

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, August 10, 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

- A. Board of Supervisors July 13, 2026, Meeting Minutes Exhibit 2

5. Administrative Matters

- A. None to be considered at this time

6. Budgetary Matters

- A. Public Hearing on the Adoption of the District's Annual Budget Exhibit 3
- Public Comments and Testimony
 - Board Comments
 - Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Budget
 - Consideration of Resolution 2026-09, Levying Debt Assessment and Certifying an Assessment Roll
- B. Consideration of O&M Methodology Pro Rata Share Builders Contribution Exhibit 4
- C. Consideration of Landowner Cost Share Agreement Exhibit 5
- D. Consideration of Fiscal Year 2027 Builders Funding Agreement: Exhibit 6
- Taylor Morrison
 - Christopher Alan Homes
 - Tolls Brothers
 - Pulte Homes

7. Construction Matters

- | | |
|---|------------|
| A. Consideration of Temporary Construction Easement Agreement to HOA with Guardhouse Construction | Exhibit 7 |
| B. Consideration of Amendment to Construction Contract for Utility & Drainage Project with Jensen Underground Utilities | Exhibit 8 |
| C. Consideration of Amendment to Construction Contract with South Florida Excavation for Earthwork and Paving | Exhibit 9 |
| D. Consideration of Notice of Commencement with Jensen Underground Utilities | Exhibit 10 |
| E. Discussion Pertaining to Process And Reimbursement For Utility Impact Fees | Exhibit 11 |

8. Financing Matters

- | | |
|---|------------|
| A. Consideration of Resolution 2026-08, Establishing Checking Account and Signers | Exhibit 12 |
| B. Ratification of Requisitions 8 & 9 | Exhibit 13 |
| C. Review and Acceptance of June Monthly Financials | Exhibit 14 |

Other Business

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

9. Board Members' Comments/ Requests

10. Public Comments

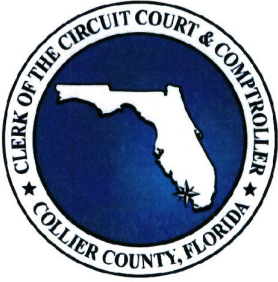
11. Adjournment



Brightshore Community Development District

General District Items

Proof of Publication



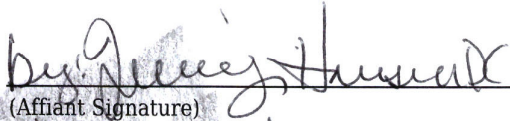
Clerk of the Circuit Court and Comptroller - Crystal K. Kinzel
Collier County, Florida
3315 Tamiami Trail East, Ste. 102 - Naples, FL 34112-5324
Phone: (239) 252-2646

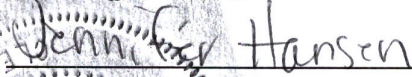
Affidavit of Publication

COLLIER COUNTY STATE OF FLORIDA

Before the undersigned authority personally appeared Jennifer Hansen, who on oath says that he or she is a Deputy Clerk of the Circuit Court of Collier County, Florida; that the attached copy of advertisement, Brightshore CDD Board of Supervisors Public Hearing Meeting Notice, was published on the publicly accessible website <https://notices.collierclerk.com> as designated by Collier County, Florida on 07/19/2026 until 07/20/2026.

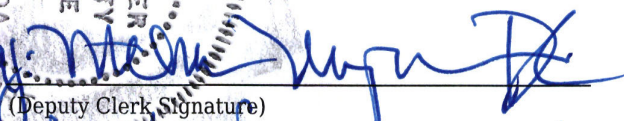
Affiant further says that the website complies with all legal requirements for publication in chapter 50, Florida Statutes.

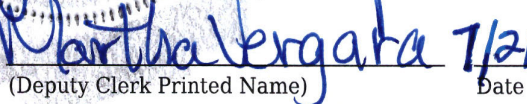

(Affiant Signature)

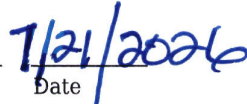

(Affiant Printed Name)

Sworn to and subscribed before me this 07/21/2026

Crystal K. Kinzel, Clerk of the Circuit Court & Comptroller


(Deputy Clerk Signature)


(Deputy Clerk Printed Name)


Date

BRIGHTSHORE CDD BOARD OF SUPERVISORS PUBLIC HEARING MEETING NOTICE

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("**Board**") of the Brightshore Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 10, 2026
TIME: 2:00 P.M.
LOCATION: Barron Collier Companies Offices
2600 Golden Gate Parkway
Naples, Florida 34105

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, PFM Management Services LLC 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817. Phone (407) 723-5900. ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at <https://brightshorecdd.com/>.

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

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's 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.

District Manager
July 19 & 26, 2026



Brightshore Community Development District

Organizational Matters

Board of Supervisors July 13, 2026, Meeting
Minutes (provided under separate cover)



Brightshore Community Development District

Budgetary Matters

Public Hearing on the Adoption
of the District's Annual Budget

- Public Comments and Testimony
- Board Comments
- Consideration of Resolution 2026-07, Adopting the Fiscal Year 2027 Budget
- Consideration of Resolution 2026-09, Levying Debt Assessment and Certifying an Assessment Roll

RESOLUTION 2026-07
[FY 2027 APPROPRIATION RESOLUTION]

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

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Brightshore Community Development District for the Fiscal Year Ending September 30, 2027.”

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

SECTION 2. APPROPRIATIONS

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

SECTION 3. BUDGET AMENDMENTS

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

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 10th DAY OF AUGUST, 2026.

ATTEST:

**BRIGHTSHORE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget



Brightshore CDD

FY 2027 Proposed Budget Package

PFM Management Services LLC

3501 Quadrangle Boulevard

Suite 270

Orlando, FL 32817-8329

(407) 723-5900



Brightshore CDD
FY 2027 Proposed O&M Budget

	Actual to 06/30/2026	Anticipated Jul 2026 to Sept 2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
Developers Contributions	\$ 151,475.00	\$ -	\$ 151,475.00	\$ 151,475.00	\$ 354,700.00
Net Revenues	\$ 151,475.00	\$ -	\$ 151,475.00	\$ 151,475.00	\$ 354,700.00
General & Administrative Expenses					
Public Officials' Liability Insurance	3,032.00	-	3,032.00	3,500.00	3,650.00
Trustee Services	-	-	-	-	5,000.00
Management	33,250.00	12,000.00	45,250.00	42,000.00	48,000.00
Engineering	10,580.00	3,526.67	14,106.67	20,000.00	20,000.00
Disclosure	-	-	-	-	2,500.00
Property Appraiser Fee	-	-	-	-	-
District Counsel	14,209.80	4,736.60	18,946.40	40,000.00	40,000.00
Assessment Administration	1,000.00	17,500.00	18,500.00	18,500.00	18,500.00
Professional Services Accounting	4,635.00	230.00	4,865.00	6,000.00	-
Reamortization Schedule	-	-	-	-	250.00
Audit	-	7,000.00	7,000.00	7,000.00	7,000.00
Arbitrage Calculation	-	-	-	-	500.00
Tax Preparation	-	-	-	-	25.00
Travel and Per Diem	-	-	-	-	1,500.00
Postage & Shipping	-	-	-	-	100.00
Legal Advertising	1,384.69	461.56	1,846.25	7,500.00	500.00
Miscellaneous	232.06	-	232.06	500.00	500.00
Office Supplies	-	-	-	-	500.00
Web Site Maintenance	1,800.00	-	1,800.00	3,000.00	3,000.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
General Insurance	2,480.00	-	2,480.00	3,300.00	3,000.00
Total General & Administrative Expenses	\$ 72,778.55	\$ 45,454.83	\$ 118,233.38	\$ 151,475.00	\$ 154,700.00
Field Operations Expenses					
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	\$ 72,778.55	\$ 45,454.83	\$ 118,233.38	\$ 151,475.00	\$ 354,700.00
Income (Loss) from Operations	\$ 78,696.45	\$ (45,454.83)	\$ 33,241.62	\$ -	\$ -
Other Income (Expense)					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Income (Expense)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income (Loss)	\$ 78,696.45	\$ (45,454.83)	\$ 33,241.62	\$ -	\$ -



BRIGHTSHORE CDD
FY 2027

Budget Item Description

Revenues:

Developer Contribution

Funding from the Developer.

General & Administrative Expenses:

Public Officials' Liability Insurance

Supervisors' and Officers' liability insurance.

Additional Insurance

Other insurance required for the District.

Trustee Services

The Trustee submits invoices annually for services rendered on bond series. These fees are for maintaining the District trust accounts.

Management

The District receives Management and Administrative services as part of a Management Agreement with PFM Management Services LLC. These services are further outlined in Exhibit "A" of the Management Agreement.

Engineering

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of invoices, and all other engineering services as requested by the District throughout the year.

Disclosure

When bonds are issued for the District, the Bond Indenture requires continuing disclosure, which the dissemination agent provides to the trustee and bond holders.

Property Appraiser Fee

Cost incurred for a copy of the annual parcel listing for parcels within the District from the county.

District Counsel

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services as requested by the District throughout the year.



BRIGHTSHORE CDD FY 2027

Assessment Administration

The District can levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year. It is typically collected via the Tax Collector. The District Manager submits an Assessment Roll to the Tax Collector annually by the deadline set by the Tax Collector or Property Appraiser.

Reamortization Schedules

When debt is paid on a bond series, a new amortization schedule must be recalculated. This can occur up to four times per year per bond issue.

Audit

Chapter 218 of the Florida Statutes requires a District to conduct an annual financial audit by an Independent Certified Public Accounting firm. Some exceptions apply.

Arbitrage Calculation

Annual computations are necessary to calculate arbitrage rebate liability to ensure the District's compliance with all tax regulations.

Tax Preparation

Annual 1099 processing is required to be electronically filed. These are the fee association with the electronic filing

Travel & Per Diem

Travel to and from meetings as related to the District.

Postage & Shipping

Mail, overnight deliveries, correspondence, etc.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to monthly meetings, special meetings, and public hearings for the District.

Miscellaneous

One-off and random expenses allocated to the District, not otherwise booked to adopted budgeted line items.

Office Supplies

General office supplies associated with the District.



BRIGHTSHORE CDD FY 2027

Web Site Maintenance

Web site maintenance fee.

Dues, Licenses & Fees

The District is required to pay an annual fee to the Department of Economic Opportunity.

General Insurance

General liability insurance.

Property & Casualty

Insurance to protect property and cover casualty.

Field Operations Expenses:

Landscaping and Field Maintenance

Contracted landscaping within the boundaries of the District.

Lake Maintenance

Maintenance of lake/s owned by the District.



Brightshore CDD
FY 2027 Proposed Debt Service Budget

	Series 2026
	FY 2027
	Proposed
	DS Budget
REVENUES:	
Revenue	\$ 2,754,585.00
TOTAL REVENUES	<u>\$ 2,754,585.00</u>
EXPENDITURES:	
Interest 11/1/2026	\$ 918,195.00
Interest 5/1/2027	918,195.00
Principal 5/1/2027	-
TOTAL EXPENDITURES	<u>\$ 1,836,390.00</u>
EXCESS REVENUES (Interest 11/1/2027)	<u>\$ 918,195.00</u>

RESOLUTION 2026-09
[FY 2027 ASSESSMENT RESOLUTION]

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

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

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

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

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

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

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.
2. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**" or "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

3. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain Debt Assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on **December 1, 2026**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 15, 2026, and 50% due no later than April 15, 2027.
 - ii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.
 - c. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such

method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

5. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

6. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**BRIGHTSHORE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A

Budget



Brightshore CDD
FY 2027 Proposed O&M Budget

	Actual to 06/30/2026	Anticipated Jul 2026 to Sept 2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
Developers Contributions	\$ 151,475.00	\$ -	\$ 151,475.00	\$ 151,475.00	\$ 354,700.00
Net Revenues	\$ 151,475.00	\$ -	\$ 151,475.00	\$ 151,475.00	\$ 354,700.00
General & Administrative Expenses					
Public Officials' Liability Insurance	3,032.00	-	3,032.00	3,500.00	3,650.00
Trustee Services	-	-	-	-	5,000.00
Management	33,250.00	12,000.00	45,250.00	42,000.00	48,000.00
Engineering	10,580.00	3,526.67	14,106.67	20,000.00	20,000.00
Disclosure	-	-	-	-	2,500.00
Property Appraiser Fee	-	-	-	-	-
District Counsel	14,209.80	4,736.60	18,946.40	40,000.00	40,000.00
Assessment Administration	1,000.00	17,500.00	18,500.00	18,500.00	18,500.00
Professional Services Accounting	4,635.00	230.00	4,865.00	6,000.00	-
Reamortization Schedule	-	-	-	-	250.00
Audit	-	7,000.00	7,000.00	7,000.00	7,000.00
Arbitrage Calculation	-	-	-	-	500.00
Tax Preparation	-	-	-	-	25.00
Travel and Per Diem	-	-	-	-	1,500.00
Postage & Shipping	-	-	-	-	100.00
Legal Advertising	1,384.69	461.56	1,846.25	7,500.00	500.00
Miscellaneous	232.06	-	232.06	500.00	500.00
Office Supplies	-	-	-	-	500.00
Web Site Maintenance	1,800.00	-	1,800.00	3,000.00	3,000.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
General Insurance	2,480.00	-	2,480.00	3,300.00	3,000.00
Total General & Administrative Expenses	\$ 72,778.55	\$ 45,454.83	\$ 118,233.38	\$ 151,475.00	\$ 154,700.00
Field Operations Expenses					
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	\$ 72,778.55	\$ 45,454.83	\$ 118,233.38	\$ 151,475.00	\$ 354,700.00
Income (Loss) from Operations	\$ 78,696.45	\$ (45,454.83)	\$ 33,241.62	\$ -	\$ -
Other Income (Expense)					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Income (Expense)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income (Loss)	\$ 78,696.45	\$ (45,454.83)	\$ 33,241.62	\$ -	\$ -

Exhibit B

Assessment Roll



Brightshore Community Development District

Budgetary Matters

Consideration of O&M Methodology
Pro Rata Share Builders Contributions



MASTER OPERATIONS AND MAINTENANCE ASSESSMENT METHODOLOGY REPORT FOR FISCAL YEAR 2026-2027

BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT

August 10, 2026

Prepared for:

**Members of the Board of Supervisors,
Brightshore Community Development District**

Prepared on August 10, 2026

PFM Group Consulting LLC
3501 Quadrangle Boulevard, Ste 270
Orlando, FL 32817



MASTER OPERATIONS AND MAINTENANCE ASSESSMENT METHODOLOGY REPORT

August 10, 2026

1.0 Introduction

1.1 Purpose

This Master Operations and Maintenance Assessment Methodology Report for Fiscal Year 2026-2027 (the “O&M Assessment Methodology” or “Report”) for the Brightshore Community Development District (the “District”) has been prepared by PFM Group Consulting, LLC (“PFM” or the “Methodology Consultant”) pursuant to an Agreement for Consulting Services dated July 13, 2026 (the “Agreement”) between the District and PFM. Under Task 1 of the Agreement, PFM was engaged to assist the District in establishing an appropriate assessment methodology to support the allocation of the District’s annual operations and maintenance budget (the “O&M Budget”)¹. This Report (1) determines the special and peculiar benefits that flow to the properties within the District as a logical connection from the operation, maintenance, repair and administration of the District’s facilities and services funded through the O&M Budget, constituting enhanced use and increased enjoyment of the property; and (2) apportions those special benefits on a basis that is fair and reasonable.

This Report is consistent with and applies to the annual budget the equivalent residential unit (“ERU”) allocation methodology previously established for the District and set forth in this Brightshore CDD Master Operations and Maintenance Methodology Report (the “Master O&M Report”) adopted by the Board of Supervisors of the District. The non-ad valorem special assessments securing the District’s O&M Budget for upcoming fiscal years (the “O&M Assessments”) will constitute a lien, co-equal with the liens of State, County, municipal and school board taxes, against the properties within the boundaries of the District that receive the special and peculiar benefits described herein.

PFM prepared this Report so as to conform to the requirements of the Florida Constitution and Chapters 170, 190 and 197, Florida Statutes, applicable to the O&M Assessments, and consistent with PFM’s understanding of the case law on this subject.

1.2 Background

The Brightshore Community (the “Community”) consists of approximately 681.45 acres located in Collier County, Florida (the “County”). The District encompasses the entire approximately 681.45 acres of the Community. The District was formed on December 13, 2022, by Ordinance 2022-50 enacted by the Collier County Board of County Commissioners (the “Ordinance”), which Ordinance became effective

¹ Note for Fiscal Year 2026-2027 the District O&M Budget will be funded pursuant to landowner funding agreements with the various property owners described herein. It is anticipated that future fiscal years will be funded with operation and maintenance assessments levied as described herein.



December 22, 2022. The landowner of the property constituting the Community is Hogan Farms, LLC (the “Landowner”). In the near future the Landowner will be selling certain property within the District to several builders as described herein.

The Community is being developed with a mix of residential and non-residential land uses. The current development program for the Community (the “Community Development Program”) includes up to 1,489 single-family and townhome/villa residential units of varying homesite sizes, 300 apartment units, 120,000 square feet of commercial/retail use, 20,000 square feet of civic, governmental and institutional use, and 100,000 square feet of indoor self-storage use, as shown in Table 1 below.

Table 1. Brightshore Community Development Program

Product Type	Total Units	Commercial Square Feet
Townhomes & Villas	380	
36' Homesites	78	
42' Homesites	224	
52' Homesites	551	
62' Homesites	256	
Apartments	300	
Commercial		120,000
Civic Governmental & Institutional		20,000
Indoor Self-Storage		100,000
Totals	1,789	240,000

Source: Brightshore CDD Master Assessment Methodology Report

2.0 Operations and Maintenance Budget

2.1 Annual O&M Budget

The District's Board of Supervisors is responsible for adopting an annual O&M Budget sufficient to fund the operation, maintenance, repair and administration of the District's facilities and services. The Fiscal Year 2026-2027 O&M Budget totals \$354,700.00 and is comprised of the General and Administrative, Landscaping, and Lake Maintenance budget line items shown in Table 2 on the next page. The General and Administrative account funds District management, administrative, legal, audit, engineering, insurance and other governance-related costs of the District. The Landscaping account funds the maintenance of common area, entry feature, perimeter and right-of-way landscaping within the District. The Lake Maintenance account funds the operation and maintenance of the District's stormwater management lakes and ponds.



Table 2. Fiscal Year 2026-2027 Operations and Maintenance Budget

Operations and Maintenance Account	Total
General and Administrative	\$154,700.00
Landscaping	\$160,000.00
Lake Maintenance	\$40,000.00
Total	\$354,700.00

Note: Budget Line Items in Appendix A

Source: Brightshore CDD Preliminary FY 2026-2027 Budget Approved by the Board of Supervisors on May 11, 2026.

3.0 Assessment Methodology

3.1 Requirements of a Valid Assessment Methodology

Valid special assessments under Florida law have two requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems, facilities and services being funded. Courts recognize that special benefits flow as a logical connection peculiar to the property in the form of enhanced enjoyment and increased use of the property, which in turn may result in decreased insurance premiums and increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the O&M Assessments may be levied, imposed and collected as co-equal first liens on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious, or unfair.

3.2 Equivalent Residential Unit (ERU) Methodology

The special benefits of the District's O&M Budget are apportioned among the various product types within the Community using an Equivalent Residential Unit ("ERU") methodology. The base equivalent unit is 2,200 square feet, which is the average square footage of a home built on a 52' homesite; the 52' Homesite product type therefore serves as the base ERU factor of 1.00. The ERU factor for each product type is calculated by dividing the average square footage of that product type by the 2,200 square-foot base.

For the Commercial, Civic Governmental & Institutional, and Indoor Self-Storage product types, this calculation is performed on a per-square-foot basis (i.e., 1.00 square foot divided by the 2,200 square-foot base), yielding an ERU factor of approximately 0.000455 per square foot (shown rounded to 0.0005 in Table 3). Multiplying each product type's ERU factor by its total units (or total square footage, for non-residential uses) yields the Total ERUs and the percent total of ERUs for each product type, as shown in Table 3 on the next page.



Table 3. Brightshore CDD ERU Factor Calculations

Product Type	Units / Sq. Ft.	Average Sq. Ft./Unit*	ERU FACTOR	Total ERUs	% ERUs
Townhomes & Villas	380	1,800	0.82	310.91	19.37%
36' Homesites	78	1,800	0.82	63.82	3.98%
42' Homesites	224	2,000	0.91	203.64	12.69%
52' Homesites	551	2,200	1.00	551.00	34.34%
62' Homesites	256	2,400	1.09	279.27	17.40%
Apartment	300	638	0.29	87.00	5.42%
Commercial	120,000	1.00	0.0005	54.55	3.40%
Civic Governmental & Institutional	20,000	1.00	0.0005	9.09	0.57%
Indoor Self-Storage	100,000	1.00	0.0005	45.45	2.83%
Totals				1,604.73	100.00%

* 52' Homesite serves as the base equivalent of 1.00.

4.0 Allocation of the O&M Budget to Product Types

The Fiscal Year 2026-2027 O&M Budget of \$354,700.00 is allocated to each product type in direct proportion to its percentage share of the District's Total ERUs shown in Table 3. Dividing the O&M Benefit Allocation for each product type by its respective number of units (or square feet, for non-residential uses) produces the Allocation Per Unit / Square Foot shown in Table 4 below. On this basis, \$311,357.15 of the O&M Budget (87.78%) is allocated to the District's residential product types, and \$43,342.85 (12.22%) is allocated to the District's commercial, civic/governmental and indoor self-storage product types.

Table 4. Brightshore CDD O&M Benefit Allocation by Product Type

Product Type	Units / Sq. Ft.	Total ERUs	% ERUs	O&M Benefit	Allocation Per	Total Allocation
				Allocation	Unit/Square	
Townhomes & Villas	380	310.91	19.37%	\$68,721.62	\$180.85	
36' Homesites	78	63.82	3.98%	\$14,106.02	\$180.85	
42' Homesites	224	203.64	12.69%	\$45,010.65	\$200.94	
52' Homesites	551	551.00	34.34%	\$121,789.98	\$221.03	
62' Homesites	256	279.27	17.40%	\$61,728.89	\$241.13	\$311,357.15
Apartment	300	87.00	5.42%	\$19,230.00	\$64.10	
Commercial	120,000	54.55	3.40%	\$12,056.42	\$0.10	
Civic Governmental & Institutional	20,000	9.09	0.57%	\$2,009.40	\$0.10	
Indoor Self-Storage	100,000	45.45	2.83%	\$10,047.02	\$0.10	\$43,342.85
Totals		1,604.73	100.00%	\$354,700.00		\$354,700.00

Source: Methodology Consultant



5.0 Allocation to Builder Tracts

The residential property within the District is being developed in preparation for selling parcels to builders, who in turn sell homesites to end users. Four builder tracts have been established within the Community: Taylor Morrison (Tract FD-5), Christopher Alan Homes (Tract FD-6), Toll Brothers (Tract FD-7), and Pulte Homes (Tract FD-8). The 1,489 residential units (Townhomes & Villas and 36', 42', 52' and 62' Homesites) representing 1,408.64 Total ERUs are allocated among these four builder tracts based on each builder's respective product mix, as shown in Table 5 below.

Table 5. ERU Allocation by Builder Tract

			Taylor Morrison	Christopher Alan Homes	Toll Brothers	Pulte Homes	
Product Type	Total Units	ERU Factor	Tract FD-5	Tract FD-6	Tract FD-7	Tract FD-8	Total ERUs
Townhomes & Villas	380	0.82	240			140	310.91
36' Homesites	78	0.82			78		63.82
42' Homesites	224	0.91		56	71	97	203.64
52' Homesites	551	1.00		185	170	196	551.00
62' Homesites	256	1.09			89	167	279.27
Total Units and ERUs	1,489		196.36	235.91	395.45	580.91	1,408.64
% of CIP Allocation			13.94%	16.75%	28.07%	41.24%	100.00%

Source: Methodology Consultant

Applying each builder's percentage share of Total ERUs to the \$311,357.15 Total Residential O&M allocation determined in Table 4 produces the O&M Allocation by Homebuilder shown in Table 6 below.

Table 6. O&M Allocation by Homebuilder

Builder	Total ERUs by Homebuilder (Table 5)	Percent ERUs by Homebuilder	O&M Allocation by Homebuilder
Taylor Morrison	196.36	13.94%	\$43,403.13
Christopher Alan Home	235.91	16.75%	52,144.03
Toll Brothers	395.45	28.07%	87,409.08
Pulte Homes	580.91	41.24%	128,400.92
	1,408.64	100.00%	\$311,357.15

Source: Methodology Consultant



6.0 Quarterly Budget Allocation

The District's O&M expenditures are not incurred evenly throughout the fiscal year; landscaping and lake maintenance costs in particular are higher during the second half of the District's fiscal year, consistent with the Southwest Florida growing season. Table 7 below distributes the Fiscal Year 2026-2027 O&M Budget by quarter and by responsible party. The \$311,357.15 residential allocation from Table 6 is shown by builder, and the \$43,342.85 allocation attributable to the Apartments, Commercial, Civic Governmental & Institutional, and Indoor Self-Storage product types is shown under "Landowner," reflecting that those parcels remain in the ownership of the Landowner as of the date of this Report.

Table 7. Fiscal Year 2026-2027 O&M Budget by Quarter

			First Quarter	Second Quarter	Third Quarter	4th Quarter
Total O&M						
Builder	Allocation (Table 6)	Percent Allocation	\$54,975.00	\$53,729.00	\$85,241.00	\$160,755.00
Taylor Morrison	\$43,403.13	12.24%	\$6,727.06	\$6,574.59	\$10,430.58	\$19,670.90
Christopher Alan Homes	\$52,144.03	14.70%	\$8,081.81	\$7,898.64	\$12,531.18	\$23,632.41
Toll Brothers	\$87,409.08	24.64%	\$13,547.54	\$13,240.49	\$21,006.02	\$39,615.02
Pulte Homes	\$128,400.92	36.20%	\$19,900.88	\$19,449.82	\$30,857.13	\$58,193.09
Landowner	\$43,342.85	12.22%	\$6,717.71	\$6,565.46	\$10,416.09	\$19,643.58
	\$354,700.00	100.00%	\$54,975.00	\$53,729.00	\$85,241.00	\$160,755.00

Source: Methodology Consultant

7.0 Special and Peculiar Benefit to the Property

The operation, maintenance and administration of the District's facilities and services create both special benefits and general benefits. The general benefits to the public at large, however, are incidental in nature and are readily distinguishable from the special and peculiar benefits which flow as a logical connection from the District's O&M activities to property within the District. Absent the ongoing operation and maintenance of the District's stormwater management system, landscaping and other common facilities, and the administration of the District itself, the enjoyment and use of property within the District, and the ability of that property to be developed and used for residential and other purposes, would be diminished.

While the general public and property owners outside the District may benefit incidentally from the District's O&M activities, those benefits are incidental to the special and peculiar benefits derived by property within the District, which is directly and continuously dependent upon the District's O&M activities for the enjoyment, use, and maintenance of value of such property. This fact distinguishes the special and peculiar benefits which lands within the District receive as compared to properties lying outside of the District's boundaries.



8.0 Reasonable and Fair Apportionment of the Duty to Pay

The special and peculiar benefits of the District's O&M Budget have been apportioned among the District's product types, builder tracts, and the Landowner on the ERU basis described in Sections 3.0 through 6.0 of this Report. The duty to pay the O&M funding as described herein is fairly and reasonably apportioned because the special and peculiar benefits to the property flowing from the District's operation, maintenance and administrative activities, including enhanced enjoyment and increased use which may result in increased value and marketability and decreased insurance premiums, have been apportioned to each property according to reasonable estimates of the benefit conferred by those activities for the reasons set forth in this Report.

Accordingly, no property within the District will be assessed for the payment of any O&M Assessment in an amount greater than the special benefit peculiar to that property having a nexus to the value of the property or the use and enjoyment thereof.

Note that while an amenity facility will be located within District boundaries, it will not be assessed as it will be owned by the Brightshore Master Property Owners Association ("BMPOA"), and the District does not assess common elements of the BMPOA, which is consistent with Florida law.

9.0 Annual Review and Adjustment of the O&M Assessments

The ERU-based methodology set forth in this Report is intended to apply for Fiscal Year 2026-2027 and shall be reviewed and, if necessary, adjusted on an annual basis in conjunction with the District's annual budget adoption process under Section 190.021, Florida Statutes. As the Community Development Program is platted and units are sold to end users, and as the District's actual annual O&M Budget is proposed and adopted by the Board of Supervisors each year, the allocations shown in Tables 4 through 7 of this Report will be re-run using then-current unit counts, product mix, and the O&M Budget for the applicable fiscal year, so that no parcel bears an O&M Assessment disproportionate to the special and peculiar benefit it receives.

10.0 Covenant to Pay

All O&M Assessments levied by the District are a lien on, and run with, the land. The owner of record at the time the annual assessment roll is certified will have the responsibility to make the annual O&M Assessment payments applicable to such owner's property.



11.0 Conclusion

Based upon the analysis set forth in this Report, PFM has determined that the ERU-based allocation of the District's Fiscal Year 2026-2027 O&M Budget among the District's product types, builder tracts and the Landowner, as shown in Tables 1 through 7 of this Report, results in a methodology that is fair, reasonable, and consistent with the requirements of Florida law. Notwithstanding material changes to the facts within the Report or per the Board's direction, PFM recommends that the Board of Supervisors adopt this Report as the methodology for the District's Fiscal Year 2026-2027 O&M Assessments and for future fiscal years.



APPENDIX A



Brightshore CDD FY 2027 Proposed O&M Budget

	Actual to 04/30/2026	Anticipated May 2026 to September 2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
<u>Revenues</u>					
Developer Contributions	\$ 75,737.50	\$ 65,768.23	\$ 141,505.73	\$ 151,475.00	\$ 354,700.00
Net Revenues	\$ 75,737.50	\$ 65,768.23	\$ 141,505.73	\$ 151,475.00	\$ 354,700.00
<u>General & Administrative Expenses</u>					
Public Officials' Liability Insurance	3,032.00	-	3,032.00	3,500.00	3,650.00
Trustee Services	-	-	-	-	5,000.00
Management	25,250.00	22,000.00	47,250.00	42,000.00	48,000.00
Engineering	6,320.00	13,680.00	20,000.00	20,000.00	20,000.00
Disclosure	-	-	-	-	1,000.00
Property Appraiser Fee	-	-	-	-	1,500.00
District Counsel	12,428.30	27,571.70	40,000.00	40,000.00	40,000.00
Assessment Administration	-	7,708.33	7,708.33	18,500.00	18,500.00
Professional Services Accounting	2,800.00	400.00	3,200.00	6,000.00	-
Reamortization Schedule	-	-	-	-	250.00
Audit	-	7,000.00	7,000.00	7,000.00	7,000.00
Arbitrage Calculation	-	-	-	-	500.00
Tax Preparation	-	-	-	-	25.00
Travel and Per Diem	-	-	-	-	1,500.00
Postage & Shipping	-	-	-	-	100.00
Legal Advertising	1,384.69	6,115.31	7,500.00	7,500.00	500.00
Miscellaneous	690.00	230.00	920.00	1,200.00	500.00
Office Supplies	232.06	208.33	440.39	500.00	500.00
Web Site Maintenance	1,800.00	-	1,800.00	1,800.00	3,000.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
General Insurance	2,480.00	-	2,480.00	3,300.00	3,000.00
Total General & Administrative Expenses	\$ 56,592.05	\$ 84,913.68	\$ 141,505.73	\$ 151,475.00	\$ 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	\$ 56,592.05	\$ 84,913.68	\$ 141,505.73	\$ 151,475.00	\$ 354,700.00
Income (Loss) from Operations	\$ 19,145.45	\$ (19,145.45)	\$ -	\$ -	\$ -
<u>Other Income (Expense)</u>					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Income (Expense)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income (Loss)	\$ 19,145.45	\$ (19,145.45)	\$ -	\$ -	\$ -



TRACT FD-5

Taylor Morrison



LEGAL DESCRIPTION

OF PART OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 28 EAST,
COLLIER COUNTY, FLORIDA.

(FUTURE BRIGHTSHORE VILLAGE - TRACT "FD-5" - TAYLOR MORRISON PARCEL)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA;
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION NORTH 00°33'31" WEST 1,221.65 FEET;
THENCE LEAVING SAID WEST LINE NORTH 89°26'29" EAST 2,060.49 FEET TO THE **POINT OF BEGINNING**;
THENCE 560.54 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 1,351.00 FEET THROUGH CENTRAL ANGLE OF 23°46'21" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 05°26'55" EAST 556.53 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 83°33'45" EAST, A DISTANCE OF 183.56 FEET;
THENCE 150.93 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTH HAVING A RADIUS OF 270.00 FEET THROUGH A CENTRAL ANGLE OF 32°01'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 67°32'53" EAST 148.98 FEET TO A POINT OF COMPOUND CURVE;
THENCE 228.35 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 2,520.00 FEET THROUGH A CENTRAL ANGLE OF 05°11'31" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 48°56'15" EAST 228.27 FEET TO A POINT OF COMPOUND CURVE;
THENCE 86.35 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 82°27'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 05°06'38" EAST 79.09 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 92.14 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 175°58'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 51°52'04" EAST 59.96 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 85.72 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTH HAVING A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 81°51'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 81°04'15" EAST 78.61 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 647.72 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTH HAVING A RADIUS OF 780.00 FEET THROUGH A CENTRAL ANGLE OF 47°34'44" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 81°47'31" EAST 629.27 FEET TO A POINT OF COMPOUND CURVE;
THENCE 208.74 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 262.00 FEET THROUGH A CENTRAL ANGLE OF 45°38'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 51°35'38" EAST 203.27 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 81°34'47" EAST, A DISTANCE OF 72.56 FEET;



THENCE SOUTH 08°25'13" WEST 396.61 FEET;
THENCE 449.76 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A
RADIUS OF 1,438.00 FEET THROUGH A CENTRAL ANGLE OF 17°55'13" AND BEING
SUBTENDED BY A CHORD WHICH BEARS SOUTH 17°22'49" WEST 447.93 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 69°19'36" WEST, A
DISTANCE OF 1.24 FEET;
THENCE 184.13 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTH HAVING A
RADIUS OF 458.00 FEET THROUGH A CENTRAL ANGLE OF 23°02'03" AND BEING SUBTENDED
BY A CHORD WHICH BEARS NORTH 80°50'38" WEST 182.89 FEET;
THENCE SOUTH 87°38'21" WEST 1,158.19 FEET TO THE **POINT OF BEGINNING**.

- CONTAINING 26.27 ACRES MORE OR LESS.
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 28 EAST COLLIER COUNTY, FLORIDA BEING NORTH 0°33'31" WEST.

LANCE T MILLER, P.S.M. #LS5627
CERTIFICATE OF AUTHORIZATION #LB-8479
REFERENCE: S:\Hogan_Brightshore-ABCP-009\BRIGHTSHORE-PH01\TRACT-FD-05-TMOR\SKETCH\S-B5-PH1-FD05-SK-01.dwg

August 6th, 2024
DATE OF SURVEY



TRACT FD-6

Christopher Alan Homes



LEGAL DESCRIPTION
OF PART OF THE NORTH HALF OF
SECTION 19, TOWNSHIP 47 SOUTH, RANGE 28 EAST,
COLLIER COUNTY, FLORIDA.
(FUTURE BRIGHSHORE VILLAGE – TRACT “FD-6” – CHRISTOPHER ALAN HOMES PARCEL)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 47 SOUTH,
RANGE 28 EAST, COLLIER COUNTY, FLORIDA;
THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 19
NORTH 00°33'31" WEST 1,458.84 FEET;
THENCE LEAVING SAID WEST LINE NORTH 89°26'29" EAST 253.00 FEET TO THE **POINT OF**
BEGINNING;
THENCE NORTH 00°33'31" WEST 764.61 FEET;
THENCE 58.26 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE
NORTH HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 33°22'55" AND
BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 70°28'21" WEST 57.44 FEET TO A
POINT OF COMPOUND CURVE;
THENCE 79.02 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A
RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 113°11'07" AND BEING SUBTENDED
BY A CHORD WHICH BEARS NORTH 02°48'40" EAST 66.78 FEET TO A POINT OF COMPOUND
CURVE;
THENCE 52.39 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTH HAVING A
RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 30°01'05" AND BEING SUBTENDED
BY A CHORD WHICH BEARS NORTH 74°24'46" EAST 51.79 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 00°33'31" WEST, A
DISTANCE OF 184.00 FEET;
THENCE 419.40 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEAST
HAVING A RADIUS OF 267.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING
SUBTENDED BY A CHORD WHICH BEARS NORTH 44°26'29" EAST 377.60 FEET;
THENCE NORTH 89°26'29" EAST 306.63 FEET;
THENCE 198.21 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTH HAVING A
RADIUS OF 999.00 FEET THROUGH A CENTRAL ANGLE OF 11°22'04" AND BEING SUBTENDED
BY A CHORD WHICH BEARS NORTH 83°45'27" EAST 197.88 FEET TO A POINT OF COMPOUND
CURVE;
THENCE 169.01 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWEST
HAVING A RADIUS OF 110.00 FEET THROUGH A CENTRAL ANGLE OF 88°02'06" AND BEING
SUBTENDED BY A CHORD WHICH BEARS NORTH 34°03'23" EAST 152.87 FEET TO A POINT OF
REVERSE CURVATURE;
THENCE 201.86 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A
RADIUS OF 205.00 FEET THROUGH A CENTRAL ANGLE OF 56°25'03" AND BEING SUBTENDED
BY A CHORD WHICH BEARS NORTH 18°14'51" EAST 193.80 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 43°32'37" EAST, A DISTANCE
OF 10.00 FEET;
THENCE 417.53 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE
SOUTH HAVING A RADIUS OF 195.00 FEET THROUGH A CENTRAL ANGLE OF 122°40'52" AND
BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°12'11" EAST 342.22 FEET;



THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 79°08'15" EAST, A DISTANCE OF 32.27 FEET;
THENCE 407.65 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 770.50 FEET THROUGH A CENTRAL ANGLE OF 30°18'49" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 11°47'55" EAST 402.91 FEET;
THENCE SOUTH 26°57'19" EAST 456.06 FEET;
THENCE 191.68 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 487.00 FEET THROUGH A CENTRAL ANGLE OF 22°33'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 15°40'47" EAST 190.44 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 85°35'45" WEST, A DISTANCE OF 20.00 FEET;
THENCE 319.49 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 467.00 FEET THROUGH A CENTRAL ANGLE OF 39°11'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 15°11'42" WEST 313.30 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 224.16 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 333.00 FEET THROUGH A CENTRAL ANGLE OF 38°34'08" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 15°30'34" WEST 219.95 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 606.34 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 567.00 FEET THROUGH A CENTRAL ANGLE OF 61°16'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°51'38" WEST 577.86 FEET TO A POINT OF COMPOUND CURVE;
THENCE 959.12 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTH HAVING A RADIUS OF 867.00 FEET THROUGH A CENTRAL ANGLE OF 63°23'00" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°11'16" WEST 910.95 FEET TO A POINT OF COMPOUND CURVE;
THENCE 579.53 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 567.00 FEET THROUGH A CENTRAL ANGLE OF 58°33'42" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 29°50'22" WEST 554.63 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 64.15 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
BEARINGS ARE BASED ON WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 19 BEING NORTH 00°33'31" WEST.

LANCE T MILLER, P.S.M. #LS5627

CERTIFICATE OF AUTHORIZATION #LB-8479

REFERENCE: S:\Hogan_Brightshore-ABCP-009\BRIGHTSHORE-PH01\TRACT_FD-06-CAH\SKETCH\S-BS-PH1-FD06-SK-01.dwg

JANUARY 16TH, 2025

DATE OF SURVEY



TRACT FD-7

Toll Brothers



LEGAL DESCRIPTION

OF PART OF SECTIONS 18 AND 19, TOWNSHIP 47 SOUTH, RANGE 28 EAST,
COLLIER COUNTY, FLORIDA.
(FUTURE BRIGHTSHORE VILLAGE - TRACT "FD-7" - TOLL BROTHERS PARCEL)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 47 SOUTH,
RANGE 28 EAST, COLLIER COUNTY, FLORIDA;
THENCE ALONG THE NORTH LINE OF SAID SECTION 19 NORTH 89°41'52" EAST 691.89 FEET
TO THE **POINT OF BEGINNING**;
THENCE LEAVING SAID NORTH LINE NORTH 00°56'08" WEST 669.85 FEET;
THENCE 514.98 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEAST
HAVING A RADIUS OF 467.00 FEET THROUGH A CENTRAL ANGLE OF 63°10'56" AND BEING
SUBTENDED BY A CHORD WHICH BEARS NORTH 30°39'20" EAST 489.28 FEET;
THENCE NORTH 62°14'48" EAST 361.97 FEET;
THENCE 694.42 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTH HAVING A
RADIUS OF 767.00 FEET THROUGH A CENTRAL ANGLE OF 51°52'25" AND BEING SUBTENDED
BY A CHORD WHICH BEARS NORTH 88°11'01" EAST 670.94 FEET;
THENCE SOUTH 65°52'47" EAST 41.32 FEET;
THENCE 554.22 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A
RADIUS OF 317.00 FEET THROUGH A CENTRAL ANGLE OF 100°10'20" AND BEING
SUBTENDED BY A CHORD WHICH BEARS SOUTH 15°47'37" EAST 486.28 FEET;
THENCE SOUTH 34°17'33" WEST 428.10 FEET;
THENCE 181.76 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A
RADIUS OF 433.00 FEET THROUGH A CENTRAL ANGLE OF 24°03'05" AND BEING SUBTENDED
BY A CHORD WHICH BEARS SOUTH 22°16'01" WEST 180.43 FEET;
THENCE SOUTH 10°14'28" WEST 278.11 FEET;
THENCE 228.15 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWEST
HAVING A RADIUS OF 467.00 FEET THROUGH A CENTRAL ANGLE OF 27°59'28" AND BEING
SUBTENDED BY A CHORD WHICH BEARS SOUTH 24°14'12" WEST 225.88 FEET;
THENCE 171.56 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE
SOUTHWEST HAVING A RADIUS OF 1,251.00 FEET THROUGH A CENTRAL ANGLE OF
07°51'27" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 33°58'59" EAST 171.42
FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 59°56'44" WEST, A
DISTANCE OF 10.00 FEET;
THENCE 523.75 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE
WEST HAVING A RADIUS OF 1,241.00 FEET THROUGH A CENTRAL ANGLE OF 24°10'52" AND
BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 17°57'50" EAST 519.87 FEET;
THENCE SOUTH 05°52'24" EAST 288.37 FEET;
THENCE 85.81 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A
RADIUS OF 307.00 FEET THROUGH A CENTRAL ANGLE OF 16°00'54" AND BEING SUBTENDED
BY A CHORD WHICH BEARS SOUTH 02°08'03" WEST 85.53 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 79°51'30" EAST, A DISTANCE
OF 10.00 FEET;
THENCE 386.13 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE
NORTHWEST HAVING A RADIUS OF 317.00 FEET THROUGH A CENTRAL ANGLE OF 69°47'27"

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Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

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AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 45°02'13" WEST 362.70 FEET;
THENCE 288.66 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE
NORTHEAST HAVING A RADIUS OF 681.00 FEET THROUGH A CENTRAL ANGLE OF 24°17'12"
AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 37°47'52" EAST 286.51 FEET TO
A POINT OF COMPOUND CURVE;
THENCE 12.11 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHEAST
HAVING A RADIUS OF 531.00 FEET THROUGH A CENTRAL ANGLE OF 01°18'23" AND BEING
SUBTENDED BY A CHORD WHICH BEARS SOUTH 50°35'39" EAST 12.11 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 38°45'09" WEST, A
DISTANCE OF 198.00 FEET;
THENCE 11.95 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE
NORTHEAST HAVING A RADIUS OF 729.00 FEET THROUGH A CENTRAL ANGLE OF 00°56'22"
AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 50°46'40" WEST 11.95 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 39°41'31" WEST, A
DISTANCE OF 130.00 FEET;
THENCE 5.50 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE
NORTHEAST HAVING A RADIUS OF 859.00 FEET THROUGH A CENTRAL ANGLE OF 00°22'01"
AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 50°07'28" WEST 5.50 FEET TO A
POINT OF COMPOUND CURVE;
THENCE 420.77 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHEAST
HAVING A RADIUS OF 1,009.00 FEET THROUGH A CENTRAL ANGLE OF 23°53'36" AND BEING
SUBTENDED BY A CHORD WHICH BEARS NORTH 37°59'40" WEST 417.73 FEET TO A POINT
OF REVERSE CURVATURE;
THENCE 134.84 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTH HAVING A
RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 154°30'39" AND BEING SUBTENDED
BY A CHORD WHICH BEARS SOUTH 76°41'49" WEST 97.54 FEET;
THENCE SOUTH 00°33'31" EAST 270.56 FEET;
THENCE 204.41 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A
RADIUS OF 330.00 FEET THROUGH A CENTRAL ANGLE OF 35°29'25" AND BEING SUBTENDED
BY A CHORD WHICH BEARS SOUTH 17°11'11" WEST 201.16 FEET;
THENCE SOUTH 34°55'54" WEST 138.59 FEET;
THENCE 72.85 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEAST
HAVING A RADIUS OF 235.00 FEET THROUGH A CENTRAL ANGLE OF 17°45'38" AND BEING
SUBTENDED BY A CHORD WHICH BEARS SOUTH 26°03'05" WEST 72.55 FEET TO A POINT OF
REVERSE CURVATURE;
THENCE 399.85 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWEST
HAVING A RADIUS OF 317.00 FEET THROUGH A CENTRAL ANGLE OF 72°16'13" AND BEING
SUBTENDED BY A CHORD WHICH BEARS SOUTH 53°18'22" WEST 373.86 FEET;
THENCE SOUTH 89°26'29" WEST 216.84 FEET;
THENCE 497.94 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHEAST
HAVING A RADIUS OF 317.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING
SUBTENDED BY A CHORD WHICH BEARS NORTH 45°33'31" WEST 448.31 FEET;
THENCE NORTH 00°33'31" WEST 1,342.20 FEET;
THENCE 586.03 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEAST
HAVING A RADIUS OF 567.00 FEET THROUGH A CENTRAL ANGLE OF 59°13'07" AND BEING
SUBTENDED BY A CHORD WHICH BEARS NORTH 29°03'03" EAST 560.29 FEET TO A POINT OF
REVERSE CURVATURE;



THENCE 180.82 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 333.00 FEET THROUGH A CENTRAL ANGLE OF 31°06'45" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°06'14" EAST 178.61 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 62°27'09" WEST, A DISTANCE OF 63.62 FEET;
THENCE 19.45 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTH HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 11°08'41" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 68°01'29" WEST 19.42 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 285.90 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 80.00 FEET THROUGH A CENTRAL ANGLE OF 204°45'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 28°46'55" EAST 156.28 FEET;
THENCE SOUTH 48°50'20" EAST 48.74 FEET;
THENCE 17.86 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 333.00 FEET THROUGH A CENTRAL ANGLE OF 03°04'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 00°36'04" EAST 17.86 FEET;
THENCE NORTH 00°56'08" WEST 78.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 109.66 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 19 BEING NORTH 89°41'52" EAST.

LANCE T MILLER, P.S.M. #LS5627

CERTIFICATE OF AUTHORIZATION #LB-8479

REFERENCE: S:\Hogan_Brightshore-ABCP-009\BRIGHTSHORE-PH01\TRACT-FD23-TOLL-BROS\BOUNDARY\S-BS-PH1-FD23-SU-01.dwg

September 16TH, 2024

DATE OF SURVEY



TRACT FD-8

Pulte Homes



LEGAL DESCRIPTION

OF PART OF SECTIONS 18 AND 19, TOWNSHIP 47 SOUTH, RANGE 28 EAST,
COLLIER COUNTY, FLORIDA.

(FUTURE BRIGHTSHORE VILLAGE – TRACT “FD-8” – PULTE PARCEL)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA;
THENCE ALONG THE NORTH LINE OF SAID SECTION 19 SOUTH 89°43'59" WEST 1,025.60 FEET TO THE **POINT OF BEGINNING**;
THENCE LEAVING SAID NORTH LINE 71.19 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 70.00 FEET THROUGH CENTRAL ANGLE OF 58°16'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 28°52'37" WEST 68.17 FEET;
THENCE SOUTH 58°00'50" WEST 107.28 FEET;
THENCE 136.00 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 431.00 FEET THROUGH A CENTRAL ANGLE OF 18°04'47" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 51°27'17" EAST 135.44 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 488.26 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 469.00 FEET THROUGH A CENTRAL ANGLE OF 59°38'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 30°40'12" EAST 466.51 FEET TO A POINT OF COMPOUND CURVE;
THENCE 1,703.05 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 5,169.00 FEET THROUGH A CENTRAL ANGLE OF 18°52'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 08°35'35" WEST 1,695.35 FEET TO A POINT OF COMPOUND CURVE;
THENCE 64.00 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 869.00 FEET THROUGH A CENTRAL ANGLE OF 04°13'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 20°08'30" WEST 63.98 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 67.07 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 90.00 FEET THROUGH A CENTRAL ANGLE OF 42°41'57" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 00°54'07" WEST 65.53 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 606.77 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHWEST HAVING A RADIUS OF 247.00 FEET THROUGH A CENTRAL ANGLE OF 140°44'59" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 49°55'38" WEST 465.30 FEET;
THENCE NORTH 59°41'52" WEST 54.63 FEET;
THENCE 24.60 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 461.00 FEET THROUGH A CENTRAL



ANGLE OF 03°03'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 27°53'34" WEST 24.60 FEET TO A POINT OF COMPOUND CURVE;
THENCE 26.07 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 48.00 FEET THROUGH A CENTRAL ANGLE OF 31°07'06" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 10°48'17" WEST 25.75 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 45.69 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 150.00 FEET THROUGH A CENTRAL ANGLE OF 17°27'11" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 03°58'20" WEST 45.52 FEET;
THENCE SOUTH 12°41'55" WEST 72.58 FEET;
THENCE 40.63 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 236.00 FEET THROUGH A CENTRAL ANGLE OF 09°51'53" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 17°37'52" WEST 40.58 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 40.48 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 164.00 FEET THROUGH A CENTRAL ANGLE OF 14°08'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 15°29'31" WEST 40.38 FEET;
THENCE SOUTH 08°25'13" WEST 0.31 FEET;
THENCE NORTH 81°34'47" WEST 94.00 FEET;
THENCE 39.14 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 164.00 FEET THROUGH A CENTRAL ANGLE OF 13°40'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°35'00" EAST 39.05 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 57.13 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 250.00 FEET THROUGH A CENTRAL ANGLE OF 13°05'36" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 01°17'35" EAST 57.01 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 62°55'15" WEST, A DISTANCE OF 56.11 FEET;
THENCE 144.72 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTH HAVING A RADIUS OF 181.00 FEET THROUGH A CENTRAL ANGLE OF 45°48'39" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 85°49'35" WEST 140.89 FEET;
THENCE SOUTH 71°16'05" WEST 468.25 FEET;
THENCE 418.65 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTH HAVING A RADIUS OF 569.00 FEET THROUGH A CENTRAL ANGLE OF 42°09'22" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 87°39'14" WEST 409.27 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 23°25'27" WEST, A DISTANCE OF 20.00 FEET;
THENCE 528.87 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 589.00 FEET THROUGH A CENTRAL ANGLE OF 51°26'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 40°51'10" WEST 511.28 FEET;
THENCE NORTH 15°07'46" WEST 510.80 FEET;
THENCE 5.40 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE



CONCAVE NORTH HAVING A RADIUS OF 729.00 FEET THROUGH A CENTRAL ANGLE OF 00°25'29" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 89°50'49" EAST 5.40 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 00°21'55" WEST, A DISTANCE OF 58.00 FEET;
THENCE NORTH 15°07'46" WEST 295.53 FEET;
THENCE 302.44 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 769.00 FEET THROUGH A CENTRAL ANGLE OF 22°32'03" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 03°51'45" WEST 300.50 FEET;
THENCE NORTH 07°24'16" EAST 219.93 FEET;
THENCE 794.38 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE WEST HAVING A RADIUS OF 1,481.00 FEET THROUGH A CENTRAL ANGLE OF 30°43'57" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 07°57'42" WEST 784.89 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 419.89 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 869.00 FEET THROUGH A CENTRAL ANGLE OF 27°41'04" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 09°29'08" WEST 415.82 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 85°38'36" EAST, A DISTANCE OF 10.00 FEET;
THENCE 448.81 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE EAST HAVING A RADIUS OF 859.00 FEET THROUGH A CENTRAL ANGLE OF 29°56'09" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 19°19'29" EAST 443.72 FEET;
THENCE NORTH 34°17'33" EAST 431.12 FEET;
THENCE 96.26 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 309.00 FEET THROUGH A CENTRAL ANGLE OF 17°50'56" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 43°13'01" EAST 95.87 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 37°51'31" WEST, A DISTANCE OF 10.00 FEET;
THENCE 357.46 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE CONCAVE SOUTH HAVING A RADIUS OF 319.00 FEET THROUGH A CENTRAL ANGLE OF 64°12'16" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 84°14'37" EAST 339.05 FEET;
THENCE SOUTH 63°39'15" EAST 268.30 FEET;
THENCE 284.27 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTH HAVING A RADIUS OF 310.00 FEET THROUGH A CENTRAL ANGLE OF 52°32'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 89°55'27" EAST 274.41 FEET TO A POINT OF REVERSE CURVATURE;
THENCE 595.78 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTH HAVING A RADIUS OF 519.00 FEET THROUGH A CENTRAL ANGLE OF 65°46'19" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 83°18'30" EAST 563.60 FEET;
THENCE SOUTH 50°25'20" EAST 23.32 FEET;



THENCE 589.37 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE
SOUTHWEST HAVING A RADIUS OF 669.00 FEET THROUGH A CENTRAL ANGLE OF
50°28'33" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 25°11'04"
EAST 570.49 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°01'36" WEST, A
DISTANCE OF 0.40 FEET;
THENCE 159.51 FEET ALONG THE ARC OF A NON-TANGENTIAL CIRCULAR CURVE
CONCAVE EAST HAVING A RADIUS OF 431.00 FEET THROUGH A CENTRAL ANGLE OF
21°12'17" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 10°36'08"
EAST 158.60 FEET;
THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, NORTH 67°25'04" EAST, A
DISTANCE OF 119.84 FEET;
THENCE 137.23 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE
SOUTHWEST HAVING A RADIUS OF 70.00 FEET THROUGH A CENTRAL ANGLE OF
112°19'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 56°25'16"
EAST 116.29 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 182.32 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
BEARINGS ARE BASED ON THE NORTH LINE OF SAID SECTION 19 BEING SOUTH
89°13'59" WEST.

LANCE T MILLER, P.S.M. #LS5627
CERTIFICATE OF AUTHORIZATION #LB-8479

April 16th, 2025
DATE OF SURVEY

REFERENCE: S:\Hogan_Brightshore-ABCP-009\BRIGHTSHORE-PH01\TRACT-FD-08-PULTE\SKETCH\S-B5-PH1-FD08-SK-01.dwg



Brightshore Community Development District

Budgetary Matters

Consideration of Landowner Cost Share 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 twelve and 24 hundredths percentage (12.24%) 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 \$10,835.72. 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 twelve and 24 hundredths percentage (12.24%) 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

	Actual to 06/30/2026	Anticipated Jul 2026 to Sept 2026	Anticipated FY 2026 Total	FY 2026 Adopted Budget	FY 2027 Proposed Budget
Revenues					
Developers Contributions	\$ 151,475.00	\$ -	\$ 151,475.00	\$ 151,475.00	\$ 354,700.00
Net Revenues	\$ 151,475.00	\$ -	\$ 151,475.00	\$ 151,475.00	\$ 354,700.00
General & Administrative Expenses					
Public Officials' Liability Insurance	3,032.00	-	3,032.00	3,500.00	3,650.00
Trustee Services	-	-	-	-	5,000.00
Management	33,250.00	12,000.00	45,250.00	42,000.00	48,000.00
Engineering	10,580.00	3,526.67	14,106.67	20,000.00	20,000.00
Disclosure	-	-	-	-	2,500.00
Property Appraiser Fee	-	-	-	-	-
District Counsel	14,209.80	4,736.60	18,946.40	40,000.00	40,000.00
Assessment Administration	1,000.00	17,500.00	18,500.00	18,500.00	18,500.00
Professional Services Accounting	4,635.00	230.00	4,865.00	6,000.00	-
Reamortization Schedule	-	-	-	-	250.00
Audit	-	7,000.00	7,000.00	7,000.00	7,000.00
Arbitrage Calculation	-	-	-	-	500.00
Tax Preparation	-	-	-	-	25.00
Travel and Per Diem	-	-	-	-	1,500.00
Postage & Shipping	-	-	-	-	100.00
Legal Advertising	1,384.69	461.56	1,846.25	7,500.00	500.00
Miscellaneous	232.06	-	232.06	500.00	500.00
Office Supplies	-	-	-	-	500.00
Web Site Maintenance	1,800.00	-	1,800.00	3,000.00	3,000.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
General Insurance	2,480.00	-	2,480.00	3,300.00	3,000.00
Total General & Administrative Expenses	\$ 72,778.55	\$ 45,454.83	\$ 118,233.38	\$ 151,475.00	\$ 154,700.00
Field Operations Expenses					
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	\$ 72,778.55	\$ 45,454.83	\$ 118,233.38	\$ 151,475.00	\$ 354,700.00
Income (Loss) from Operations	\$ 78,696.45	\$ (45,454.83)	\$ 33,241.62	\$ -	\$ -
Other Income (Expense)					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Income (Expense)	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income (Loss)	\$ 78,696.45	\$ (45,454.83)	\$ 33,241.62	\$ -	\$ -



Brightshore Community Development District

Budgetary Matters

Consideration of Fiscal Year 2027
Builders Funding Agreement:

- Taylor Morrison
- Christopher Alan Homes
- Tolls Brothers
- Pulte Homes

FUNDING AGREEMENT

[RE: Brightshore CDD / Pulte Home Company, LLC]

THIS FUNDING AGREEMENT (this “Agreement”) is made and entered into as of _____, 2026 (the “Effective Date”), by and among BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established by Chapter 190, Florida Statutes (the “CDD”) and Pulte Home Company, LLC, a Michigan limited liability company (“Buyer”). For purposes of this Agreement, CDD, and Buyer are each a “Party” and collectively are the “Parties”.

WITNESSETH:

WHEREAS, simultaneously herewith, pursuant to that certain Amended and Restated Purchase and Sale Agreement with an effective date of February 16, 2026 between Hogan Farms, LLC, a Florida limited liability company (as “Seller”) and Buyer, as may be further amended from time to time (the “Purchase Agreement”), Buyer has purchased certain land from Seller located in the Naples, Florida the legal description of which is attached hereto as **Exhibit “A”** (the “Property”), to be developed as a residential neighborhood in the *Brightshore* village (the “Village”) in Collier County, Florida; and

WHEREAS, as an express condition of Seller agreeing to sell the Property to the Buyer, the Buyer agreed to reimburse the CDD for the costs associated with the operation of the CDD, and debt service for CDD Debt in the form of special assessment principal and interest payments, even if such amounts would not otherwise be assessed against Residential Units within the Property, as hereafter set forth; and

WHEREAS, capitalized terms not otherwise defined herein shall have the meaning set forth in the Purchase Agreement.

NOW, THEREFORE, in consideration of the covenants contained herein the Parties, each desiring to be legally bound, hereby agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals are true and accurate and are incorporated herein by reference.

2. **O&M Reimbursement Obligation.** Commencing on the Effective Date hereof, and continuing all times thereafter until all Residential Units within the Property are platted and assessed as separate tax parcels on the Collier County tax rolls, Buyer shall pay to the CDD the O&M Assessment Shortfall (as hereafter defined). For purposes hereof, the “O&M Assessment Shortfall” shall mean and refer to the operating costs and expenses of the CDD (including reserve expenses) that are allocated by the CDD to those portions of the Property acquired by Buyer, less the amount that the CDD collects from (i) all other third party End Purchasers that own Residential Units developed by Buyer, and (ii) Buyer, with respect to Buyer-owned Residential Units on the tax rolls. The O&M Assessment Shortfall shall be calculated by the CDD annually for the upcoming fiscal year (with the CDD’s budget ending on 9/30) and an invoice for such shortfall shall be sent to Buyer; Buyer shall remit such annual shortfall the CDD, in equal quarterly installments, in advance, with each quarterly payment due on October 15, January 15, April 15 and July 15.

Attn: David P. Barker, Esq.
420 S Orange Ave.
Suite 700
Orlando, FL 32801
Phone: 407-428-5118
dbarker@deanmead.com

6. **Time of Essence.** It is expressly agreed by CDD and Buyer that time is of the essence of this Agreement and in the performance of all conditions, covenants, requirements, obligations, and warranties to be performed or satisfied by CDD and Buyer hereunder. Waiver of performance or satisfaction of timely performance or satisfaction of any condition, covenant, requirement, obligation, or warranty by either CDD or Buyer will not be deemed to be a waiver of the performance or satisfaction of any other condition, covenant, requirement, obligation or warranty unless specifically consented to in writing.

7. **Force Majeure.** If any Party is unable to perform its obligations under this Agreement due to or as a result of an act of God, including flood, storm, earthquake, hurricane, tornado, or other severe weather or climatic condition; act of public enemy, war, actual or threatened acts of terrorism or bioterrorism, blockage, insurrection, or riot, fire, wreck, derailment, washout or explosion; strike, lockout or labor dispute; or embargo or governmental law, order or regulation, pandemics or endemics, or any other reason beyond the reasonable control of the Party affected (“Force Majeure Event”), then this Agreement shall be suspended between the Parties for the duration of such Disability. For purposes of this section, “Disability” shall be defined as the delaying, hindering, impairment, prevention, or impossibility that is inflicted upon a Party’s persistence and good faith efforts to perform completely and fully in a timely manner its respective duties and/or obligations. If any Party invokes this force majeure provision, then it shall give prompt written notice to the other Parties of the existence and other relevant circumstances relating to the force majeure condition that is relied upon and shall demonstrate that it has taken all reasonable steps to minimize the consequences of such condition. A Party’s insolvency and/or lack of funds shall be specifically excluded from the definition of Force Majeure Event under this Agreement.

8. **Governing Law and Binding Effect.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their successors, heirs, legal representatives and assigns. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument. In the event of any dispute between CDD and Buyer concerning this Agreement or the Funds, each of CDD and Buyer knowingly and voluntarily waive any right to a trial by jury.

[Signatures on Following Pages]

IN WITNESS WHEREOF, each of the parties hereto has duly signed and sealed this Agreement or caused such to be done, effective as of the date of this Agreement.

CDD:

BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT,
a local unit of special purpose government
established pursuant to Fla. Stat. Ch. 190,
located in Collier County, FL

By: _____
Print Name: _____
Title: _____

ATTESTATION OF DISTRICT MANAGER:

By: _____
_____, District Manager

BUYER:

Pulte Home Company, LLC,
a Michigan limited liability company

By: _____

Print Name: _____

Title: _____

EXHIBIT “A”

Property

Tract FD-8, BRIGHTSHORE VILLAGE, according to the plat thereof as recorded in Plat Book 78, Pages 1 through 24, inclusive, of the Public Records of Collier County, Florida.

Builders for Funding Contracts

Builder	Total ERUs by Homebuilder (Table 5)	Percent ERUs by Homebuilder	O&M Allocation by Homebuilder
Taylor Morrison	196.36	13.94%	\$43,403.13
Christopher Alan Home	235.91	16.75%	52,144.03
Toll Brothers	395.45	28.07%	87,409.08
Pulte Homes	580.91	41.24%	128,400.92
	1,408.64	100.00%	\$311,357.15



Brightshore Community Development District

Construction Matters

Consideration of Temporary Construction Easement
Agreement to HOA with Guardhouse Construction

This instrument was prepared by and upon
recording should be returned to:

Alyssa Willson, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT
[GUARDHOUSE]

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (“**Agreement**”) is made this ____ day of _____, 2026 by **BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (“**District**”), and **BRIGHTSHORE MASTER PROPERTY OWNERS’ ASSOCIATION, INC.** a Florida not-for-profit corporation, whose address for purposes hereof is 2600 Golden Gate Parkway, Naples, Florida 34105 (“**HOA**,” and together with District, “**Parties**,” and each a “**Party**”).

WITNESSETH:

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* for the purpose of planning, constructing, acquiring and/or maintaining certain infrastructure improvements, facilities and services within and without the boundaries of the District; and

WHEREAS, the District presently owns the land described in **Exhibit A** (“**Easement Area**”); and

WHEREAS, the HOA desires to construct a guardhouse (“**Improvements**”) within the Easement Area as further depicted in the attached **Exhibit B** (“**Work**”); and

WHEREAS, given that the District has no objections, the HOA desires to undertake the Work.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

2. Construction Easement. The District hereby grants to HOA an easement over, upon, under, through, and across the Easement Area for ingress and egress for the Work (“**Easement**”). HOA shall use all due care to protect the Easement Area and adjoining property

from damage resulting from HOA's use of the Easement Area. The HOA agrees to pay the cost associated with and cooperate fully in the transfer of any permits to the District for any improvements conveyed pursuant to this Easement. HOA shall remain responsible for completion of all required permits, certifications or other approvals necessary to convey the improvements to the District, and upon completion of the Work and approval by the District Engineer shall convey the Improvements to the District via bill of sale for District's ownership, operation and maintenance.

3. **Damage.** In the event that HOA, its respective employees, agents, assignees, contractors (or their subcontractors, employees or materialmen), or representatives cause damage to the Easement Area or to adjacent property or improvements in the exercise of the easement rights granted herein, HOA, at HOA's sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition.

4. **Insurance and Indemnity.** HOA and/or any contractors performing work for HOA on the Easement Area, shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for HOA on the Easement Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming HOA and District as insureds, as their interests may appear, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by District. HOA hereby agrees to indemnify and hold harmless District from and against any and all liability arising out of HOA's activities within the Easement Area. HOA agrees that nothing contained in this Agreement shall constitute or be construed as a waiver of District's limitations on liability as set forth in Section 768.28, Florida Statutes, or other applicable law.

5. **Liens.** HOA shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of rights hereunder. If any contract for Work within the Easement Area total exceeds \$200,000.00, HOA shall require contractor post a payment and performance bond in accordance with the requirements of s. 255.05, Florida Statutes.

6. **Default.** A default by the District or HOA under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages, injunctive relief, and specific performance.

7. **Enforcement of Agreement.** In the event that the District or HOA seeks to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any Party is required, or may desire, to give to or make upon the other Party pursuant to this Agreement shall be effective and valid only if in writing and delivered personally

to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other Party at the addresses first listed above (or to such other place as any Party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel(s) for HOA may deliver Notice on behalf of the District and HOA, respectively.

9. Third Parties. This Agreement is solely for the benefit of the District and HOA, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person, corporation, or entity other than the District and HOA any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party.

10. Assignment. Neither of the Parties hereto may assign, transfer, or license all or any portion of its rights under this Agreement without the prior written consent of the other Party. Any purported assignment, transfer, or license by one of the Parties absent the written consent of the other Party shall be void and unenforceable.

11. Controlling Law and Venue. This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree and consent to venue in Collier County, Florida, for the resolution of any dispute, whether brought in or out of court, arising out of this Agreement.

12. Public Records. All documents of any kind provided in connection with this Agreement are public records and are treated as such in accordance with Florida law.

13. Severability. The invalidity or unenforceability of any one or more provisions or part of a provision of this Agreement shall not affect the validity or enforceability of the remaining provisions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

14. Binding Effect. This Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and permitted assigns, transferees, and/or licensees.

15. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Agreement, that the respective Parties have complied with all the requirements of law, and they have full power and authority to comply with the terms and provisions of this instrument.

16. **Amendments.** 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 the District and HOA.

17. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement.

18. **Effective Date.** The effective date of this Agreement shall be the date first written above. The Easement shall automatically terminate as it relates to any portion of the Easement Area upon the conclusion of the Work and acceptance of the Improvements by the District.

19. **Counterparts.** This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same agreement.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, District and HOA caused this Agreement to be executed, to be effective as of the day and year first written above.

WITNESSES:

Signed, sealed and delivered
in the presence of:

**BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Address: _____

By: _____
Chairperson / Vice Chairperson

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by means of ☐ physical presence or ☐ online notarization by _____ as Chairperson/Vice Chairperson of Brightshore Community Development District, on behalf of District. He/She is personally known to me or has produced _____ as identification.

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

{Notary Seal}

Signed, sealed and delivered

in the presence of:

BRIGHTSHORE MASTER PROPERTY OWNERS' ASSOCIATION, INC.

Print Name: _____

Address: _____

By: _____

Name: _____

Title: _____

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing was sworn to and subscribed before me this _____ day of _____, 2026, by means of ☐ physical presence or ☐ online notarization by _____, as _____ of Brightshore Master Property Owners' Association, Inc. He/She is personally known to me or has produced _____ as identification.

Print Name: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

{Notary Seal}

Exhibit A

Legal Description

Exhibit B

Depiction of Work Area



Brightshore Community Development District

Construction Matters

Consideration of Amendment to Construction
Contract for Utility & Drainage Project with Jensen
Underground Utilities

AMENDMENT TO CONSTRUCTION CONTRACT

This Amendment (“Amendment”) dated effective as of August ____, 2026 (“Effective Date”) is made and entered into by **Brightshore Community Development District**, hereinafter referred to as “OWNER” and **Jensen Underground Utilities, Inc.**, hereinafter referred to as “CONTRACTOR”.

RECITALS

WHEREAS, Owner and contractor entered into that certain *Form of Agreement Between Owner and Contractor for Construction Contract (Stipulated Price)*, dated ____, 2026 (“Agreement”), pursuant to which the Contractor agreed to provide certain services to the District; and

WHEREAS, Owner and contractor wish to amend certain terms of the Agreement hereinafter provided.

NOW, THEREFORE, for good and valuable consideration and the mutual agreements set forth herein and in the Agreement, the receipt and sufficiency of which are hereby acknowledged by the parties, Owner and Contractor agree as follows:

1. Article 6.02(A) of the Agreement is hereby amended to read as follows:

Owner shall make progress payments on account of the Contract Price on the basis of Contractor’s Applications for Payment on or about the 25th day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below or otherwise in a manner consistent with the Local Government Prompt Payment Act, sections 218.70 through 218.80 of the Florida Statutes. All such payments will be lump sum based on the schedule of values established as provided in Paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work, the unit prices will be used for change orders however progress payments will be lump sum) or, in the event there is no schedule of values, as provided in the General Conditions or elsewhere in the Agreement.

2. An updated schedule of values is attached hereto as **Exhibit A**.
3. Except as herein expressly amended, each and every other term of the Agreement shall remain unchanged and in full force and effect without modification, and Owner and Contractor hereby ratify and affirm the same.
4. This Amendment may be executed in multiple counterparts, each of which, when taken together, shall be deemed an original, but all of which together shall be deemed to constitute one and the same document. A facsimile or electronic signature of either party (including through platforms like DocuSign and Digi-Ink and in a file in .pdf or similar format) shall constitute an original signature of such party for all purposes.

Signatures on following page.

(“OWNER”)

**BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: _____

Title: _____

(“CONTRACTOR”)

JENSEN UNDERGROUND UTILITIES, INC.
a Florida corporation

By: _____

Name: _____

Title: _____

Exhibit A: Updated Schedule of Values

Exhibit A
Updated Schedule of Values



Brightshore Community Development District

Construction Matters

Consideration of Notice of Commencement with
Jensen Underground Utilities

Upon recording, please return to:
Alyssa C. Willson, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

NOTICE OF COMMENCEMENT

STATE OF FLORIDA
COUNTY OF COLLIER

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property in Collier County, Florida. The following information is provided in this Notice of Commencement.

1. Description of property (legal description of property and address if available):
See Exhibit A
2. General description of improvements:
Brightshore Utility and Drainage Project
Owner information
a) Name and address: Brightshore Community Development District
707 Orchid Drive, Suite 100
Naples, Florida 34102
(239) 269-1341
b) Interest in property: Owner
c) Name and address of fee simple titleholder (if other than owner): _____
4. Contractor (name and address): Jensen Underground Utilities, Inc.
5585 Taylor Road, Naples, Florida 34109
5. Surety:
a) Name and address: See attached Exhibit B
b) Amount of Bond \$ See attached Exhibit B
6. Lender (name and address): N/A
7. Person within the State of Florida designated by owner upon whom notices or other documents may be served.
Name and address: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
8. In addition, owner designates the following individual to receive a copy of any notices:
Russ Weyer
707 Orchid Drive, Suite 100
Naples, Florida 34102
9. Expiration date of notice of commencement _____ (the expiration date is one year from the date of recording unless a different date is specified).

The foregoing information and execution of this notice is being provided solely for the purpose of allowing the above named Contractor to obtain a building permit. The Owner of the property is a local unit of special purpose government and not an "Owner" as defined in Section 713.01(23), Florida Statutes. Therefore, there are no lien rights available to any person providing materials or services for improvements upon the above described real property. Please contact the District Manager, Russ Weyer, at 239-269-1341, for additional information.

Witnesses:

**BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT**

a local unit of special-purpose government
established pursuant to Chapter 190, *Florida
Statutes*

Name: _____
Address: _____

By: _____
Its: Chairperson, Board of Supervisors

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The following instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2025, by _____, as Chairperson of the Board of Supervisors of the Brightshore Community Development District, who is personally known to me or produced _____ as identification.

NOTARY SEAL

(Official Notary Signature)

Name: _____

Exhibit A: Legal Description

Exhibit B: Performance and Payment Bonds

Exhibit A

Legal Description

All tracts located within the Brightshore Village Plat recorded under Plat Book 78 Pages 1-24.

Exhibit B

Performance and Payment Bonds



Performance Bond

Bond No. 9500101

CONTRACTOR:

(Name, legal status and address)

Jensen Underground Utilities, Inc.
5585 Taylor Road
Naples, FL 34109-1842

SURETY:

(Name, legal status and principal place of business)

Fidelity & Deposit Company of Maryland
1299 Zurich Way
Schaumburg, IL 60196-1056

OWNER:

(Name, legal status and address)

Brightshore Community Development District
707 Orchid Drive, Suite 100
Naples, FL 34102

CONSTRUCTION CONTRACT

Date: March 2, 2026

Amount: Twelve Million Nineteen Thousand Nine Hundred
Fifty-Four Dollars and No Cents (\$12,019,954.00)

Description:

(Name and location)

Brightshore Utility and Drainage Construction, Collier County,
Florida

BOND

Date: March 30, 2026

(Not earlier than Construction Contract Date)

Twelve Million Nineteen Thousand Nine Hundred
Fifty-Four Dollars and No Cents (\$12,019,954.00)

Modifications to this Bond: ☒ None ☐ See Section 16

CONTRACTOR AS PRINCIPAL

Company: (Corporate Seal)
Jensen Underground Utilities, Inc.

Signature: _____
Name
and Title: Kevin Jensen, President

(Any additional signatures appear on the last page of this Performance Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

Acrisure, LLC
15050 NW 79th Court, Suite 200
Miami Lakes, FL 33016
Tel. No. 305-496-3000

SURETY

Company: (Corporate Seal)
Fidelity & Deposit Company of Maryland

Signature: _____
Name
and Title: Robert H. Benson, Attorney In Fact

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party):
Peninsula Engineering dba
Peninsula Construction Management
2600 Golden Gate Parkway
Naples, FL 34105
Tel. No. 239-403-6750

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312-2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

§1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 **Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 **Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 **Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 **Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 **Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

The provisions and limitations of Section 255.05 or 713.23 Florida Statutes, whichever is applicable, including but not limited to the time limitations, are incorporated in this bond by reference.

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

SURETY

Company:

(Corporate Seal)

Signature:

NA

Name and Title:

Address

Signature:

NA

Name and Title:

Address

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that charges will not be obscured.

Int.

AIA Document A312™ – 2019. The American Institute of Architects.

4

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Robert H. BENSON, of Miami Shores, Florida**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies,

as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 4th day of September A.D. 2024.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: *Robert D. Murray*
Vice President

By: *Dawn E. Brown*
Secretary

**State of Maryland
County of Baltimore**

On this 4th day of September, A.D. 2024, before me subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison

GENEVIEVE M. MAISON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires JANUARY 27, 2025



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 30th day of March, 2026.



MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790



AIA Document A312™ - 2010

Payment Bond

Bond No. 9500101

CONTRACTOR:

(Name, legal status and address)

Jensen Underground Utilities, Inc.
5585 Taylor Road
Naples, FL 34109-1842

OWNER:

(Name, legal status and address)

Brightshore Community Development District
707 Orchid Drive, Suite 100
Naples, FL 34102

CONSTRUCTION CONTRACT

Date: March 2, 2026

Amount: Twelve Million Nineteen Thousand Nine Hundred Fifty-Four
Dollars and No Cents (\$12,019, 954.00)

Description:

(Name and location)

Brightshore Utility and Drainage Construction, Collier County,
Florida

BOND

Date: March 30, 2026

(Not earlier than Construction Contract Date)

Twelve Million Nineteen Thousand Nine Hundred Fifty-Four
Amount: Dollars and No Cents (\$12,019, 954.00)

Modifications to this Bond: ☐ None ☒ See Section 18

CONTRACTOR AS PRINCIPAL

Company: (Corporate Seal)
Jensen Underground Utilities, Inc.

Signature: _____

Name

and Title: Kevin Jensen, President

(Any additional signatures appear on the last page of this Payment Bond.)

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

Acrisure, LLC
15050 NW 79th Court, Suite 200
Miami Lakes, FL 33016
Tel. No. 305-496-3000

SURETY

Company: (Corporate Seal)
Fidelity & Deposit Company of Maryland

Signature: _____

Name

and Title: Robert H. Benson, Attorney In Fact

(Any additional signatures appear on the last page of this Payment Bond.)

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

Peninsula Engineering dba
Peninsula Construction Management
2600 Golden Gate Parkway
Naples, FL 34105
Tel. No. 239-403-6750

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312-2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

§1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§5.1 Claimants, who do not have a direct contract with the Contractor,

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

§5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§7.2 Pay or arrange for payment of any undisputed amounts.

§7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim: A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 **Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 **Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

The provisions and limitations of Section 255.05 or 713.23 Florida Statutes, whichever is applicable, including but not limited to the time limitations, are incorporated in this bond by reference.

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

SURETY

Company:

(Corporate Seal)

Signature: NA
Name and Title:
Address

Signature: NA
Name and Title:
Address

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Incl.

AIA Document A312™ – 2016 The American Institute of Architects.

8

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company:

NA

(Corporate Seal)

Signature:

Name and Title:

Address

SURETY

Company:

NA

(Corporate Seal)

Signature:

Name and Title:

Address

The Company executing this bond vouches that this document conforms to the American Institute of Architects Document A312, 2010 edition

9

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Robert H. BENSON, of Miami Shores, Florida**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies,

as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 4th day of September A.D. 2024.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: *Robert D. Murray*
Vice President

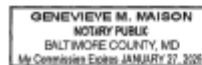
By: *Dawn E. Brown*
Secretary

State of Maryland
County of Baltimore

On this 4th day of September, A.D. 2024, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, depose and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison



Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8796

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed."

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 30th day of March, 2026.



MJ Pethick

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reports@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790



Brightshore Community Development District

Construction Matters

Discussion Pertaining to Process and
Reimbursement for Utility Impact Fees



Brightshore Community Development District

Financing Matters

Consideration of Resolution 2026-08,
Establishing Checking Account and Signers

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO ESTABLISH A CHECKING ACCOUNT ON BEHALF OF THE DISTRICT AND TO DESIGNATE THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S); AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District ("Board") desires to establish a checking account on behalf of the District; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the funds of the District shall be disbursed by warrant or check signed by the Treasurer and by such other person as may be authorized by the Board; and

WHEREAS, the Board has pursuant to Resolution 2026-04, elected a Secretary and Treasurer for the District; and

WHEREAS, the District Board desires to authorize signatories for the operating bank accounts(s).

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

1. The District Manager is hereby authorized to establish a checking account on behalf of the District.
2. The Chair, Secretary, Treasurer and Assistant Treasurer are hereby designated as authorized signatories for the operating bank account(s) of the District.
3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 10th day of August 2026.

ATTEST:

**BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS UPDATING THE OFFICERS OF THE BRIGHTSHORE COMMUNITY DEVELOPMENT DISTRICT, COLLIER COUNTY, FLORIDA FOR FISCAL YEAR 2025-2026; AND SETTING AN EFFECTIVE DATE.

WHEREAS, the Brightshore Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to update the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	Nick Casalanguida
Vice Chairperson	Cee Cee Marinelli
Secretary	Vivian Carvalho
Assistant Secretary	Ramona Stockman
Assistant Secretary	Amanda Maurizi
Assistant Secretary	David Hurst
Assistant Secretary	G. Russell Weyer
Treasurer	Jennifer Glasgow
Assistant Treasurer	Angeline Agoncillo
Assistant Treasurer	Verona Griffith
Assistant Treasurer	Rick Montejano
Assistant Treasurer	Audrey Ryan

PASSED AND ADOPTED this 11th day of May, 2026.

ATTEST:



Secretary / Assistant Secretary

**BRIGHTSHORE COMMUNITY
DEVELOPMENT DISTRICT**



Chairperson, Board of Supervisors



Brightshore Community Development District

Financing Matters

Ratification of Requisitions 8 & 9

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: 8

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

(C) Amount Payable: \$877,099.71 Broken Down as follows:

Check payable to:	Number of Invoices	Invoices Date Range	Invoice Date	CDD Amt. Due
FERGUSON US HOLDINGS INC	5	6/10/2026 to 6/26/2026		\$296,443.38
QUALITY PRECAST SOLUTIONS LLC	12	6/04/2026 to 6/26/2026		\$166,821.11
FOLEY PRODUCTS COMPANY	23	6/09/2026 to 6/25/2026		\$180,879.22
Check payable to: <i>(Separate Checks)</i>		Invoice Number	Invoice Date	CDD Amt. Due
JENSEN UNDERGROUND UTIL INC		Draw 1 / Utility & Drainage	5/25/2026	\$232,956.00
REQ. #8 SUBTOTAL:				\$877,099.71

(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.

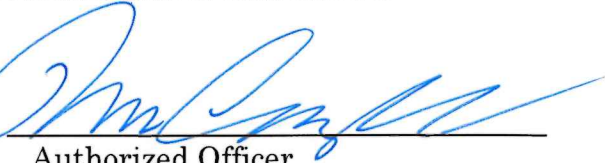
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will 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.: 8

**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.: 8

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: 9

(B) Name of Payees: Quality Precast Solutions
Foley Products Company
South Florida Excavation, Inc.
Peninsula Improvement Corp.

(C) Amount Payable: \$602,550.06 Broken Down as follows:

Check payable to:	Number of Invoices	Invoices Date Range	Invoice Date	CDD Amt. Due
QUALITY PRECAST SOLUTIONS	4	07/07/2026 to 07/13/2026		\$40,215.100
FOLEY PRODUCTS COMPANY	18	06/29/2026 to 07/10/2026		\$137,794.020
Check payable to: (Separate Checks)		Invoice Number	Invoice Date	CDD Amt. Due
SOUTH FLORIDA EXCAVATION, INC		DRAW 1/CDD RAB	4/21/2026	\$187,095.60
SOUTH FLORIDA EXCAVATION, INC		DRAW 3/CDD PHASE 1	5/20/2026	\$236,195.34
PENINSULA IMPROVEMENT CORP.		GC-0004437	6/29/2026	\$1,250.00
			TOTAL:	\$424,540.94
REQUISITION #9 SUBTOTAL:				\$602,550.06

(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.

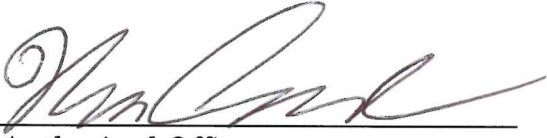
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will 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.: 9

**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.: 9



Brightshore Community Development District

Financing Matters

Review and Acceptance of June Monthly Financials



Brightshore CDD

June 2026 Financial Report

June 30, 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 6/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long Term Debt Group	Total
<u>Assets</u>					
<u>Current Assets</u>					
General Checking Account	\$98,349.59				\$98,349.59
Due From Other Funds	20,848.37				20,848.37
Dividends Receivable		\$11,389.32			11,389.32
Series 2026 Debt Service Reserve		1,176,841.25			1,176,841.25
Series 2026 Revenue		38.68			38.68
Series 2026 Capitalized Interest		2,786,793.43			2,786,793.43
Dividends Receivable			58,550.05		58,550.05
Series 2026 Acquisition/Construction			19,639,045.59		19,639,045.59
Series 2026 Cost of Issuance Bond			4,747.68		4,747.68
Total Current Assets	\$119,197.96	\$3,975,062.68	\$19,702,343.32	\$0.00	\$23,796,603.96
<u>Investments</u>					
Amount Available in Debt Service Funds				\$3,963,673.36	\$3,963,673.36
Amount To Be Provided				30,496,326.64	30,496,326.64
Total Investments	\$0.00	\$0.00	\$0.00	\$34,460,000.00	\$34,460,000.00
Total Assets	\$119,197.96	\$3,975,062.68	\$19,702,343.32	\$34,460,000.00	\$58,256,603.96
<u>Liabilities and Net Assets</u>					
<u>Current Liabilities</u>					
Accounts Payable	\$1,000.00				\$1,000.00
Deferred Revenue	396.00				396.00
Retainage Payable			\$18,061.11		18,061.11
Due To Other Funds			20,848.37		20,848.37
Total Current Liabilities	\$1,396.00	\$0.00	\$38,909.48	\$0.00	\$40,305.48
<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	\$1,396.00	\$0.00	\$38,909.48	\$34,460,000.00	\$34,500,305.48
<u>Net Assets</u>					
Net Assets - General Government	\$39,075.94				\$39,075.94
Current Year Net Assets - General Government	78,726.02				78,726.02
		\$0.00			\$0.00
Current Year Net Assets, Unrestricted		3,975,062.68			\$3,975,062.68
Net Assets, Unrestricted			\$9,608.45		\$9,608.45
Current Year Net Assets, Unrestricted			19,653,825.39		19,653,825.39
Total Net Assets	\$117,801.96	\$3,975,062.68	\$19,663,433.84	\$0.00	\$23,756,298.48
Total Liabilities and Net Assets	\$119,197.96	\$3,975,062.68	\$19,702,343.32	\$34,460,000.00	\$58,256,603.96



Brightshore CDD
Statement of Activities
As of 6/30/2026

	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	29.57	\$52,038.58			52,068.15
Debt Proceeds		4,940,505.92			4,940,505.92
Inter-Fund Transfers In			(\$52,068.15)		(52,068.15)
Debt Proceeds			29,519,494.08		29,519,494.08
Total Revenues	<u>\$151,504.57</u>	<u>\$4,992,544.50</u>	<u>\$29,467,425.93</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	33,250.00				33,250.00
Engineering	10,580.00				10,580.00
District Counsel	14,209.80				14,209.80
Assessment Administration	1,000.00				1,000.00
Professional Services, Accounting	4,635.00				4,635.00
Legal Advertising	1,384.69				1,384.69
Miscellaneous	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			29,088.75		29,088.75
District Counsel			65,813.50		65,813.50
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
Other Debt Service Costs			2,500.00		2,500.00
Capital Expenditures			9,909,953.03		9,909,953.03
Total Expenses	<u>\$72,778.55</u>	<u>\$1,061,079.67</u>	<u>\$10,090,765.28</u>	<u>\$0.00</u>	<u>\$11,224,623.50</u>
<u>Other Revenues (Expenses) & Gains (Losses)</u>					
Dividend Income		\$43,597.85			\$43,597.85
Dividend Income			\$277,164.74		277,164.74
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>	<u>\$43,597.85</u>	<u>\$277,164.74</u>	<u>\$0.00</u>	<u>\$320,762.59</u>
Change In Net Assets	\$78,726.02	\$3,975,062.68	\$19,653,825.39	\$0.00	\$23,707,614.09
Net Assets At Beginning Of Year	<u>\$39,075.94</u>	<u>\$0.00</u>	<u>\$9,608.45</u>	<u>\$0.00</u>	<u>\$48,684.39</u>
Net Assets At End Of Year	<u><u>\$117,801.96</u></u>	<u><u>\$3,975,062.68</u></u>	<u><u>\$19,663,433.84</u></u>	<u><u>\$0.00</u></u>	<u><u>\$23,756,298.48</u></u>



Brightshore CDD
Budget to Actual
For the Month Ending 06/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
<u>Revenues</u>					
Developer Contributions	\$ 151,475.00	\$ 113,606.25	\$ 37,868.75	\$ 151,475.00	100.00%
Net Revenues	\$ 151,475.00	\$ 113,606.25	\$ 37,868.75	\$ 151,475.00	100.00%
<u>General & Administrative Expenses</u>					
Public Officials' Liability Insurance	\$ 3,032.00	\$ 2,625.00	\$ 407.00	\$ 3,500.00	86.63%
Management	33,250.00	31,500.00	1,750.00	42,000.00	79.17%
Engineering	10,580.00	15,000.00	(4,420.00)	20,000.00	52.90%
District Counsel	14,209.80	30,000.00	(15,790.20)	40,000.00	35.52%
Assessment Administration	1,000.00	13,875.00	(12,875.00)	18,500.00	5.41%
Professional Services, Accounting	4,635.00	4,500.00	135.00	6,000.00	77.25%
Audit	-	5,250.00	(5,250.00)	7,000.00	0.00%
Legal Advertising	1,384.69	5,625.00	(4,240.31)	7,500.00	18.46%
Miscellaneous	232.06	375.00	(142.94)	500.00	46.41%
Web Site Maintenance	1,800.00	2,250.00	(450.00)	3,000.00	60.00%
Dues, Licenses, and Fees	175.00	131.25	43.75	175.00	100.00%
General Insurance	2,480.00	2,475.00	5.00	3,300.00	75.15%
Total General & Administrative Expenses	\$ 72,778.55	\$ 113,606.25	\$ (40,827.70)	\$ 151,475.00	48.05%
Total Expenses	\$ 72,778.55	\$ 113,606.25	\$ (40,827.70)	\$ 151,475.00	48.05%
Income (Loss) from Operations	\$ 78,696.45	\$ -	\$ 78,696.45	\$ -	
<u>Other Income (Expense)</u>					
Interest Income	\$ -	\$ -	\$ -	\$ -	
Total Other Income (Expense)	\$ -	\$ -	\$ -	\$ -	
Net Income (Loss)	\$ 78,696.45	\$ -	\$ 78,696.45	\$ -	