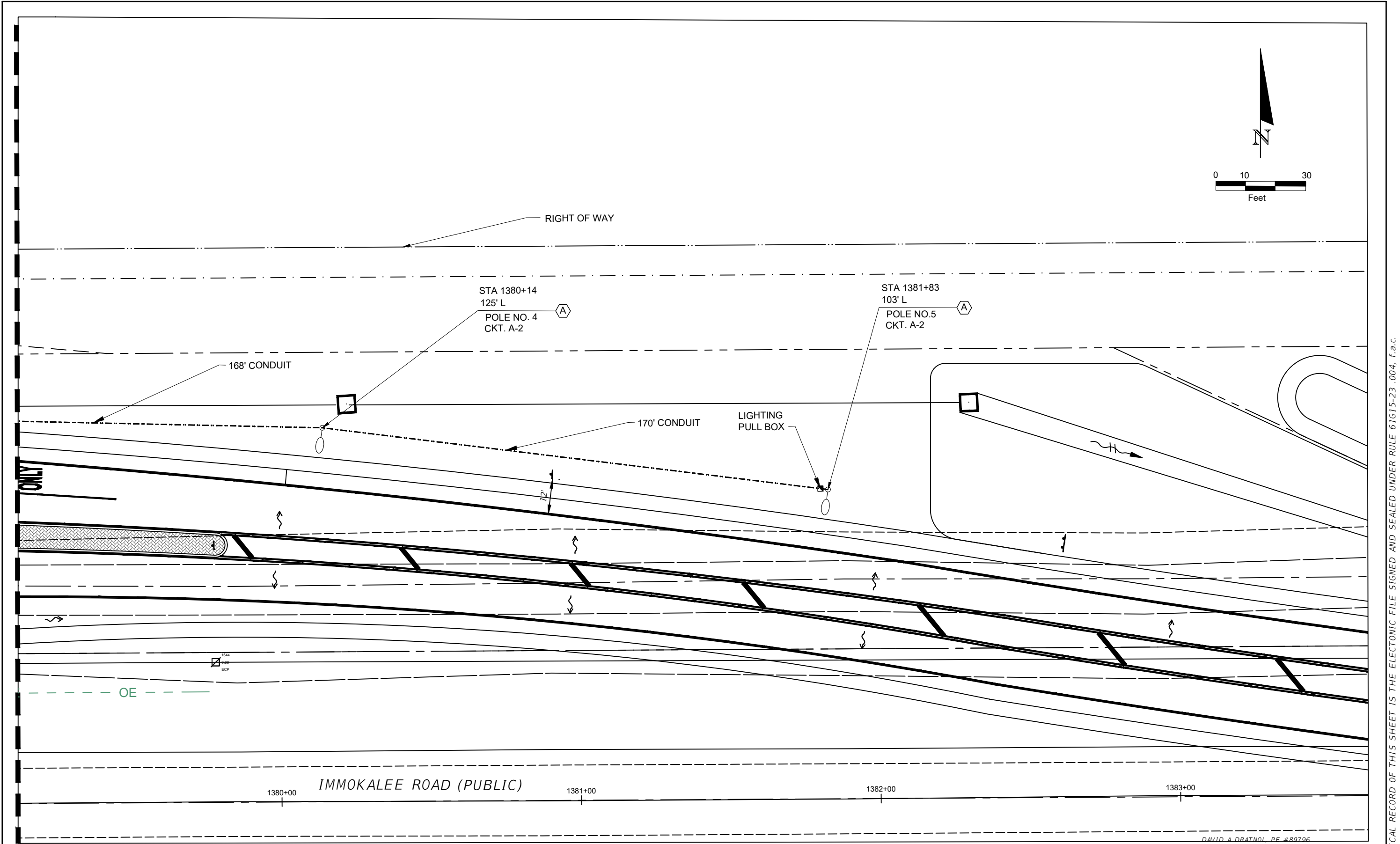
TREBILCOCK
CONSULTING SOLUTIONS
2800 DAVIS BLVD STE 200 NAPLES FL 34104

BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDABOUT PLANS		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 846	COLLIER	NA

LIGHTING PLAN

SHEET NO.
36

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DAVID A. DRATNOL, PE #89796
TCS CERTIFICATE OF AUTHORIZATION No. 27796
ISSUE FOR SUBMITTAL DATE: 02-07-2025

REVISIONS				 TREBILCOCK CONSULTING SOLUTIONS 2800 DAVIS BLVD STE 200 NAPLES FL 34104	BRIGHTSHORE (FKA HOGAN VILLAGE) ROUNDAABOUT PLANS			LIGHTING PLAN	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
4/14/25	ADDED TRAFFIC COUNTER		 Collier County Reviewed and Approved For: Right of Way (ROW) PRROW20241040568 Date: 10/13/2025		CR 846	COLLIER	NA		37
06/20/25	REVISED PER COMMENTS								
06/23/25	REVISED OVERHEAD POWER LINES PER SURVEY								
07/14/25	REVISED RB MATERIAL/ ADDED LIGHT POLES								

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SCHEDULE "B"

RIGHT OF WAY LANDSCAPE MAINTENANCE SPECIFICATIONS

These specifications are intended to provide the information by which private entities may understand the minimum requirements of Collier County relative to maintaining County rights of ways. Records of all specification requirements shall be kept and made available to the County's representative upon request.

- A. **MOWING AND EDGING:** Mowing and edging shall include medians as well as those areas, if existing, along the outside edge of the sidewalks of adjacent properties. All turf shall be mowed with mulching type mower equipment to eliminate the need to bag and transport grass clippings. Should bagging be necessary, the bagged clippings shall be collected and removed at no additional cost. Grass shall be cut at a height of three and one half inches (3 ½"). The frequency of cutting will be weekly or fifty-two (52) times.

Mechanical edging of the turf shall be done with each mowing along all sidewalk edges, back of concrete curbs, around all planting beds, utility service boxes, streetlight bases, sign posts, headwalls, guardrails, timer pedestals, posts, and trees. Metal blade edging is not permitted along back of curbing. Grass root runners extending into the mulched areas shall be cut and removed when the edging is performed. Edging will also be required in all turf areas around isolated trees, sprinkler heads, valve boxes, shrubs, signposts, manholes, etc. where they exist. All debris on streets, sidewalks or other areas resulting from edging shall be removed. No herbicide shall be used for edging.

All sidewalks, curbing and/or gutters shall be cleaned after each service. All sidewalks shall be blown clean, but no clippings or other debris shall be blown or allowed to be deposited on other adjacent property or accumulate on right-of-way areas.

- B. **WEEDING:** Weeding of plant beds, sidewalks (asphalt, concrete or pavers), guardrail bases, and curb joints as well as other mulched areas by chemical and/or hand removal will be performed weekly or as necessary to provide a weed free and well-maintained area.
- C. **GENERAL SITE PRUNING:** General site pruning shall be defined as the pruning of any plant's foliage below ten-foot (10') foot.

All groundcovers, shrubs, canopy trees and palms up to ten-foot (10') level, shall be inspected and pruned on a weekly or an as needed basis, so to maintain the proper or required heights for visibility, vehicular movement purposes and desired shape or form as determined by County's representative. Pruning shall also include removal of water sprouts, suckers and any dead or diseased foliage or branches.

During the first week of October and April, ornamental grasses, such as Fountain grass, Florida Gamma or Fakahatchee grass shall be pruned in a pyramid shape to a twelve-inch (12") or twenty-four (24") height based upon the type of plant. Ornamental type grasses such as Liriope muscari 'Evergreen Giant', shall only be pruned at the direction and approval of the County's representative.

Plant material with a canopy over pedestrian sidewalks shall be maintained at a minimum height of one hundred twenty inches (120"). Shrubs and groundcovers adjacent to pathways or sidewalks shall be pruned to maintain one foot (1') of clearance from the edge of the pathway. IT is recommended that adjacent shrubs and groundcovers be maintained so that they angle or are rounded away from the pathway.

- D. **TRASH REMOVAL:** With each service, all sites shall be cleaned by removing all trash or debris to include, but not limited to; paper, bottles, cans, other trash, and horticultural debris. All debris or trash pick-ups shall be performed "prior" to mowing in all turf areas. The disposal of all trash and debris must be at a proper landfill or disposal site.

- E. **STREET CLEANING/SWEEPING:** Street Cleaning: A four foot (4') wide area measured from the face of the curb and gutters including turn lanes shall be cleaned with each site service to remove any accumulation of debris or objectionable growth so to maintain a neat and safe condition.
- F. **TRAFFIC CONTROL:** The Association shall comply with the requirements of Collier County Maintenance of Traffic (MOT) Policy, copies of which are available through Risk Management or the Purchasing Department. The Association shall obtain and review the County MOT policy requirements prior to submitting a bid.

The Association will be responsible for obtaining copies of all required manuals, MUTCD, FDOT Roadway & Traffic Design Standard Indexes, or other related documents, so to become familiar with the requirements. Strict adherence to the requirements of the MOT policy will be enforced under this Contract.

To assist in employee visibility, employees servicing the area shall wear high visibility safety apparel in compliance with the most current editions of the FDOT Design Standards and the Collier County Maintenance of Traffic (MOT) policy.

- G. **CANOPY TREE AND PALM PRUNING:** For this site, canopy trees shall be defined as any large shrub, tree, or palm with foliage above a ten-foot (10') level.

All canopy trees and palms shall be pruned on a continuous basis to create and maintain a seventeen-foot (17') canopy clearance over the roadways and a ten-foot (10') canopy clearance over all pathways. Canopy trees shall be selectively pruned twice per year in April and September so to thin the interior canopy of cross branching and to shape the canopy of the trees. The County's representative shall approve a professional licensed to prune trees under the direction of a Licensed Landscape Architect, Arborist, Tree Surgeon, or other approved professional shall do the pruning and sharpening. The work shall be performed per ANSI AS300 "Standard Practices for Trees, Shrubs, and other Woody Plant Maintenance" and done in a professional manner in accordance with "Pruning Standards" of the national Arborist Association or accepted local trade standards and practices.

Palms shall be pruned annually during June of each year. The palms shall be pruned to a "Tropical Cut" or to a nine (9) o'clock- three (3) o'clock angle from the horizontal at the base of the palm's bud or lowest fronds. Approximately seven (7) to (10) ten green fronds shall be left at the head after pruning. The pruning shall include removal of all nuts, seed stalks, brown or dead and lower fronds.

The work shall be done in a professional manner in accordance with acceptable trade standards and practices. The palms shall not be climbed with tree spikes to remove the fronds. The pruning shall be accomplished by the use of a ladder, boom truck or lift. All debris from the pruning shall be removed and the site shall be left on a clean and neat manner.

When the annual or bi-annual heavy pruning work is being performed with the use of a lift or boom truck, it is required that the adjacent traffic or turn lane to the work area, be closed using traffic control devices and signage per the current FDOT traffic control standards and indexes.

- H. **FERTILIZATION:** The application of fertilizers shall follow Ordinance No. 2019-18. No Applicator shall apply fertilizers containing nitrogen and/or phosphorus to turf and/or landscape plants during the Prohibited Application Period, or to saturated soils. Follow UF/IFAS guidelines for turfgrass fertilization. Contractor/subcontractor must have valid licenses issued by Florida Department of Agriculture and Consumer Services for Limited Urban Commercial Fertilizer Applicator Certification (FDACS LUFAC). Provide fertilization services four (4) times a year in March, June, September, and December. Only twice (2) a year if using six (6) month application rate. Nitrogen content in any fertilizer must be at a minimum of 50% slow release. Contractor shall ensure that fertilization scheduling does not exceed the fertilizer label rate prescribed and complies with state and local ordinances. It is important to note that local fertilizer regulations may prohibit the use of nitrogen fertilizers during the summer months. Applied at a rate of 1.5 lbs. per 100 square feet. Broadcasted throughout the planting beds and turf areas. All tree pit areas should be fertilized evenly.

No fertilizer ring around trees under any circumstances. If a ring is formed, contractor/subcontractor is required to return to the site and spread the fertilizer correcting the situation at their expense. This may include contractor/subcontractor purchasing additional fertilizer because applied fertilizer may not be able to spread. Immediately remove fertilizers from curbs and sidewalk areas to avoid staining.

Fertilization Applications

Contractor/subcontractor shall use deflector shields on all application equipment to minimize the inadvertent application of fertilizer in non-plant areas. Contractor shall blow, sweep, or wash back into the landscape any fertilizer deposited on paved or impervious surfaces. Use "Ring of Responsibility" around or along the shoreline of canals, lakes, or waterways.

Ensure fertilizers and other lawn chemicals do not come into direct contact with the water. Apply fertilizer only when plants are actively growing. Clean up spilled fertilizer materials immediately as per University of Florida IFAS recommendations. Store nitrate-based fertilizers separately from solvents, fuels, and pesticides, because nitrate fertilizers are oxidants and can accelerate a fire. After fertilizing (other than when watering restrictions apply), irrigate with at least a quarter inch (1/4") of water following fertilization to avoid the loss of nitrogen and increase uptake efficiency. If water restrictions apply, the contractor may irrigate as permitted but no more than one-half inch (1/2") following fertilization.

Do not exceed the annual nitrogen recommendations in the Fertilizer Guidelines for Established Turfgrass Lawns in Three Regions of Florida as provided on the label.

Bed, Tree, Shrub, Palm, Flower, Groundcover Fertilization

Broadcast fertilizer uniformly over all the landscaped areas, and consider root location, fertilization objectives, and plant species when applying fertilizer. In areas where tree or shrub fertilization zones overlap with lawn fertilization zones, the contractor shall fertilize one or the other of the plant types, but not both.

Palm Fertilization

Palms have different nutritional requirements from other landscape plants. They suffer quickly and conspicuously from inadequate mineral nutrition, whether due to insufficient or incorrect fertilization. Division's Landscape Supervisor will provide the fertilization schedule.

Note: Fertilize palms with a granular slow-release fertilizer three to four times per year. An acceptable formulation is 8-0-12-4 (N, P, K, Mg plus micro-elements), 50% Slow Release.

Turf Fertilization

Treat deficiencies of specific nutrients with applications of the lacking nutrient in accordance with University of Florida IFAS recommendations until deficiencies are corrected, or as directed from Division Landscape Supervisor. Must have prior approval. Adjust fertilizer rates according to health, maturity, and desired growth patterns.

Fertilization for Establishment

During the establishment phase for shrubs, trees, and ground covers, fertilize landscape plants with a slow-release fertilizer as per University of Florida IFAS recommendations. Shrubs and groundcovers shall have the fertilizer blown or fan raked off following the broadcast application. Immediately after the fertilizer is applied, the areas shall be watered.

- H. **MULCHING:** Organic Mulch Areas with no mulch or new planting areas shall have mulch placed to provide for a four inch (4") non-compacted or unsettled depth measured from the existing soil grade. The area to receive the mulch shall be raked level to establish the proper finished grade and have all weeds removed prior to the placement of the mulch. Two inches must be applied to replenish this mulch twice a year, November and during May.
- I. **LANE CLOSURE:** Lane closure for median maintenance shall comply with the most current editions of the FDOT Design Standards and the Collier County Maintenance of Traffic (MOT) policy.

- J. **IRRIGATION SYSTEMS:** The irrigation systems shall be checked and repaired as necessary. Each zone shall be manually turned on at the valve once a week and a thorough inspection conducted to ascertain proper operations of the system. Quick coupling valves, if existing shall be reviewed weekly and operated quarterly to insure proper operation. Maintenance responsibilities will include cleaning and adjustment of heads, nozzles, installation or replacement of risers, repair of minor PVC piping breaks or subsurface piping or restricted sprinkler lines, replacement of damaged valve boxes/lids and adjustment of controller and rain shut off switches for settings and operations. Where required, the Association shall maintain on site reclaimed water irrigation signage.

SUBSURFACE IRRIGATION SYSTEMS:

No excavation or mechanical metal edging around plant beds shall be done within the Right-of-way. Mechanical metal blade edging is permitted along the back of curbing.

Weekly Service Requirements:

1. A visual inspection of the subsurface irrigation systems shall be performed weekly to determine if the systems are functioning normally and if cuts, leaks, piping damage, flooded areas exist, and repair as necessary. This shall also include review and re-setting of the controller and in-ground moisture sensor adjustments or other rain sensing devices as needed.
2. System Computer/Controller
 - a. Operate, adjust, and set controller to provide proper operation of the systems.
 - b. Diagnose and repair electrical and mechanical malfunctions.
 - c. Monitor and adjust the system zones moisture levels based upon moisture sensor readings.
 - d. Operate controller on automatic, manual, and single trip operation.
 - e. Monitor controller standby battery backup and replace as required.
3. Automatic Control Assemblies and Quick Coupling Valves
 - a. Review control valve assembly and by-pass system for proper settings.
 - b. Open zone control valve assemblies and quick coupling valve boxes to review valves for leaks; pressure gauge operation; proper settings and are clean of debris or mulch.
4. Pump Sites
 - a. Inspect for proper operations.
 - b. The Association shall record and provide to the County's representative the well water flow meter readings for the two well locations on the General Maintenance Report Sheets.
5. Review system water source connections to include water meters, backflow preventers, gate valve points of connection and main lines for proper operation.

Monthly Service Requirements:

1. Automatic Control Valve Assembly
Manually operate valves, and clean valve assembly filters.
2. Backflow Assembly
Review assembly for proper operation and clean filter as needed.
3. Quick Coupling Valves
Review boxes and operate valve.
4. Pump Sites
 - a. Once a month, the Association will trouble shoot each pump station, checking amperage draw and document the results for future reference.
 - b. Manually run the system to ensure proper coverage and that no sprinkler head and nozzle are spraying onto the roadway. Clean and adjust sprinkler heads and nozzles and irrigation shields to ensure proper coverage.

- c. The Association will check all zone wiring and solenoid conditions through the use of an OHM meter and document the results for future reference.
 - d. The Association will clean the strainers filters and inspect them for wear at the Pump Station.
5. Manually run the system with open flush caps and review sprinkler head indicators located at the end of zones.
 6. Review pressure gauge readings at control valve assemblies for each zone, as well as gauges located at the end of zones where present to determine the system and porous piping is functioning properly.
 7. Check, analyze and adjust flow control devices as required.

Quarterly Service Requirements:

1. Review all subsurface system piping, valve assemblies, wiring, moisture sensors and controllers for overall operation and provide adjustments as required to assure proper operation and irrigation application.

Conventional Pop-up Irrigation Systems:

Weekly Service Requirements:

1. Each median zone shall be manually turned on at the valve to ascertain proper operation of the system.
2. Repair system for any blown-off heads, broken lines or leaks around heads or valves.
3. Check the controller and rain sensing devices for proper operation and settings.
4. The Association shall further adjust all sprinkler heads to ensure that all landscaped areas receive one hundred percent (100%) irrigation coverage.
5. Within all work areas the Association shall review the plant material and turf for dry conditions and if found correct the problem.

Monthly Service Requirements:

1. Manually run the system, clean and adjust sprinkler heads/nozzles and concrete donuts as necessary to ensure proper coverage and that there are no sprinkler heads/nozzles spraying directly onto the roadway.
 - a. Each median and side right-of-way zone shall be manually turned on at the valve to ascertain proper operation of the system.
 - b. Repair system for any blown-off head, broken lines or leaks around heads or valves.
 - c. Check the controllers and rain sensors for proper operation and settings.
 - d. The Association shall further adjust all sprinkler heads to ensure that all landscaped areas receive one hundred percent (100%) irrigation coverage.
 - e. Within all work areas the Association shall review the plant material and turf for dry conditions and if found correct the problem.

General Service Requirements for Irrigation Systems:

1. Should South Florida Water Management District or other governing agency establish water restrictions, the irrigation systems shall be inspected, and all other controllers set to the mandated hours of operation set by the District or Agency. Subsurface systems are exempt from water restrictions.
2. Replace defective heads or nozzles, install, or replace defective risers and repair minor breaks or restricted sprinkler lines.
3. Replace damaged valve boxes/lids if caused by the Maintenance Association.
4. Inspect, clean, and replace, if necessary, screen/filters within the sprinkler heads.
5. Keep all grass and mulch out of all valve boxes. All valve boxes in sod areas are to be kept at sod level. All valve boxes in plant beds are to be kept two inches (2") above finished mulch.
6. One hundred percent (100%) irrigation coverage shall be maintained within all irrigated landscaped areas while this Contract is in effect.
7. Notification to the County's representative is required when acts of vandalism or accidents have occurred to the irrigation system. Photos shall be taken and provided to the County's representative at no added cost.

Miscellaneous Irrigation Maintenance Responsibilities:

1. Should the temperature be forecast to be below thirty-four (34) degrees, the Association shall be responsible for turning the irrigation system off to protect plants from possible freeze damage.
2. It shall be the Association's responsibility to notify the County's representative of any irrigation problems or additional irrigation maintenance needs.
3. The irrigation service personnel must trouble shoot time clocks, i.e., power-in 110 volt and 24-volt fuses, 24 volts output when necessary.
4. The irrigation services personnel must trouble shoot any pump start relay, main fuses, and capacitors when necessary.

K. **BRICK PAVERS:** All median brick paving shall be pressure cleaned twice per year, in April and November, to remove marks, gum and other dirt that may be deposited on the surface areas. Upon finding damaged areas, the Associations shall clean-up debris if present, and or flag off the areas with protective barriers and/or high visibility hazard tape. Damaged areas must be repaired as quickly as possible.

L. **PEST CONTROL:** Trees, Palms, Shrubs, Groundcovers, and Sod must be closely monitored for pests and diseases and must be treated appropriately by a licensed Pest Control Operator approved by the County's representative.



Brightshore Community Development District

Budgetary Matters

Review and Acceptance of
FY 2024-2025 Audit Report



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

June 25, 2026

To the Board of Supervisors
Brightshore Community Development District
Collier County, Florida

We have audited the financial statements of Brightshore Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 25, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District's compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District's financial report—titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates

**BRIGHTSHORE
COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA**

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Brightshore Community Development District
Collier County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Brightshore Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 25, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Brightshore Community Development District, Collier County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$48,685.
- The change in the District's total net position in comparison with the prior fiscal year was \$37,723, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$48,685, an increase of \$37,723 in comparison with the prior fiscal year. A portion of the fund balance is unassigned deficit in the capital projects fund, and the remainder is unassigned in the general fund which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2025	2024
Current and other assets	\$ 48,695	\$ 20,962
Capital assets, net of depreciation	758,820	-
Total assets	807,515	20,962
Current liabilities	10	10,000
Long-term liabilities	758,820	-
Total liabilities	758,830	10,000
Net position		
Net investment in capital assets	(417)	-
Unrestricted	49,102	10,962
Total net position	\$ 48,685	\$ 10,962

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Operating grants and contributions	\$ 143,975	126,285
Total revenues	143,975	126,285
Expenses:		
General government	106,252	123,236
Total expenses	106,252	123,236
Change in net position	37,723	3,049
Net position, beginning	10,962	7,913
Net position, ending	\$ 48,685	\$ 10,962

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$106,252. The costs of the District's activities were primarily funded by Developer Contributions. The decrease in current fiscal year expenses is primarily the result of decrease in professional services.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$758,820 invested in capital assets. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$758,820 Developer advances outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

Subsequent to fiscal year end, the District issued \$34,460,000 of Capital Improvement Revenue Bonds, Series 2026, consisting of multiple term bonds with due dates ranging from May 1, 2032 through May 1, 2057 and fixed interest rates ranging from 4% to 5.7%. The Bonds were issued to finance a portion of the cost of constructing and equipping assessable improvements comprising the Series 2026 Project.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Brightshore Community Development District's Finance Department at 707 Orchid Drive, Suite 100, Naples, Florida 34102.

**BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 48,695
Capital assets:	
Nondepreciable	<u>758,820</u>
Total assets	<u>807,515</u>
 LIABILITIES	
Accounts payable	10
Non-current liabilities:	
Due in more than one year	<u>758,820</u>
Total liabilities	<u>758,830</u>
 NET POSITION	
Net investment in capital assets	(417)
Unrestricted	<u>49,102</u>
Total net position	<u>\$ 48,685</u>

See notes to the financial statements

**BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Operating Grants and Contributions</u>	<u>Net (Expense) Revenues and Changes in Net Position</u>
			<u>Governmental Activities</u>
Primary government:			
Governmental activities:			
General government	\$ 106,252	\$ 143,975	\$ 37,723
Total governmental activities	<u>106,252</u>	<u>143,975</u>	<u>37,723</u>
			Change in net position 37,723
			Net position - beginning 10,962
			<u>Net position - ending \$ 48,685</u>

See notes to the financial statements

**BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Capital Projects	Governmental Funds
ASSETS			
Cash	\$ 48,695	\$ -	\$ 48,695
Due from other funds	407	-	407
Total assets	<u>49,102</u>	<u>-</u>	<u>49,102</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ -	\$ 10	\$ 10
Due to other funds	-	407	407
Total liabilities	<u>-</u>	<u>417</u>	<u>417</u>
Fund balances:			
Unassigned	49,102	(417)	48,685
Total fund balances	<u>49,102</u>	<u>(417)</u>	<u>48,685</u>
Total liabilities and fund balances	<u>\$ 49,102</u>	<u>\$ -</u>	<u>\$ 49,102</u>

See notes to the financial statements

**BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds	\$	48,685
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net assets of the government as a whole.

Cost of capital assets	758,820	
Accumulated depreciation	-	758,820

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Developer advances	(758,820)	(758,820)
Net position of governmental activities	\$	48,685

See notes to the financial statements

**BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds		Total
	General	Capital Projects	Governmental Funds
REVENUES			
Developer contributions	\$ 143,975	\$ -	\$ 143,975
Total revenues	143,975	-	143,975
EXPENDITURES			
Current:			
General government	105,835	417	106,252
Capital outlay	-	758,820	758,820
Total expenditures	105,835	759,237	865,072
Excess (deficiency) of revenues over (under) expenditures	38,140	(759,237)	(721,097)
OTHER FINANCING SOURCES (USES)			
Developer advances	-	758,820	758,820
Total other financing sources (uses)	-	758,820	758,820
Net change in fund balances	38,140	(417)	37,723
Fund balances - beginning	10,962	-	10,962
Fund balances - ending	\$ 49,102	\$ (417)	\$ 48,685

See notes to the financial statements

**BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ 37,723
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.	758,820
Governmental funds report Developer advances as financial resources when cash is received, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	<u>(758,820)</u>
Change in net position of governmental activities	<u>\$ 37,723</u>

See notes to the financial statements

**BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Brightshore Community Development District ("District") was created on December 13, 2022, by Ordinance No. 2022-50 of the Board of County Commissioners of Collier County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District. The District is comprised of approximately 33.21 acres.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2025, all the Board members are affiliated with Hogan Farms, LLC (the "Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted lands within the District. Assessments are levied to pay for the operations and maintenance and debt service of the District. The fiscal year for which annual operations and maintenance assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraphs c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, any unspent proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapses at the end of the year.

NOTE 4 – DEPOSITS

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 5 – CAPITAL ASSETS

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ -	\$ 758,820	\$ -	\$ 758,820
Total capital assets, not being depreciated	-	758,820	-	758,820
 Governmental activities capital assets	 \$ -	 \$ 758,820	 \$ -	 \$ 758,820

NOTE 5 – CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$54,956,000. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

During the current fiscal year, the Developer advanced a total of \$758,820 to the District to fund project costs. It is anticipated that the Developer will be reimbursed from the proceeds of a future bond issuance for these advances.

NOTE 6 – LONG-TERM LIABILITIES

Developer Advance

In the current fiscal year, the District incurred project costs related to infrastructure improvements intended to serve the District. The District anticipates that a portion of the project costs will be financed with the proceeds from the issuance of Bonds. However, prior to the issuance of such Bonds, the Developer advanced funds to the District to enable the District to proceed with the project. It is anticipated that the District will reimburse the Developer from proceeds of a future bond issuance, should such future issuance occur. In accordance with this arrangement, the Developer advanced a total of \$758,820.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Direct borrowings:					
Developer advances	\$ -	\$ 758,820	\$ -	\$ 758,820	
Total	\$ -	\$ 758,820	\$ -	\$ 758,820	\$ -

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$143,975.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT AGREEMENTS

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

NOTE 11 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District issued \$34,460,000 of Capital Improvement Revenue Bonds, Series 2026, consisting of multiple term bonds with due dates ranging from May 1, 2032 through May 1, 2057 and fixed interest rates ranging from 4% to 5.7%. The Bonds were issued to finance a portion of the cost of constructing and equipping assessable improvements comprising the Series 2026 Project.

**BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Developer contributions	\$ 143,975	\$ 143,975	\$ -
Total revenues	<u>143,975</u>	<u>143,975</u>	<u>-</u>
EXPENDITURES			
Current:			
General government	118,975	105,835	13,140
Maintenance and operations	25,000	-	25,000
Total expenditures	<u>143,975</u>	<u>105,835</u>	<u>38,140</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	38,140	<u>\$ 38,140</u>
Fund balance - beginning		<u>10,962</u>	
Fund balance - ending		<u>\$ 49,102</u>	

See notes to required supplementary information

**BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
COLLIER COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	\$0
Independent contractor compensation	\$0
Construction projects to begin on or after October 1; (\$65K)	
Series 2026	\$33,606,583
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	Not applicable
Special assessment rate	Operations and maintenance: Developer Direct Billed Debt service: Developer Direct Billed
Special assessments collected	\$0
Outstanding Bonds:	None



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Brightshore Community Development District
Collier County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Brightshore Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 25, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 25, 2026



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Brightshore Community Development District
Collier County, Florida

We have examined Brightshore Community Development District, Collier County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Brightshore Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 25, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Brightshore Community Development District
Collier County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Brightshore Community Development District, Collier County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 25, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 25, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Brightshore Community Development District, Collier County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Brightshore Community Development District, Collier County, Florida, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 25, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.



Brightshore Community Development District

Budgetary Matters

Consideration of Fiscal Year 2027
Budget Funding Agreement

BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 FUNDING AGREEMENT

This agreement ("**Agreement**") is made and entered into this _____ day of _____ 2026, by and between:

Brightshore Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Collier County, Florida ("**District**"); and

Hogan Farms, LLC, a Florida limited liability company and a landowner in the District ("**Landowner**") with an address of 2600 Golden Gate Parkway, Naples, Florida 34105.

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Board of County Commissioners of Collier County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Landowner presently owns the real property described in **Exhibit A**, attached hereto and incorporated herein ("**Property**"), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027 Budget**"); and

WHEREAS, this Fiscal Year 2026/2027 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2026/2027 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Landowner is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Landowner agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Landowner has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Landowner and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Landowner agrees to make available to the District percentage ([]%) of the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion. Payments shall be made in quarterly payments due October 1, 2026, January 1, 2027, April 1, 2027, and July 1, 2027 in the amount of \$[]. Amendments to the Fiscal Year 2026/2027 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. The Landowner shall be responsible for percentage ([]%) of any additional funds needed to fund the budget as amended. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Landowner in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2026/2027 Budget" in the public records of Collier County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2026/2027 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this

Agreement or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Landowner sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Landowner's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Landowner.

3. ALTERNATIVE COLLECTION METHODS.

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Landowner in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Landowner agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

5. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld. Any assignment without such prior written approval shall be null and void.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Landowner sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Landowner shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Landowner shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective upon the date first written above and after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

HOGAN FARMS, LLC, a Florida limited
liability company

Witness

By: _____
Its: _____

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2026/2027 Budget

EXHIBIT A
Property Description

EXHIBIT B

Fiscal Year 2026/2027 Budget



Brightshore CDD
FY 2027 Proposed O&M Budget

	FY 2027 Proposed Budget
<u>Revenues</u>	
Landowners' Contributions	\$ 354,700.00
Net Revenues	\$ 354,700.00
<u>General & Administrative Expenses</u>	
Public Officials' Liability Insurance	3,650.00
Trustee Services	5,000.00
Management	48,000.00
Engineering	20,000.00
Disclosure	1,000.00
Property Appraiser Fee	1,500.00
District Counsel	40,000.00
Assessment Administration	18,500.00
Professional Services Accounting	-
Reamortization Schedule	250.00
Audit	7,000.00
Arbitrage Calculation	500.00
Tax Preparation	25.00
Travel and Per Diem	1,500.00
Postage & Shipping	100.00
Legal Advertising	500.00
Miscellaneous	500.00
Office Supplies	500.00
Web Site Maintenance	3,000.00
Dues, Licenses, and Fees	175.00
General Insurance	3,000.00
Total General & Administrative Expenses	\$ 154,700.00
<u>Field Operations Expenses</u>	
Field Operations Management Staff	\$ -
Landscaping & Field Maintenance	160,000.00
Landscape Replacement	-
Landscape Mulching	-
Irrigation Repairs	-
Electricity	-
Water Use Monitoring	-
Entry Monuments Maintenance	-
Wetland Monitoring	-
SFWMD ERP Annual Report	-
Lake Testing	-
Lake Maintenance	40,000.00
Offsite Mitigation Maintenance	-
Total Field Operations Expenses	\$ 200,000.00
Total Expenses	\$ 354,700.00
Income (Loss) from Operations	\$ -
<u>Other Income (Expense)</u>	
Interest Income	\$ -
Total Other Income (Expense)	\$ -
Net Income (Loss)	\$ -



Brightshore Community Development District

Financing Matters

Ratification of Requisitions 6 & 7

FORM OF REQUISITION FOR SERIES 2026 PROJECT

The undersigned, an Authorized Officer of Brightshore Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of March 1, 2026 (the "Master Indenture"), as supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of March 1, 2026 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 6

(B) Name of Payees: Ferguson US Holdings, Inc.
Quality Precast Solutions, LLC
Foley Products Company

(C) Amount Payable: \$540,947.11 Broken Down as follows:

Check Payable To:	Number of Invoices	Invoices Date Range	CDD Amt. Due
Ferguson US Holdings, Inc.	3	4-22-2026 to 5-11-2026	\$159,065.52
Quality Precast Solutions, LLC	5	4-28-2026 to 5-11-2026	\$173,337.47
Foley Products Company	24	4-29-2026 to 5-14-2026	\$208,544.12
		Total:	\$540,947.11

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state costs of issuance, if applicable): Not applicable.

(E) Fund or Account and subaccount, if any, from which disbursement to be made: 299303005 Brightshore CDD2026 Acquisition & Construction Fund

The undersigned hereby certifies that:

■ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2026 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2026 Project and each represents a Cost of the Series 2026 Project that has not previously been paid out of such Account;

OR

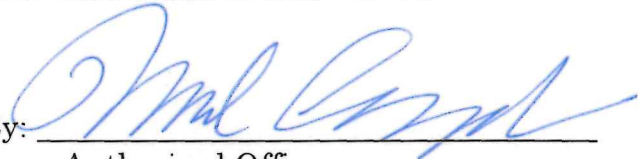
☐ this requisition is for costs of issuance payable from the Series 2026 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer
Requisition No.: 6

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2026 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2026 Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Series 2026 Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.


Consulting Engineer
Requisition No.: 6

FORM OF REQUISITION FOR SERIES 2026 PROJECT

The undersigned, an Authorized Officer of Brightshore Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of March 1, 2026 (the "Master Indenture"), as supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of March 1, 2026 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: 7

(B) Name of Payees: Ferguson US Holdings, Inc.
Quality Precast Solutions, LLC
Foley Products Company
Peninsula Improvement Corp.
South Florida Water Management District
Thompson Pump & MFG Co., Inc.
Collier Insurance Agency, LLC
Hogan Farms, LLC

(C) Amount Payable: \$925,243.05 Broken Down as follows:

Check payable to:	Number of Invoices	Invoices Date Range	Invoice Date	CDD Amt. Due
FERGUSON US HOLDINGS INC	3	5/22/2026 to 5/29/2026		\$96,037.60
QUALITY PRECAST SOLUTIONS LLC	16	5/15/2026 to 6/5/2026		\$196,641.65
FOLEY PRODUCTS COMPANY	33	5/15/2026 to 6/8/2026		\$258,076.90
PENINSULA IMPROVEMENT CORP.	4	2/24/2026 to 6/1/2026		\$189,359.25
SOUTH FL WATER MGMT DISTRICT	2	5/22/2026 to 5/29/2026		\$14,850.00
Check payable to: <i>(Separate Checks)</i>		Invoice Number	Invoice Date	CDD Amt. Due
THOMPSON PUMP & MFG CO. INC		626793	5/28/2026	\$152,850.00
COLLIER INSURANCE AGENCY, LLC		862	5/29/2026	\$500.00
HOGAN FARMS, LLC		INV00021	5/31/2026	\$10,266.47
PENINSULA IMPROVEMENT CORP.		GC-0004288	6/2/2026	\$6,661.18
REQ. #7 SUBTOTAL: \$925,243.05				

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state costs of issuance, if applicable): Not applicable.

(E) Fund or Account and subaccount, if any, from which disbursement to be made: 299303005 Brightshore CDD2026 Acquisition & Construction Fund

The undersigned hereby certifies that:

☒ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2026 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Series 2026 Project and each represents a Cost of the Series 2026 Project that has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2026 Costs of Issuance Account that has not previously been paid out of such Account.

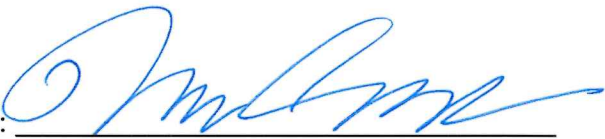
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

(Rest of Page left intentionally blank)

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT**

By: 

Authorized Officer
Requisition No.: 7

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2026 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2026 Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Series 2026 Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.



Consulting Engineer
Requisition No.: 7



Brightshore Community Development District

Financing Matters

Review and Acceptance of
May Monthly Financials



Brightshore CDD

May 2026 Financial Report

May 31, 2026

PFM Management Services LLC
3501 Quadrangle Blvd., Suite 270
Orlando, Florida 32817
Tel: 407-723-5900



Brightshore CDD
Statement of Financial Position
As of 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$125,750.52				\$125,750.52
Due From Other Funds	4,204.37				4,204.37
Dividends Receivable		\$11,734.08			11,734.08
Series 2026 Debt Service Reserve		1,176,841.25			1,176,841.25
Series 2026 Revenue		24.51			24.51
Series 2026 Capitalized Interest		2,775,059.42			2,775,059.42
Construction Checking Account			\$29.57		29.57
Dividends Receivable			77,762.80		77,762.80
Series 2026 Acquisition/Construction			21,027,487.05		21,027,487.05
Series 2026 Cost of Issuance Bond			4,747.68		4,747.68
Total Current Assets	\$129,954.89	\$3,963,659.26	\$21,110,027.10	\$0.00	\$25,203,641.25
<u>Investments</u>					
Amount Available in Debt Service Funds				\$3,951,925.18	\$3,951,925.18
Amount To Be Provided				30,508,074.82	30,508,074.82
Total Investments	\$0.00	\$0.00	\$0.00	\$34,460,000.00	\$34,460,000.00
Total Assets	\$129,954.89	\$3,963,659.26	\$21,110,027.10	\$34,460,000.00	\$59,663,641.25
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$4,260.00				\$4,260.00
Deferred Revenue	396.00				396.00
Retainage Payable			\$18,061.11		18,061.11
Due To Other Funds			4,204.37		4,204.37
Total Current Liabilities	\$4,656.00	\$0.00	\$22,265.48	\$0.00	\$26,921.48
<u>Long Term Liabilities</u>					
Revenue Bonds Payable - Long-Term				\$34,460,000.00	\$34,460,000.00
Total Long Term Liabilities	\$0.00	\$0.00	\$0.00	\$34,460,000.00	\$34,460,000.00
Total Liabilities	\$4,656.00	\$0.00	\$22,265.48	\$34,460,000.00	\$34,486,921.48
<u>Net Assets</u>					
Net Assets - General Government	\$39,075.94				\$39,075.94
Current Year Net Assets - General Government	86,222.95				86,222.95
					\$0.00
Current Year Net Assets, Unrestricted		3,963,659.26			\$3,963,659.26
Net Assets, Unrestricted			\$9,608.45		9,608.45
Current Year Net Assets, Unrestricted			21,078,153.17		21,078,153.17
Total Net Assets	\$125,298.89	\$3,963,659.26	\$21,087,761.62	\$0.00	\$25,176,719.77
Total Liabilities and Net Assets	\$129,954.89	\$3,963,659.26	\$21,110,027.10	\$34,460,000.00	\$59,663,641.25



Brightshore CDD
Statement of Activities
As of 5/31/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Revenues</u>					
Developer Contributions	\$151,475.00				\$151,475.00
Inter-Fund Group Transfers In		\$52,024.48			52,024.48
Debt Proceeds		4,940,505.92			4,940,505.92
Inter-Fund Transfers In			(\$52,024.48)		(52,024.48)
Debt Proceeds			29,519,494.08		29,519,494.08
Total Revenues	<u>\$151,475.00</u>	<u>\$4,992,530.40</u>	<u>\$29,467,469.60</u>	<u>\$0.00</u>	<u>\$34,611,475.00</u>
<u>Expenses</u>					
Public Officials Liability Insurance	\$3,032.00				\$3,032.00
Management	29,250.00				29,250.00
Engineering	10,580.00				10,580.00
District Counsel	12,428.30				12,428.30
Professional Services, Other	3,200.00				3,200.00
Legal Advertising	1,384.69				1,384.69
Miscellaneous	690.00				690.00
Office Supplies	232.06				232.06
Web Site Maintenance	1,800.00				1,800.00
Dues, Licenses, and Fees	175.00				175.00
General Liability Insurance	2,480.00				2,480.00
Interest Payments - Series 2026		\$255,054.17			255,054.17
Other Debt Service Costs		806,025.50			806,025.50
Trustee Services			\$6,750.00		6,750.00
Management			10,000.00		10,000.00
Engineering			20,208.75		20,208.75
District Counsel			58,049.50		58,049.50
Trustee Counsel			6,500.00		6,500.00
Bond Counsel			45,000.00		45,000.00
Assessment Administration			15,000.00		15,000.00
Bank Fees			160.00		160.00
Capital Expenditures			8,446,262.87		8,446,262.87
Total Expenses	<u>\$65,252.05</u>	<u>\$1,061,079.67</u>	<u>\$8,607,931.12</u>	<u>\$0.00</u>	<u>\$9,734,262.84</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Dividend Income		\$32,208.53			\$32,208.53
Dividend Income			\$218,614.69		218,614.69
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$32,208.53</u>	<u>\$218,614.69</u>	<u>\$0.00</u>	<u>\$250,823.22</u>
Change In Net Assets	\$86,222.95	\$3,963,659.26	\$21,078,153.17	\$0.00	\$25,128,035.38
Net Assets At Beginning Of Year	(\$20,323.09)	\$0.00	\$31,285.38	\$0.00	\$10,962.29
Net Assets At End Of Year	<u>\$65,899.86</u>	<u>\$3,963,659.26</u>	<u>\$21,109,438.55</u>	<u>\$0.00</u>	<u>\$25,138,997.67</u>



Brightshore CDD
Budget to Actual
For the Month Ending 05/31/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 151,475.00	\$ 100,983.33	\$ 50,491.67	\$ 151,475.00	100.00%
Net Revenues	\$ 151,475.00	\$ 100,983.33	\$ 50,491.67	\$ 151,475.00	100.00%
<u>General & Administrative Expenses</u>					
Public Officials' Liability Insurance	\$ 3,032.00	\$ 2,333.33	\$ 698.67	\$ 3,500.00	86.63%
Management	29,250.00	28,000.00	1,250.00	42,000.00	69.64%
Engineering	10,580.00	13,333.33	(2,753.33)	20,000.00	52.90%
District Counsel	12,428.30	26,666.67	(14,238.37)	40,000.00	31.07%
Assessment Administration	-	12,333.33	(12,333.33)	18,500.00	0.00%
Professional Services, Accounting	3,200.00	4,000.00	(800.00)	6,000.00	53.33%
Audit	-	4,666.67	(4,666.67)	7,000.00	0.00%
Legal Advertising	1,384.69	5,000.00	(3,615.31)	7,500.00	18.46%
Miscellaneous	690.00	800.00	(110.00)	1,200.00	57.50%
Office Supplies	232.06	333.33	(101.27)	500.00	46.41%
Web Site Maintenance	1,800.00	1,200.00	600.00	1,800.00	100.00%
Dues, Licenses, and Fees	175.00	116.67	58.33	175.00	100.00%
General Insurance	2,480.00	2,200.00	280.00	3,300.00	75.15%
Total General & Administrative Expenses	\$ 65,252.05	\$ 100,983.33	\$ (35,731.28)	\$ 151,475.00	43.08%
Total Expenses	\$ 65,252.05	\$ 100,983.33	\$ (35,731.28)	\$ 151,475.00	43.08%
Income (Loss) from Operations	\$ 86,222.95	\$ -	\$ 86,222.95	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ -	\$ -	\$ -	\$ -	
Total Other Income (Expense)	\$ -	\$ -	\$ -	\$ -	
Net Income (Loss)	\$ 86,222.95	\$ -	\$ 86,222.95	\$ -	