

**BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, May 4, 2023

Remote Participation:

Call in (audio only) (646) 838-1601, 679937019#



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747
(407) 566-1935

Brighton Lakes Community Development District

Board of Supervisors

Marcial Rodriguez, Jr., Chairman
 John Crary, Vice Chairman
 Michelle Incandela, Assistant Secretary
 Mark Peters, Assistant Secretary
 Nadine Singh, Assistant Secretary

Staff

Gabriel Mena, District Manager
 Tucker Mackie, District Counsel
 Mark Vincutonis/Peter Glasscock, District Engineer
 Freddy Blanco, Field Manager
 Dennis Hisler, CDD Landscaping & Maintenance Liaison

Meeting Agenda

Thursday, May 4, 2023, at 6:00 p.m.

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Public Comments** (*Limited to 3 Minutes*)
4. **Administrative Matters**
 - A. Acceptance of the Minutes from March 2, 2023, Meeting
 - B. Financial Statements
 - C. Check Register
5. **Vendor Report**
 - A. Bladerunners
6. **CDD Liaison**
 - A. Monthly Report
7. **Field Management Report**
 - A. Field Report
 - B. Proposals
 - i. Sunstate Awning for Recover Existing Gable Awning
 - ii. Techni-Pools for Swimming Pool Service
 - iii. Best Choice Roofing #38605 for Roof Replacement
 - iv. Sky Light Roofing Inc. for Roof Replacement
 - v. Sky Light Roofing Inc. for Roof Repair
 - vi. Inframark for Sidewalk Grinding and Panel Replacement
8. **Presentation of Fiscal Year 2024 Budget**
 - A. Preliminary Fiscal Year 2024 Budget
 - B. Resolution 2023-05, Approving the Budget and Setting a Public Hearing Thereon
9. **Business Matters**
10. **Staff Reports**
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
11. **Supervisors' Requests**
12. **Adjournment**

The next workshop is scheduled for June 8, 2023, at 6:00 p.m.

District Office:
 313 Campus Street
 Celebration, FL 34747
 407-566-1935

In Person: 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746
www.brightonlakescdd.org

Meeting Location:
 Brighton Lakes Clubhouse
 Or Call In: 646-838-1601, 679937019#

Section 4

Administrative Matters

Section 4A Minutes

Brighton Lakes CDD
March 2, 2023, meeting

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On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, unanimous approval was given to accept the minutes for January 5, 2023, as amended.

B. Financial Statements

The financial statements are contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

Mr. Crary stated he was surprised to see R&M Emergency and Disaster Relief as a line item.

On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, unanimous approval was given to accept the financial statements.

C. Check Register

The check register and invoice summary are contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, unanimous approval was given to accept the check register and invoices.

FIFTH ORDER OF BUSINESS

Vendor Report

A. Sitex

Mr. Smith provided an update to the Board. He stated there was light going out on a fountain and will have a fountain crew check it. Mr. Crary stated he saw one of Sitex employees pouring in some black colored substance and wanted to know what it was. Mr. Smith stated it might be a sonar treatment.

Mr. Crary stated there was a trampoline in Sweetwater pond and asked if Mr. Smith thought it was his responsibility to remove of the trampoline. Mr. Smith stated they are contracted for small debris removal. Mr. Blanco anytime that Sitex is requested to clean up any debris it is not included in the contract. Mr. Crary stated pond number 5 at the end of Chapala, looks like a trash dump and asked if there is a schedule for when the employees remove of the trash.

Mr. Crary stated that the data promised has not shown up. Mr. Smith asked if the Board wanted a water quality analysis. A discussion ensued regarding how the message has been sent and suggested clarity data. Mr. Smith stated he can send to the Board

Brighton Lakes CDD
March 2, 2023, meeting

83 clarity data. Mr. Mena stated having some markings to make the report clearer. Mr. Crary
84 stated he wanted the report because he wanted to see at what rate the dye pollutes the
85 ponds.

86 Mr. Crary stated pond 5 has a lot of hydrilla. He stated although it has not received
87 the surface yet, however come July it might become an explosion. Mr. Smith stated that
88 there is not much that can be done but will try another resource and stated that they will
89 heavily applicating for Hydrilla this month. Mr. Crary stated that pond 2 looks much
90 better.

91 Mr. Smith questioned whether a rate increase has been decided on. Mr. Mena stated it
92 was approved.

93 **B. Magnosec**

94 It was stated that security officers have been placed outside and a lot of issues with
95 kids jumping the fence. He stated that now that the security is out there, they now go to
96 the basketball court and jump the fence and has been hard to secure.

97 Discussion ensued regarding CPR training to the community at a cost of \$1,350.00
98 for ten individuals. Mr. Mena stated there was a discussion of a discounted rate for
99 residents. It was stated that yes, a discount for residents up to ten people with a minimum
100 of eight people at a discounted rate around \$1,110.00. It was stated that within the next
101 30 days for the class to scheduled. Ms. Incandela stated that some residents might like the
102 self-defense classes. It was stated that Magnosec is looking to have sponsorships for the
103 communities that could help with the costs. It was stated the sessions have an online four-
104 hour session, do a hands-on display for about an hour and half to complete the course and
105 receive a certificate.

106 Mr. Mena stated to market we would need the HOA's news blast, and some sings
107 could be posted. Ms. Incandela stated that her and other Board members could find some
108 residents to participate. It was stated that per the agreement with Magnosec, it includes
109 one CPR informational course to all residents, and one certification course to all District
110 staff and Board members at no cost.

111 Mr. Mena stated to the Board that if notification for the courses are sent out by the
112 District they would become public record. A discussion ensued regarding Magnosec
113 notify of the courses.

114 Ms. Incandela suggested to have the classes either before or after one of the District
115 meetings. Mr. Rodriguez stated that this discussion of CPR courses has been spoke about

Brighton Lakes CDD
March 2, 2023, meeting

116 before and would like to have a date set. The Board discussed on which date to have the
117 first course. Ms. Incandela stated if we do not do it on April 13, it can be set for June 13.

118 Ms. Singh stated she has not received any weekly field reports.

119 **C. Bladerunners**

120 Mr. Peters stated he does not like the way the community looks at all. He stated that
121 the number of weeds overgrowing the sod you cannot miss it. He stated the entrance is
122 getting worse. A discussion ensued an area around the bridge with over population of
123 weeds. Ms. Incandela asked if this was the area that did not get replaced due to no
124 irrigation. Mr. Peters stated it is not the same area.

125 Mr. Blanco stated the weedkiller has damaged the sod. Mr. Peters stated why do we
126 have to replace the sod if the weedkiller is killing the grass, when it should be
127 maintained. He stated he would like Bladerunners to make it nice and green when
128 entering the community. Ms. Incandela suggested laying seeds instead of replacing the
129 sod. Mr. Ramirez stated that the reason it is not being maintained is because the pumps
130 are not working.

131 Mr. Peters stated that Bladerunners is slacking off. Ms. Incandela stated that once
132 someone new comes in they do a good job in the beginning but as time goes on they get
133 lazy.

134 Mr. Crary stated that on the east end of Cariba Court there is a lot of vibernum and
135 wants to know how it will be fixed. He would like to see the hydroflush working. Ms.
136 Incandela stated having a special meeting for landscaping. Mr. Crary stated that what
137 Bladerunners is doing okay.

138 Ms. Singh stated that she believes Bladerunners employees are slacking off. She
139 stated a lot of leaves have been falling and they are not blowing like she believes they
140 should be.

141 Mr. Peters left the meeting at 6:50 p.m.

142 Mr. Mena stated to send any photos to him, and he will have them presented for the
143 workshop.

144 **D. Envera**

145 Ms. Incandela stated she believed someone from Envera should have been present for
146 the meeting in person. She would like someone present in person for the May meeting.
147 Mr. Mena stated that it is concerning that no one from Envera was present in person for
148 the meeting, especially because it was made clear the Board is unhappy with their
149 services. Ms. Lyons stated she apologizes and could not be present due to personal

Brighton Lakes CDD
March 2, 2023, meeting

150 reasons. She stated that there was a mix up and that they had no one else to cover the
151 meeting.

152 **i. Continued Discussion of SOS System**

153 Mr. Mena suggested that the Board overlook the documents presented and table it
154 until the May meeting.

155 Discussion ensued regarding the landscaping workshop. Ms. Incandela stated
156 Bladerunners does not have to be in person for the meeting. Mr. Crary stated he prefers to
157 have them in person.

158 Mr. Klusko questioned a new law change regarding advertising in the newspaper. Mr.
159 Dugan provided information regarding advertising.

160 Mr. Crary had questions regarding the pool and broken inlets inside the pool. Mr.
161 Blanco stated it has been reported and waiting on the cap for the bottom of the pool. Mr.
162 Mena stated Churchill has been invited and does not attend the meetings. Mr. Mena
163 questioned Mr. Blanco if the pool was being upkept. Mr. Blanco stated he has not
164 received any complaints. Ms. Incandela stated missing caps were reported 60 days ago.
165 Mr. Blanco stated it was reported and has been completed.

166 Mr. Rodriguez stated he reported the missing cap a while ago and stated that they
167 were charging \$298.00. Ms. Incandela stated she wanted to know what the cost was for
168 replacing the cap. Mr. Rodriguez stated he was told it was a diver's fee. Mr. Blanco
169 suggested to find another company to maintain the pool. Mr. Blanco stated he has
170 received invoices with an increase in costs. Ms. Incandela directed Mr. Blanco to obtain
171 new pricing for a new pool service.

172

173 **SIXTH ORDER OF BUSINESS** **CDD Liaison**

174 **A. Monthly Report**

175 Mr. Hisler provided a report with an issue with a fence. He stated the kids are
176 jumping the fence and damaging it. It was stated the fence is owned by Pine Ridge. Mr.
177 Mena stated money should not be spent on non-District property. Mr. Mena stated he
178 would speak to the owner if needed.

179 Mr. Crary questioned a picture of two mattresses and a vehicle holding two
180 mattresses off Brighton Lakes Boulevard and if they were Mr. Hisler's. Mr. Crary asked
181 if someone could remove the mattresses. Mr. Mena stated typically the landscapers will
182 pick it up, but it is not in their contract to do so. Mr. Crary stated if they were not to pick
183 it up who would. Mr. Blanco stated that he has them removed.

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184 Mr. Dugan stated that a letter requesting to stop dumping debris behind the fence that
185 it was interfering with bush hogging at 2437 Maracaibo.

186 Mr. Hisler stated that 2405 Maracaibo will be erecting a new fence. Mr. Crary stated
187 that he is 99% sure that they are building on District property, and according to County
188 website if it is within 120 square feet of the sidewalk, they will have to take it down. Ms.
189 Incandela suggested Counsel write an advisory letter regarding the restrictions for
190 erecting the fence as a heads up. Ms. Incandela stated she cannot rely on the HOA or the
191 resident if it has been done the correct way and would rather send the advisory letter. Ms.
192 Incandela suggested to have the letter hand delivered to the resident. Mr. Mena suggested
193 having Mr. Hisler deliver the letter. Mr. Crary stated that him and Mr. Hisler are going to
194 take a tape measure to see if they are within the limits. Mr. Crary stated there is three feet
195 for the wildlife reserve. A discussion ensued regarding 3621 Cariba fence blocking the
196 buffer. Ms. Incandela asked if this was the one that involved the palm trees.

197 Mr. Mena asked which fence was blocking Orbitory. It was stated that 2430
198 Maracaibo was blocking it. Mr. Mena stated HOA approval was not given. Ms.
199 Incandela stated she believed the HOA had the authority to fine or remove it if not
200 approved. Mr. Mena stated the HOA are not following up.

201 Mr. Crary asked if anyone ever checks to see if the residents have permits through the
202 County. Mr. Mena stated they only time it is checked if it is encroaching on District
203 property. He stated that we check with the HOA and the County.

204

205 **SEVENTH ORDER OF BUSINESS** **Field Management Reports**

206 **A. Field Report**

207 Mr. Blanco stated provided and update on agenda page 59, item #2. He stated he does
208 not have the proposal yet and are waiting for the part for the pump. He stated that when
209 the landscaping was here about three weeks ago, all the pumps had shut off.

210 Mr. Crary asked a question regarding item #1 and if the concrete had been sitting
211 there for a year.

212 Mr. Blanco stated he has the proposal for sidewalk repair.

213 Mr. Crary stated there is a non-functioning water fountain at the basketball court and
214 would like it removed. He also stated for the one that is working has animal feces in the
215 bowl and would like it occasionally cleaned out.

216 Mr. Crary asked if we were still waiting on the canvas cover for the tennis court. Mr.
217 Blanco stated that yes, we are still waiting, and he has contacted some vendors.

Brighton Lakes CDD
 March 2, 2023, meeting

218 Mr. Crary stated he has a company he would like to hire to do the signs.

219 Mr. Blanco stated for agenda page 68 item #20 regarding the well pump and has a
 220 proposal to present to the Board. He stated that the irrigation was working with the well
 221 pump. Mr. Blanco stated the cost is \$5,758.00.

222 Mr. Rodriguez stated that he would like the pumps inspected every 15 days because
 223 there are issues with the landscape. Mr. Blanco stated he will have someone check every
 224 two weeks.

225
 226 On MOTION by Ms. Incandela, seconded by Ms. Singh,
 227 with all in favor, unanimous approval was given to the
 228 Dick Joyce proposal for a new pump, in an amount not to
 229 exceed \$6,200.00.

230
 231 Mr. Blanco presented to the Board a proposal for the camera systems. Mr. Hisler
 232 stated it is for three cameras. Mr. Blanco stated that the camera on the main building a
 233 palm tree is obstructing it. Mr. Hisler stated the cost is \$3,500.00 to get the work done
 234 right.

235
 236 On MOTION by Ms. Incandela, seconded by Mr. Crary,
 237 with all in favor, unanimous approval was given to the
 238 Servusat proposal for video surveillance system, in the
 239 amount of \$3,481.00.

241 **B. Proposals**

242 **i. Bladerunners**

243 **a. #386, Removal of Three Large Pine Trees**

244 Mr. Blanco stated that the stump grinding is included in this proposal. A discussion
 245 ensued regarding the location of the trees and damages created by them. Mr. Hisler stated
 246 they are damaging someone’s garage/shed and need to be removed.

247
 248 On MOTION by Mr. Crary, seconded by Ms. Singh, with
 249 all in favor, unanimous approval was given to Bladerunners
 250 proposal #386 for removal of three large pine trees, in the
 251 amount of \$2,700.00.

252
 253 **b. #387, Removal of Dead Palm Tree at Main Entrance**

254
 255 On MOTION by Mr. Crary, seconded by Ms. Incandela,
 256 with all in favor, unanimous approval was given to accept
 257 Bladerunners proposal #387 for removal of a dead palm
 258 tree at main entrance, in the amount of \$1,500.00.

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Brighton Lakes CDD
March 2, 2023, meeting

260 **c. #388, Installation of Playground Mulch**

261 Ms. Singh asked if it was rubber mulch. Mr. Blanco stated it is wood mulch. Resident
262 A stated that it is very dark at the playground and suggested more lighting. Ms. Incandela
263 stated the playground is closed at dusk and that is why there is no lighting. Mr. Mena
264 stated the intention is to not have lights after the playground is closed. Ms. Incandela
265 stated there was a lot of activity at the playground after dark and the Board decided to
266 close it at dusk. Mr. Mena stated if lighting is added, it will encourage more activity after
267 the playground is closed. Mr. Hisler stated that there were motion sensor lights that have
268 always been there.

269 Ms. Incandela stated the motion lights are for security purposes and not intended to
270 light the playground. Ms. Incandela stated the playground has always closed at dusk and
271 will not be adding lighting. Resident A stated if he was allowed to take some lighting
272 when he goes to the playground at night. Ms. Incandela stated the playground is closed at
273 dusk and should not be used. Ms. Incandela stated if there was some confusion a sign can
274 be placed at the playground. Mr. Mena asked Mr. Blanco to check all playgrounds for
275 signs.

276 Ms. Incandela stated the facilities are only to be used during the times allowed and
277 could have anyone removed but does not wish to do that. A discussion ensued regarding
278 the facility rules and making changes. Mr. Crary stated he would like the time changed
279 for the playground rules and to add lighting. Ms. Incandela stated that the best thing over
280 the years for the community was to close the parks and common areas at dusk.

281 Ms. Incandela suggested pricing playmats to eventually replace the mulch. Mr.
282 Blanco will research alternatives to replace the mulch at a cheaper price.

283

284 On MOTION by Ms. Singh, seconded by Ms. Incandela,
285 with all in favor, unanimous approval was given to
286 Bladerunners proposal #388 for installation of playground
287 mulch, in an amount not to exceed \$8,225.00.

288

289 **d. #389, New Landscaping for Middle Isle at Entrance**

290 Ms. Singh questioned the annuals being at such a high quantity on the proposal for
291 the size of the space. Ms. Incandela stated she felt the proposal is not unreasonable,
292 bringing color to the entrance. It was discussed using palms that are low growing.
293 Clarification is needed from Blade Runners on the quantities of this proposal; however, it
294 was discussed to approve a not to exceed amount.

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Brighton Lakes CDD
 March 2, 2023, meeting

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On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, unanimous approval was given to Blade Runners #389 for landscaping improvements in the middle isle at the entrance, in an amount not to exceed \$2,275.00.

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ii. Inframark #WOBL02162023, Monument Sign Repairs

Mr. Blanco presented this proposal to the Board. Mr. Crary commented how bad this area looks currently.

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On MOTION by Mr. Crary, seconded by Ms. Singh, with all in favor, unanimous approval was given to accept Inframark #WOBL02162023 for monument signs repair, in the amount of \$1,450.00.

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Mr. Rodriguez asked if Mr. Blanco had the bridge evaluated for any repairs, there are holes that need addressed. Mr. Blanco will have this area looked over. Mr. Crary commented the bridge looks bad and dingy looking.

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iii. Inframark Sidewalk Grinding and Panel Replacement

Mr. Blanco presented this proposal to the Board and explained the grinding has been kept at the usual price, however, the concrete price has increased. Mr. Crary commented this proposal is the best presentation that he has seen while on the Board, it incorporates all aspects into one proposal. Mr. Crary asked where the money would come from in the budget. Mr. Mena answered that a couple of line items can be maxed out, along with using reserves and gave an example. Ms. Incandela asked what will be done to prevent tree roots from causing repetitive damage. Mr. Mena explained that this will most likely always be an issue. Mr. Blanco stated the root will be cut at the time of repair, however, over time it grows again. It was noted that an injury could be caused by not repairing sidewalks. Mr. Mena stated that sometimes the roots are cut to repair the sidewalk.

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Mr. Crary stated the bridge has been there for 20 years and when repaired it should not have to be done for another 20 years.

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Mr. Peters returned at 8:54 p.m.

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Mr. Crary stated he is inclined to do this repair because he does not see another alternative. Mr. Hisler stated it is an ongoing issue and should be done.

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Mr. Peters stated that oak trees live for about 25 years but do not die completely and the roots live for about another ten years. He stated the only way to get rid of the problem is to remove the trees. Ms. Incandela suggested since this was an extensive project, should it be sent out for bid. Mr. Peters asked if there were any dangerous areas currently.

Brighton Lakes CDD
 March 2, 2023, meeting

333 Mr. Blanco stated that when the sidewalk panel is lifted the roots are cut. Mr. Peters
 334 suggested to remove the panel and grind the root and placing it back instead.

335 Mr. Blanco stated that if we keep the existing panels, eventually they will start to
 336 sink, opposed to cutting the panels and pouring concrete. Ms. Incandela questioned if
 337 bids should be sent out if the pricing could be lower from someone else other than
 338 Inframark. Mr. Mena stated this item will be tabled so more bids can be sent out. Ms.
 339 Incandela stated if Inframark proposal is cheaper than anyone else, can authority be given
 340 to the Chairman to approve this proposal so it would not have to be voted on. Mr. Dugan
 341 stated that it would be fine to execute the proposal by the Chairman. It was stated
 342 authority can be given to the Chairman if Inframark proposal is the lowest. Mr. Mena
 343 stated that if there are vast differences it will be presented at the next meeting.

344 Mr. Crary stated who oversees the project if Inframark does the work and if an
 345 Engineer would be onsite to supervise. Ms. Incandela stated to table this until the next
 346 meeting.

347
 348 On MOTION by Mr. Crary, with no second, motion failed
 349 to approve the proposal from Inframark for sidewalk
 350 grinding and panel replacement.

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 352 **iv. Exercise Systems Proposal #051459, Recumbent Bike Repairs**

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 354 On MOTION by Mr. Crary, seconded by Ms. Incandela,
 355 with all in favor, unanimous approval was given to
 356 Exercise Systems proposal #051459 for recumbent bike
 357 repairs, in the amount of \$143.00.

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 360 **EIGHTH ORDER OF BUSINESS Business Matters**

361 There being none, the next order of business followed.

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 363 **NINTH ORDER OF BUSINESS Staff Reports**

364 **A. District Engineer**

365 Mr. Vincutonis provided an update regarding Middlesex, and that curb work has been
 366 completed. He stated March 13 they should start the milling. Mr. Crary asked when the
 367 piles of sod and dirt stone get removed. Mr. Mena stated he had sent an email to Mr.
 368 Vincutonis and did not receive a response to damages being repaired. Mr. Vincutonis
 369 stated he will notify Middlesex. Ms. Incandela stated that there is an area of curb that was
 370 marked but no work was done. Mr. Mena stated he will speak to Middlesex.

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371 Mr. Vincutonis stated a doorhanger will go out no later than next week to notify
 372 residents prior to the milling. Mr. Mena stated there were some complaints getting the
 373 doorhangers for the curb work the day of.

374 Mr. Crary asked what is happening with the pavers by the front house gate. Mr.
 375 Vincutonis stated the project has been placed on hold and has not heard any discussion of
 376 it.

377 Ms. Singh left the meeting at 9:32 p.m.

378 Mr. Peters stated he is concerned having asphalt instead of pavers because of the
 379 wearing from the high traffic and stopping. A discussion ensued regarding the price
 380 difference between asphalt and pavers. Mr. Peters stated \$42,000.00 was set aside for
 381 pavers. Mr. Mena stated for \$40,000.00 will be to remove what is there currently and
 382 replace with asphalt.

383 **B. District Counsel**

384 Mr. Dugan provided update on Toho Water Authority easement. He stated that a final
 385 consideration has been made and documentation was provided to the Board.

386
 387 On MOTION by Ms. Incandela, seconded by Mr. Crary,
 388 with all in favor, unanimous approval was given to accept
 389 both Toho Water Authority easement agreements.

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 391 **C. District Manager**

392 There being nothing further to report, the next order of business followed.

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 394 **TENTH ORDER OF BUSINESS Supervisors' Request**

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 396 There being none, the next order of business followed.

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 398 **ELEVENTH ORDER OF BUSINESS Adjournment**

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 400 The meeting adjourned at 9:50 p.m.

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 Gabriel Mena, Secretary

Chairman

Section 4B Financials

BRIGHTON LAKES
Community Development District

Financial Report

March 31, 2023

Prepared by:



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BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

March 31, 2023

Balance Sheet
March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>						
Cash - Checking Account	\$ 231,368	\$ -	\$ -	\$ -	\$ -	\$ 231,368
Due From Other Funds	-	8,214	12,348	6,678	1	27,241
Investments:						
Money Market Account	2,099,154	-	-	-	-	2,099,154
SBA Account	13,216	-	-	-	-	13,216
Construction Fund	-	-	-	-	3,799,459	3,799,459
Interest Account	-	-	332	157	-	489
Reserve Fund	-	21,001	-	-	-	21,001
Revenue Fund	-	201,721	300,672	159,324	-	661,717
Prepaid Items	356	-	-	-	-	356
TOTAL ASSETS	\$ 2,344,094	\$ 230,936	\$ 313,352	\$ 166,159	\$ 3,799,460	\$ 6,854,001
<u>LIABILITIES</u>						
Accounts Payable	\$ 24,527	\$ -	\$ -	\$ -	\$ -	\$ 24,527
Accrued Expenses	13,945	-	-	-	-	13,945
Due To Other Funds	27,241	-	-	-	-	27,241
TOTAL LIABILITIES	65,713	-	-	-	-	65,713

Balance Sheet
March 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2022-1 DEBT SERVICE FUND	SERIES 2022-2 DEBT SERVICE FUND	SERIES 2022-1 CAPITAL PROJECTS FUND	TOTAL
FUND BALANCES						
Nonspendable:						
Prepaid Items	356	-	-	-	-	356
Restricted for:						
Debt Service	-	230,936	313,352	166,159	-	710,447
Capital Projects	-	-	-	-	3,799,460	3,799,460
Assigned to:						
Operating Reserves	240,549	-	-	-	-	240,549
Reserves - Capital Projects	480,951	-	-	-	-	480,951
Reserves - Clubhouse	31,865	-	-	-	-	31,865
Reserves - Field	91,995	-	-	-	-	91,995
Reserves - Landscape	190,967	-	-	-	-	190,967
Reserves - Recreation Facilities	101,817	-	-	-	-	101,817
Reserves - Roadways	350,094	-	-	-	-	350,094
Unassigned:	789,787	-	-	-	-	789,787
TOTAL FUND BALANCES	\$ 2,278,381	\$ 230,936	\$ 313,352	\$ 166,159	\$ 3,799,460	\$ 6,788,288
TOTAL LIABILITIES & FUND BALANCES	\$ 2,344,094	\$ 230,936	\$ 313,352	\$ 166,159	\$ 3,799,460	\$ 6,854,001

BRIGHTON LAKES
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 1,700	\$ 850	\$ 21,010	\$ 20,160	1235.88%
Room Rentals	50	25	-	(25)	0.00%
Interest - Tax Collector	52	35	1,004	969	1930.77%
Special Assmnts- Tax Collector	1,207,552	1,144,951	1,159,023	14,072	95.98%
Special Assmnts- Discounts	(48,302)	(45,798)	(45,106)	692	93.38%
Gate Bar Code/Remotes	1,500	750	1,351	601	90.07%
Access Cards	100	50	-	(50)	0.00%
TOTAL REVENUES	1,162,652	1,100,863	1,137,282	36,419	97.82%

EXPENDITURES**Administration**

P/R-Board of Supervisors	14,400	7,200	5,600	1,600	38.89%
FICA Taxes	1,102	551	428	123	38.84%
ProfServ-Arbitrage Rebate	600	-	-	-	0.00%
ProfServ-Engineering	13,200	6,600	20,625	(14,025)	156.25%
ProfServ-Legal Services	35,000	17,500	15,397	2,103	43.99%
ProfServ-Mgmt Consulting	57,255	28,628	28,628	-	50.00%
ProfServ-Property Appraiser	751	751	387	364	51.53%
ProfServ-Special Assessment	5,305	2,652	1,768	884	33.33%
ProfServ-Trustee Fees	7,758	7,758	4,041	3,717	52.09%
Auditing Services	3,600	3,600	2,500	1,100	69.44%
Website Compliance	2,000	1,000	776	224	38.80%
Communication - Telephone	14,000	7,000	7,101	(101)	50.72%
Postage and Freight	1,500	750	195	555	13.00%
Insurance - General Liability	15,630	11,723	10,239	1,484	65.51%
Printing and Binding	2,500	1,250	17	1,233	0.68%
Legal Advertising	2,500	1,250	291	959	11.64%
Miscellaneous Services	2,000	1,000	180	820	9.00%
Misc-Assessment Collection Cost	24,151	22,899	22,278	621	92.24%
Office Supplies	250	125	-	125	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	203,677	122,412	120,626	1,786	59.22%

Field

ProfServ-Field Management	42,632	21,316	21,316	-	50.00%
ProfServ - Field Management Onsite Staff	61,991	30,996	30,996	-	50.00%
Contracts-Landscape	217,848	108,924	108,924	-	50.00%
Electricity - General	63,000	31,500	40,885	(9,385)	64.90%
Utility - Water & Sewer	7,500	3,750	3,417	333	45.56%

BRIGHTON LAKES
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Common Area	60,000	30,000	56,574	(26,574)	94.29%
R&M-Irrigation	11,000	5,500	4,353	1,147	39.57%
R&M-Lake	23,400	11,700	12,300	(600)	52.56%
R&M-Trees and Trimming	6,000	4,000	-	4,000	0.00%
R&M-Emergency & Disaster Relief	-	-	4,300	(4,300)	0.00%
R&M-Bush Hogging	12,000	6,000	3,000	3,000	25.00%
Misc-Contingency	1,000	500	372	128	37.20%
Total Field	506,371	254,186	286,437	(32,251)	56.57%
Gatehouse					
Contracts-Security Services	77,168	38,584	37,503	1,081	48.60%
R&M-Gate	3,000	1,500	3,205	(1,705)	106.83%
Total Gatehouse	80,168	40,084	40,708	(624)	50.78%
Capital Expenditures & Projects					
Capital Reserve	263,100	-	5,439	(5,439)	2.07%
Total Capital Expenditures & Projects	263,100	-	5,439	(5,439)	2.07%
Road and Street Facilities					
R&M-Roads & Alleyways	20,000	13,333	-	13,333	0.00%
R&M-Sidewalks	8,000	4,000	-	4,000	0.00%
R&M-Signage	2,000	1,000	-	1,000	0.00%
Total Road and Street Facilities	30,000	18,333	-	18,333	0.00%
Community Center					
Contracts-Security Services	55,480	27,740	25,223	2,517	45.46%
R&M-Clubhouse	10,000	5,000	7,791	(2,791)	77.91%
R&M-Pools	33,000	16,500	8,080	8,420	24.48%
Miscellaneous Services	3,500	1,750	3,218	(1,468)	91.94%
Capital Projects	40,000	-	-	-	0.00%
Total Community Center	141,980	50,990	44,312	6,678	31.21%
TOTAL EXPENDITURES	1,225,296	486,005	497,522	(11,517)	40.60%
Excess (deficiency) of revenues					
Over (under) expenditures	(62,644)	614,858	639,760	24,902	-1021.26%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(62,644)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(62,644)	-	-	-	0.00%
Net change in fund balance	\$ (62,644)	\$ 614,858	\$ 639,760	\$ 24,902	-1021.26%
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,638,621	1,638,621	1,638,621		
FUND BALANCE, ENDING	\$ 1,575,977	\$ 2,253,479	\$ 2,278,381		

BRIGHTON LAKES
Community Development District

Debt Service Schedules

March 31, 2023

BRIGHTON LAKES
Community Development District

Series 2017 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 500	\$ 250	\$ 2	\$ (248)	0.40%
Special Assmnts- Tax Collector	220,651	209,212	211,783	2,571	95.98%
Special Assmnts- Discounts	(8,826)	(8,128)	(8,242)	(114)	93.38%
TOTAL REVENUES	212,325	201,334	203,543	2,209	95.86%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	4,413	4,185	4,071	114	92.25%
Total Administration	4,413	4,185	4,071	114	92.25%
Debt Service					
Principal Debt Retirement	157,000	-	-	-	0.00%
Interest Expense	52,488	26,244	26,244	-	50.00%
Total Debt Service	209,488	26,244	26,244	-	12.53%
TOTAL EXPENDITURES	213,901	30,429	30,315	114	14.17%
Excess (deficiency) of revenues Over (under) expenditures	(1,576)	170,905	173,228	2,323	-10991.62%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(1,576)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(1,576)	-	-	-	0.00%
Net change in fund balance	\$ (1,576)	\$ 170,905	\$ 173,228	\$ 2,323	-10991.62%
FUND BALANCE, BEGINNING (OCT 1, 2022)	57,708	57,708	57,708		
FUND BALANCE, ENDING	\$ 56,132	\$ 228,613	\$ 230,936		

BRIGHTON LAKES
Community Development District

Series 2022-1 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 612	\$ 612	0.00%
Special Assmnts- Tax Collector	331,754	314,556	318,421	3,865	95.98%
Special Assmnts- Discounts	(13,270)	(12,582)	(12,392)	190	93.38%
TOTAL REVENUES	318,484	301,974	306,641	4,667	96.28%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	6,635	6,292	6,121	171	92.25%
Total Administration	6,635	6,292	6,121	171	92.25%
<u>Debt Service</u>					
Principal Debt Retirement	220,000	-	-	-	0.00%
Interest Expense	93,808	46,904	46,904	-	50.00%
Total Debt Service	313,808	46,904	46,904	-	14.95%
TOTAL EXPENDITURES	320,443	53,196	53,025	171	16.55%
Excess (deficiency) of revenues Over (under) expenditures	(1,959)	248,778	253,616	4,838	-12946.20%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	(1,959)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(1,959)	-	-	-	0.00%
Net change in fund balance	\$ (1,959)	\$ 248,778	\$ 253,616	\$ 4,838	-12946.20%
FUND BALANCE, BEGINNING (OCT 1, 2022)	59,736	59,736	59,736		
FUND BALANCE, ENDING	\$ 57,777	\$ 308,514	\$ 313,352		

BRIGHTON LAKES
Community Development District

Series 2022-2 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 251	\$ 251	0.00%
Special Assmnts- Tax Collector	179,405	170,104	172,195	2,091	95.98%
Special Assmnts- Discounts	(7,176)	(6,805)	(6,701)	104	93.38%
TOTAL REVENUES	172,229	163,299	165,745	2,446	96.24%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	3,588	3,402	3,310	92	92.25%
Total Administration	3,588	3,402	3,310	92	92.25%
Debt Service					
Principal Debt Retirement	125,000	-	-	-	0.00%
Interest Expense	44,251	22,126	22,125	1	50.00%
Total Debt Service	169,251	22,126	22,125	1	13.07%
TOTAL EXPENDITURES	172,839	25,528	25,435	93	14.72%
Excess (deficiency) of revenues Over (under) expenditures	(610)	137,771	140,310	2,539	-23001.64%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(610)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(610)	-	-	-	0.00%
Net change in fund balance	\$ (610)	\$ 137,771	\$ 140,310	\$ 2,539	-23001.64%
FUND BALANCE, BEGINNING (OCT 1, 2022)	25,849	25,849	25,849		
FUND BALANCE, ENDING	\$ 25,239	\$ 163,620	\$ 166,159		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 59,677	\$ 59,677	0.00%
TOTAL REVENUES	-	-	59,677	59,677	0.00%
<u>EXPENDITURES</u>					
TOTAL EXPENDITURES	-	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	59,677	59,677	0.00%
Net change in fund balance	\$ -	\$ -	\$ 59,677	\$ 59,677	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	3,739,783		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 3,799,460		

Notes to the Financial Statements

March 31, 2023

General Fund

▶ **Assets**

- **Cash and Investments** - The District has one Money Market and Checking account with Bank United (See Cash & Investments Report for further details) and one trust fund account with the State Board of Administration.
- **Due From Other Funds** - Assessment collections due to Debt Service to be paid in April.
- **Prepaid Items** - Pest Control.

▶ **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.
- **Accrued Expenses** - Management fees.
- **Due To Other Funds** - Assessments collected by tax collector. Payments to US Bank transferred in April.

▶ **Fund Balance**

- **Assigned To** - Reserves approved by board -11/03/22:

Operating Reserve	240,549	FY23 Operating Reserves Budget - Sch. A
Reserves - Capital Projects	480,951	Approved by board - 11/03/22
Reserves - Clubhouse	31,865	" "
Reserves - Field	91,995	" "
Reserves - Landscape	190,967	" "
Reserves - Recreation Facilities	101,817	" "
Reserves - Roadways	350,094	" "
Total Reserves	<u>\$ 1,488,238</u>	

Notes to the Financial Statements

March 31, 2023

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 96% collected.
- ▶ General Fund expenditures are 41% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Expenditures				
<u>Administrative</u>				
ProfServ-Engineering	\$ 13,200	\$ 20,625	156%	Board meeting & fees related to the paving project.
ProfServ-Property Appraiser	\$ 751	\$ 387	52%	Non Ad-Valorem assessment for tax roll.
ProfServ-Trustee Fees	\$ 7,758	\$ 4,041	52%	Trustee fees paid year to date.
Auditing Services	\$ 3,600	\$ 2,500	69%	Grau FY22 audit engagement letter not exceed \$3,700
Insurance - General Liability	\$ 15,630	\$ 10,239	66%	Third installment was paid in March.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<u>Field</u>				
Electricity - General	\$ 63,000	\$ 40,885	65%	Electricity usage higher than prior year.
R&M-Common Area	\$ 60,000	\$ 56,574	94%	Improvements to Star Glass Circle.
R&M-Lake	\$ 23,400	\$ 12,300	53%	Monthly waterway services plus fountain maintenance.
R&M-Emergency Disaster Relief	\$ -	\$ 4,300	n/a	Hurrican Ian related expenses.
Misc-Contingency	\$ 1,000	\$ 372	37%	Various Cleaning supplies.
<u>Gatehouse</u>				
R&M-Gate	\$ 3,000	\$ 3,205	107%	Replaced pendulum exit barrier arm & proximity cards.
<u>Capital Expenditures & Projects</u>				
Capital Reserve	\$ 263,100	\$ 5,439	2%	New 3HP Flowise sub pump & control Box.
<u>Community Center</u>				
R&M - Clubhouse	\$ 10,000	\$ 7,791	78%	Pest control & new Elliptical machine.
Miscellaneous Services	\$ 3,500	\$ 3,218	92%	60% deposit for Video Surveillance system.

BRIGHTON LAKES
Community Development District

Supporting Schedules

March 31, 2023

BRIGHTON LAKES
Community Development District

**Non-Ad Valorem Special Assessments - Osceola County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND			
					General Fund	Series 2017 Debt Service Fund	Series 2022-1 Debt Service Fund	Series 2022-2 Debt Service Fund
Assessments Levied FY 2023				\$ 1,939,362	\$ 1,207,552	\$ 220,651	\$ 331,754	\$ 179,405
Allocation %				100%	62.27%	11.38%	17.11%	9.25%
11/18/22	\$ 29,157	\$ 1,578	\$ 595	\$ 31,330	\$ 19,507	\$ 3,565	\$ 5,359	\$ 2,898
11/22/22	118,054	5,019	2,409	125,482	78,132	14,277	21,465	11,608
12/07/22	1,382,721	58,790	28,219	1,469,730	915,133	167,219	251,417	135,961
12/09/22	1,383	22	28	1,433	892	163	245	133
12/22/22	107,088	4,392	2,185	113,665	70,774	12,932	19,444	10,515
01/10/23	15,594	492	318	16,405	10,214	1,866	2,806	1,518
01/10/23	27,012	852	551	28,416	17,693	3,233	4,861	2,629
02/09/23	47,474	1,015	969	49,458	30,795	5,627	8,460	4,575
02/09/23	2,054	22	42	2,117	1,318	241	362	196
03/10/23	22,665	260	463	23,387	14,562	2,661	4,001	2,164
TOTAL	\$ 1,753,202	\$ 72,441	\$ 35,780	\$ 1,861,423	\$ 1,159,023	\$ 211,783	\$ 318,421	\$ 172,195
% COLLECTED				96%	96%	96%	96%	96%
Total O/S				\$ 77,939	\$ 48,529	\$ 8,868	\$ 13,333	\$ 7,210

Cash and Investment Report

March 31, 2023

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<u>GENERAL FUND</u>					
Checking Account - Operating	BankUnited	Public Funds Checking	N/A	0.00%	\$ 231,368 (1)
Money Market Account	BankUnited	MMA	N/A	4.00%	(2) \$ 2,099,154
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	4.84%	\$ 13,216
				GF Subtotal	<u>\$ 2,343,738</u>
<u>DEBT SERVICE FUNDS</u>					
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	0.01%	\$ 21,001
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	0.01%	\$ 201,721
Series 2022-1 Interest Account	US Bank	Open-Ended CP	N/A	0.01%	\$ 332
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	0.01%	\$ 300,672
Series 2022-2 Interest Fund	US Bank	Open-Ended CP	N/A	0.01%	\$ 157
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	0.01%	\$ 159,324
				DS Subtotal	<u>\$ 683,207</u>
<u>CAPITAL PROJECTS FUNDS</u>					
Series 2022-1 Construction Fund	US Bank	Open-Ended CP	N/A	0.01%	\$ 3,799,459
				CP Subtotal	<u>\$ 3,799,459</u>
				Total	<u><u>\$ 6,826,404</u></u>

Note (1) - Transferring \$27K to US Bank for Debt Service in April.

Note (2) - Interest rate increased to 4.5% in April.

Brighton Lakes CDD

Bank Reconciliation

Bank Account No. 9878 Bank United GF
 Statement No. 03-23
 Statement Date 3/31/2023

G/L Balance (LCY)	231,368.05	Statement Balance	253,338.74
G/L Balance	231,368.05	Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	231,368.05	Subtotal	253,338.74
Negative Adjustments	0.00	Outstanding Checks	21,970.69
		Differences	0.00
Ending G/L Balance	231,368.05	Ending Balance	231,368.05
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
3/24/2023	Payment	880	DICK JOYCE WELL DRILLING	5,439.45	0.00	5,439.45
3/24/2023	Payment	881	ENVERA SYSTEMS LLC	915.00	0.00	915.00
3/24/2023	Payment	882	KATRINA S SCARBOROUGH	387.45	0.00	387.45
3/29/2023	Payment	886	BLADE RUNNERS COMMERCIAL	890.25	0.00	890.25
3/29/2023	Payment	887	SERVUSAT, LLC	2,088.60	0.00	2,088.60
3/29/2023	Payment	888	TERMINIX PROCESSING CENTER	67.00	0.00	67.00
3/29/2023	Payment	889	TERMINIX PROCESSING CENTER	76.69	0.00	76.69
3/31/2023	Payment	890	HANSON, WALTER & ASSOCIATES	12,106.25	0.00	12,106.25
Total Outstanding Checks.....				21,970.69		21,970.69

Section 4C

Check Register

BRIGHTON LAKES
Community Development District

Check Register and Invoices

February to March 2023

BRIGHTON LAKES
Community Development District

Payment Register by Fund
For the Period from 02/01/23 to 03/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 845							
001	02/01/23	ENVERA SYSTEMS LLC	723233	GATE ACCESS FEB 2023	Contracts-Security Services	534037-53904	\$6,184.15
CHECK # 846							
001	02/01/23	TERMINIX PROCESSING CENTER	428764228	PEST CONTROL 1/5/23	R&M-Clubhouse	546015-57204	\$67.00
CHECK # 847							
001	02/08/23	HOME DEPOT	010523-7008	DEADBOLT LOCKS/FLOOD LIGHTS	DEADBOLT COMBO PACK	546016-53901	\$64.47
001	02/08/23	HOME DEPOT	010523-7008	DEADBOLT LOCKS/FLOOD LIGHTS	FLOOD LIGHTS	546015-57204	\$96.91
Check Total							\$161.38
CHECK # 848							
001	02/13/23	INFRAMARK, LLC	88535	JAN 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,771.25
001	02/13/23	INFRAMARK, LLC	88535	JAN 2023 MGMT FEES	ProfServ-Field Management	531016-53901	\$3,552.67
001	02/13/23	INFRAMARK, LLC	88535	JAN 2023 MGMT FEES	ProfServ - Field Management Onsite Staff	531106-53901	\$5,165.92
001	02/13/23	INFRAMARK, LLC	88535	JAN 2023 MGMT FEES	Postage and Freight	541006-51301	\$10.83
001	02/13/23	INFRAMARK, LLC	88535	JAN 2023 MGMT FEES	ProfServ-Special Assessment	531038-51301	\$442.08
001	02/13/23	INFRAMARK, LLC	88535	JAN 2023 MGMT FEES	R&M-Common Area	546016-53901	\$860.00
Check Total							\$14,802.75
CHECK # 849							
001	02/13/23	KUTAK ROCK LLP	3170119	GEN COUNSEL THRU DEC 2022	ProfServ-Legal Services	531023-51401	\$421.05
001	02/13/23	KUTAK ROCK LLP	3170120	ROADWAY RESURFACING PROJ THRU DEC 2022	ProfServ-Legal Services	531023-51401	\$685.00
Check Total							\$1,106.05
CHECK # 850							
001	02/13/23	MAGNOSEC CORP	1075	SEC SVCS 1/9-1/22/23	Contracts-Security Services	534037-57204	\$2,128.00
CHECK # 851							
001	02/13/23	TERMINIX PROCESSING CENTER	428764424	PEST CONTROL 1/5/23	R&M-Clubhouse	546015-57204	\$76.69
CHECK # 852							
001	02/14/23	OSCEOLA NEWS GAZETTE	A85B58BB-0001	LEGAL NOTICE - WORKSHOP 2/2/23	Legal Advertising	548002-51301	\$59.62
CHECK # 853							
001	02/14/23	SERVUSAT, LLC	4377	VIDEO SURVEILLANCE SYSTEMS TROUBLESHOOT	Miscellaneous Services	549001-57204	\$165.75
CHECK # 857							
001	02/20/23	BLADE RUNNERS COMMERCIAL	458104	FEB 2023 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$18,154.00
CHECK # 858							
001	02/20/23	CHURCHILLS POOLS	31396	FEB 2023 POOL MAINT	R&M-Pools	546074-57204	\$711.00
001	02/20/23	CHURCHILLS POOLS	31415	POOL CHEMICALS DEC 2022	R&M-Pools	546074-57204	\$890.01
Check Total							\$1,601.01
CHECK # 859							
001	02/23/23	BLADE RUNNERS COMMERCIAL	458154	IRR INSPECTIONS AND REPAIRS	R&M-Irrigation	546041-53901	\$652.44
CHECK # 860							
001	02/23/23	HOME DEPOT	020523-7008	FLOOD LIGHTS & DEADBOLT COMBO PACK	FLOOD LIGHTS	546015-57204	\$76.44
001	02/23/23	HOME DEPOT	020523-7008	FLOOD LIGHTS & DEADBOLT COMBO PACK	DEADBOLT COMBO PACK	546016-53901	\$50.86
Check Total							\$127.30

BRIGHTON LAKES
Community Development District

**Payment Register by Fund
For the Period from 02/01/23 to 03/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 861							
001	02/23/23	MAGNOSEC CORP	1101	SEC SVCS 1/23-2/5/23	Contracts-Security Services	534037-57204	\$2,356.00
CHECK # 862							
001	02/23/23	SITEX AQUATICS, LLC	7181B	FEB 2023 LAKE MAINT	R&M-Lake	546042-53901	\$1,950.00
CHECK # 863							
001	02/23/23	TERMINIX PROCESSING CENTER	429756190	PEST CONTROL 2/2/23	R&M-Clubhouse	546015-57204	\$67.00
CHECK # 864							
001	02/23/23	TERMINIX PROCESSING CENTER	429755832	PEST CONTROL 2/2/23	R&M-Clubhouse	546015-57204	\$76.69
CHECK # 865							
001	02/28/23	EXERCISE SYSTEMS INC	25475	BI MONTHLY MAINTENANCE 2/16/23	R&M-Clubhouse	546015-57204	\$230.00
CHECK # 866							
001	02/28/23	HANSON, WALTER & ASSOCIATES	5286052	MEETINGS/FENCE ENCROACHMENT/WATERMAIN	ProfServ-Engineering	531013-51501	\$512.50
CHECK # 867							
001	02/28/23	KUTAK ROCK LLP	3182211	ROAD RESURFACING PROJ THRU JAN 2023	ProfServ-Legal Services	531023-51401	\$555.00
001	02/28/23	KUTAK ROCK LLP	3182207	GEN COUNSEL THRU JAN 2023	ProfServ-Legal Services	531023-51401	\$3,580.50
Check Total							\$4,135.50
CHECK # 868							
001	02/28/23	MAGNOSEC CORP	1105	SEC SVCS 2/6-2/19/23	Contracts-Security Services	534037-57204	\$1,976.00
CHECK # 870							
001	03/06/23	CHURCHILLS POOLS	31461	CHEMICALS	R&M-Pools	546074-57204	\$687.36
CHECK # 871							
001	03/06/23	ENVERA SYSTEMS LLC	724293	MAR 2023 SEC SVCS	Contracts-Security Services	534037-53904	\$6,184.15
CHECK # 872							
001	03/09/23	FEDEX	8-052-50592	FEDEX FOR 02/23/23	Postage and Freight	541006-51301	\$17.28
CHECK # 873							
001	03/09/23	GRAU & ASSOCIATES	23663	AUDIT FYE 9/30/22	Auditing Services	532002-51301	\$2,500.00
CHECK # 874							
001	03/14/23	HANSON, WALTER & ASSOCIATES	5285405	HURRICANE IAN FLOOD SITE VISITS/ATTEND MTG	ProfServ-Engineering	531013-51501	\$1,943.75
001	03/14/23	HANSON, WALTER & ASSOCIATES	5284896	ROADWAY REPAVING	ProfServ-Engineering	531013-51501	\$456.25
001	03/14/23	HANSON, WALTER & ASSOCIATES	5284675	STARGRASS INLET REPAIRS / FDEP SURVEY	ProfServ-Engineering	531013-51501	\$675.00
Check Total							\$3,075.00
CHECK # 875							
001	03/17/23	BLADE RUNNERS COMMERCIAL	458192	MARCH 2023LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$18,154.00
CHECK # 876							
001	03/17/23	CHURCHILLS POOLS	31476	POOL/SPA SERVICES	R&M-Pools	546074-57204	\$711.00
CHECK # 877							
001	03/17/23	FLORIDA MUNICIPAL INSURANCE TR	INV-37970-L1X4	GEN LIABILITY INS 3RD INSTALL	Insurance - General Liability	545002-51301	\$3,413.00
CHECK # 878							
001	03/22/23	HANSON, WALTER & ASSOCIATES	5284488	ATTEND CDD MTG	ProfServ-Engineering	531013-51501	\$712.50
CHECK # 879							
001	03/24/23	CHURCHILLS POOLS	31521	POOL CHEMICALS	R&M-Pools	546074-57204	\$568.20

BRIGHTON LAKES
Community Development District

Payment Register by Fund
For the Period from 02/01/23 to 03/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 880								
001	03/24/23	DICK JOYCE WELL DRILLING	23-03079	3HP FLOWISE SUB PUMP & CONTROL BOX	R&M-Lake	546042-53901	\$5,439.45	
CHECK # 881								
001	03/24/23	ENVERA SYSTEMS LLC	INV000006160	100 NORTEX PROXIMITY CARDS	R&M Gate	546034-53904	\$915.00	
CHECK # 882								
001	03/24/23	KATRINA S SCARBOROUGH	2018649	NON AD VALOREM ASSESSMENT FOR TAX ROLL	ProfServ-Property Appraiser	531035-51301	\$387.45	
CHECK # 883								
001	03/24/23	KUTAK ROCK LLP	3194665	REVIEW / ANALYZE TOHO EASEMENT	ProfServ-Legal Services	531023-51401	\$2,347.00	
CHECK # 884								
001	03/24/23	MAGNOSEC CORP	1119	SEC SVCS 2/20-3/5/23	Contracts-Security Services	534037-57204	\$2,128.00	
CHECK # 885								
001	03/24/23	SITEX AQUATICS, LLC	7298B	MARCH 2023 LAKE MAINT	R&M-Lake	546042-53901	\$1,950.00	
CHECK # 886								
001	03/29/23	BLADE RUNNERS COMMERCIAL	458231	BROKEN MAIN LINE REPAIR	R&M-Irrigation	546041-53901	\$890.25	
CHECK # 887								
001	03/29/23	SERVUSAT, LLC	4428	60% DEPOSIT VIDEO SURV SYSTEM - SET UP	Miscellaneous Services	549001-57204	\$2,088.60	
CHECK # 888								
001	03/29/23	TERMINIX PROCESSING CENTER	430791101	PEST CONTROL 3/2/23	R&M-Clubhouse	546015-57204	\$67.00	
CHECK # 889								
001	03/29/23	TERMINIX PROCESSING CENTER	430791121	PEST CONTROL 03/02/23	R&M-Clubhouse	546015-57204	\$76.69	
CHECK # 890								
001	03/31/23	HANSON, WALTER & ASSOCIATES	5286343	FEB '23 WORKSHOPS/TWA EASEMENTS	ProfServ-Engineering	531013-51501	\$700.00	
001	03/31/23	HANSON, WALTER & ASSOCIATES	5286344	ENGG SVCS FEB 2023 - REPAVING PROJECT	ProfServ-Engineering	531013-51501	\$11,406.25	
							Check Total	<u>\$12,106.25</u>
CHECK # DD598								
001	02/07/23	CHARTER COMMUNICATIONS	059031701012223	BILL PRD 1/21-2/20/23	Communication - Telephone	541003-51301	\$39.99	
CHECK # DD603								
001	02/27/23	CENTURYLINK-ACH	020123-8906 ACH	BILL PRD FEB 2023	Communication - Telephone	541003-51301	\$219.74	
CHECK # DD604								
001	02/27/23	CENTURYLINK-ACH	012223-2871 ACH	SERVICE 01/22 - 02/21/23	Communication - Telephone	541003-51301	\$334.16	
CHECK # DD605								
001	02/27/23	CHARTER COMMUNICATIONS	0050623021023 ACH	BILL PRD 2/9-3/8/23	Communication - Telephone	541003-51301	\$159.97	
CHECK # DD606								
001	02/27/23	CHARTER COMMUNICATIONS	0050607021023 ACH	BILL PRD 2/8-3/7/23	Communication - Telephone	541003-51301	\$149.97	
CHECK # DD607								
001	02/27/23	KUA - ACH	020223 ACH	BILL PRD 12/24/22-1/24/23	Electricity - General	543006-53901	\$5,907.78	
CHECK # DD608								
001	02/27/23	TOHO WATER AUTHORITY - ACH	01232023 ACH	BILL PRD 12/21/22-1/23/23	Utility - Water & Sewer	543021-53901	\$373.44	
CHECK # DD614								
001	02/02/23	CHARTER COMMUNICATIONS	025014901121522 ACH	BILL PRD 12/14-1/13/22	Communication - Telephone	541003-51301	\$286.02	

BRIGHTON LAKES
Community Development District

**Payment Register by Fund
For the Period from 02/01/23 to 03/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD615							
001	03/07/23	CHARTER COMMUNICATIONS	0022341021423	BILL PRD 2/14/23-3/13/23 CLUB HOUSE	Communication - Telephone	541003-51301	\$286.02
CHECK # DD616							
001	03/07/23	CHARTER COMMUNICATIONS	0043560022123	BILL PRD 2/21-3/20/23 OFFICE	Communication - Telephone	541003-51301	\$39.99
CHECK # DD617							
001	03/14/23	CENTURYLINK-ACH	022223-2871 ACH	SERVICE 02/22 - 03/21/23	Communication - Telephone	541003-51301	\$335.16
CHECK # DD618							
001	03/26/23	CHARTER COMMUNICATIONS	0050607030823 ACH	BILL PRD 3/8-4/7/2023	Communication - Telephone	541003-51301	\$149.97
CHECK # DD619							
001	03/26/23	CHARTER COMMUNICATIONS	0050623030923 ACH	BILL PRD 3/9-4/8/23	Communication - Telephone	541003-51301	\$159.97
CHECK # DD620							
001	03/27/23	CENTURYLINK-ACH	030123-8906 ACH	MARCH 2023 BILL PRD	Communication - Telephone	541003-51301	\$219.74
CHECK # DD621							
001	03/27/23	KUA - ACH	0327 ACH	BILL PRD 1/24-2/24/23	Electricity - General	543006-53901	\$2,700.58
CHECK # DD622							
001	03/27/23	TOHO WATER AUTHORITY - ACH	022223 ACH	BILL PRD 1/23-2/22/23	Utility - Water & Sewer	543021-53901	\$291.18
CHECK # DD625							
001	03/27/23	KUA - ACH	030623 ACH	BILL PRD 1/24-2/24/23	Electricity - General	543006-53901	\$3,099.12
CHECK # DD599							
001	02/21/23	JOHN M. CRARY	PAYROLL	February 21, 2023 Payroll Posting			\$84.70
CHECK # DD600							
001	02/21/23	DENNIS J. HISLER	PAYROLL	February 21, 2023 Payroll Posting			\$184.70
CHECK # DD601							
001	02/21/23	NADINE N. SINGH	PAYROLL	February 21, 2023 Payroll Posting			\$184.70
CHECK # DD602							
001	02/21/23	MICHELLE INCANDELA	PAYROLL	February 21, 2023 Payroll Posting			\$184.70
CHECK # 869							
001	03/07/23	MARCIAL RODRIGUEZ	PAYROLL	March 07, 2023 Payroll Posting			\$184.70
CHECK # DD609							
001	03/07/23	JOHN M. CRARY	PAYROLL	March 07, 2023 Payroll Posting			\$84.70
CHECK # DD610							
001	03/07/23	MARK A. PETERS	PAYROLL	March 07, 2023 Payroll Posting			\$184.70
CHECK # DD611							
001	03/07/23	DENNIS J. HISLER	PAYROLL	March 07, 2023 Payroll Posting			\$184.70
CHECK # DD612							
001	03/07/23	NADINE N. SINGH	PAYROLL	March 07, 2023 Payroll Posting			\$184.70
CHECK # DD613							
001	03/07/23	MICHELLE INCANDELA	PAYROLL	March 07, 2023 Payroll Posting			\$184.70
Fund Total							\$137,407.81

BRIGHTON LAKES
Community Development District

Payment Register by Fund
For the Period from 02/01/23 to 03/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2017 DEBT SERVICE FUND - 205

CHECK # 855

205	02/20/23	BRIGHTON LAKES CDD C/O U.S BANK N.A.	021423 - 2017 SERIES	TRFR ASSESS - 2017 SERIES FY22/23	Due From Other Funds	131000	\$174,508.04
Fund Total							\$174,508.04

SERIES 2022-1 DEBT SERVICE FUND - 206

CHECK # 856

206	02/20/23	BRIGHTON LAKES CDD C/O U.S BANK N.A.	021423-2022-1 SERIES	TRFR ASSESS 2022-1 SERIES FY22/23	Due From Other Funds	131000	\$262,378.18
Fund Total							\$262,378.18

SERIES 2022-2 DEBT SERVICE FUND - 207

CHECK # 854

207	02/20/23	BRIGHTON LAKES CDD C/O U.S BANK N.A.	021423-2022-2 SERIES	TRFR ASSESS 2022-2 SERIES FY22-23	Due From Other Funds	131000	\$141,887.51
Fund Total							\$141,887.51

Total Checks Paid	\$716,181.54
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Section 5 Vendor Report

Section 5A

Bladerunners



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805
 TEL 407.306.0600
 WWW.BLADERUNNERSORLANDO.COM

PROPERTY: Brighton Lakes.

NAME: _____

DATE: 3-28-23 TIME: _____

PAGE: 1 OF: 3

Timer A:

CURRENT

ADJUSTED

A START TIME	10:00 PM
B START TIME	10:00 AM

Just zone #6

M	<u>T</u>	W	T	<u>F</u>	S	<u>S</u>	A RUN DAYS	M	<u>T</u>	<u>W</u>	<u>T</u>	<u>F</u>	<u>C</u>	<u>S</u>	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS	M	T	W	T	F	S	S	B RUN DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
SPRAY OR ROTOR S OR R	R	R	R	R	R	R/S	R,	R	R/S	R	R	R/S
CURRENT	20	20	20	20	20	20	20	20	30	20	20	20
ADJUSTED RUN TIME												
MAINTENANCE REPAIR												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED SHRUB												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805
 TEL 407.306.0600
 WWW.BLADERUNNERSORLANDO.COM

PROPERTY: Brighton Lakes.
 NAME: _____
 DATE: _____ TIME: _____
 PAGE: 2 OF: 3

CURRENT

ADJUSTED

A START TIME	
B START TIME	

M	T	W	T	F	S	S	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS

M	T	W	T	F	S	S	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS

ZONE NUMBER	13	14	15	16	17	18	19	20	21	22	23	24
SPRAY OR ROTOR S OR R	S	S	S	R/S	S	S	S	S	R	R	R	R
CURRENT	20	20	20	20	20	20	20	20	20	20	20	20
ADJUSTED RUN TIME												
MAINTENANCE REPAIR												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED SHRUB												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805
 TEL 407.306.0600
 WWW.BLADERUNNERSORLANDO.COM

PROPERTY: Brighton Lakes.
 NAME: _____
 DATE: _____ TIME: _____
 PAGE: 3 OF: 3

CURRENT

ADJUSTED

A START TIME	
B START TIME	

M	T	W	T	F	S	S	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS

M	T	W	T	F	S	S	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS

ZONE NUMBER	25	26	27	28	29	30	31	32					
SPRAY OR ROTOR S OR R	S/R	S/R	S	R	R	R	S/R	S/R					
CURRENT	20	20	20	20	20	20	20	20					
ADJUSTED RUN TIME													
MAINTENANCE REPAIR													
PARTIAL CLOG													
ARC OR RADIUS ADJ.													
HEAD STRAIGHTENED													
HEAD MISSING/BROKEN													
CHANGE 4" TO 6" POP UP													
CHANGE 6" TO 12" POP UP													
HEAD RAISED SHRUB													
SEVERE CLOG													
INCORRECT NOZZLE													
RELOCATION													
LEAK IN HEAD													
LEAK IN PIPE													
HEAD NOT ROTATING													
VALVE NOT OPERATING													
OTHER - SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY JR BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805
 TEL 407.306.0600
 WWW.BLADERUNNERSORLANDO.COM

PROPERTY: Brighton Lakes.
 NAME: _____
 DATE: _____ TIME: _____
 PAGE: _____ OF: _____

CURRENT

ADJUSTED

Timer B
 Pool.

A START TIME	11:00 pm
B START TIME	

M	T	W	T	F	S	S	A RUN DAYS	M	T	W	T	F	S	S	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS	M	T	W	T	F	S	S	B RUN DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
SPRAY OR ROTOR S OR R	R	S	-	R	R	R	R	S	R	R	R	S
CURRENT	20	20	-	30	30	30	30	30	30	30	30	30
ADJUSTED RUN TIME												
MAINTENANCE REPAIR												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED SHRUB												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH

J.R.



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805
 TEL 407.306.0600
 WWW.BLADERUNNERSORLANDO.COM

PROPERTY: Brighton Lakes

NAME: _____

DATE: _____ TIME: _____

PAGE: _____ OF: _____

Timer C

CURRENT

ADJUSTED

A START TIME	10:00 PM
B START TIME	

M	<u>T</u>	W	T	<u>F</u>	S	S	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS

M	T	W	T	F	S	S	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
SPRAY OR ROTOR S OR R	S	S	S	S	R	S	S	S	R	S	S	R	S
CURRENT	20	20	20	20	20	20	20	20	20	20	15	S	20
ADJUSTED RUN TIME													
MAINTENANCE REPAIR													
PARTIAL CLOG													
ARC OR RADIUS ADJ.													
HEAD STRAIGHTENED													
HEAD MISSING/BROKEN													
CHANGE 4" TO 6" POP UP													
CHANGE 6" TO 12" POP UP													
HEAD RAISED SHRI B													
SEVERE CLOG													
INCORRECT NOZZLE													
RELOCATION													
LEAK IN HEAD													
LEAK IN PIPE													
HEAD NOT ROTATING													
VALVE NOT OPERATING													
OTHER - SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

JR
 INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805
 TEL 407.306.0600
 WWW.BLADERUNNERSORLANDO.COM

PROPERTY: Brighton Lakes.
 NAME: _____
 DATE: _____ TIME: _____
 PAGE: _____ OF: _____

Timer E

CURRENT

ADJUSTED

A START TIME	11:00 pm
B START TIME	

M	T	W	T	F	S	S	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS

M	T	W	T	F	S	S	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	
SPRAY OR ROTOR S OR R	S	S	S	S	S	S	S	S	S	S	R	
CURRENT	15	15	15	15	15	15	15	15	15	15	15	
ADJUSTED RUN TIME												
MAINTENANCE REPAIR												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED SHRUB												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH

Section 6

CDD Liaison

Section 6A Monthly Report

CDD Monthly Board Report May 4, 2023

The following is a result of inspection as of 4/20/2023

Completed Projects

- Speed bumps removed.
- Tree removed at front and flowers and a palm planted at entrance.
- Chapala Park fence & Tire swing repaired.
- Fire hydrant at the PHR & BLB hole filled in.
- Trees removed from homeowner in Fountain Blue that roots were invading his car storage buildings.
- 3 New cameras at Community Center installed.
- Heron 2485 HO removed fence braces in buffer.
- Brush hogging completed in buffer area.

Pending Projects

- #1 pump tripping on loss of prime. Freddy to have check valve replaced.
- Trees are being trimmed & mulch put down.
- Pool has been treated for black algae!
- Fence at end of Biel continues to be torn down by a group of teenagers going back and forth to other neighborhoods, same kids disrupting traffic and playing chicken with cars in the middle of our streets in the nighttime. Someone is going to get hit.
- Need new blades at community center outdoor fans.
- 2 ballasts on volta need to be painted bright yellow.
- Brush between Lowes warehouse & patrician trees need to be removed and a lot of brush from homeowners.
- CDD sign Door won't close asked Freddy for Proposal and taped closed.
- Emergency exit sign at Maracaibo needs to be replaced and reset.
- PHR between BLB and Pine Ridge; the County needs to be notified about pushing brush back so we can see oncoming traffic.
- Tag lights still out at visitor entrance, 25' aluminum pole 2 lights & install LED spotlight from Volta kiosk strike.
- Ballasts protecting kiosks still need to be installed.
- Signs from Ian need to be reinstalled.
- Pool light pedestal at rear is out.
- Ponds 5 thru 9 still need to be treated and dyed (please spray pencil reeds)
- Electrical boxes at entrance still need covers.

Denny Hisler 
CDD Landscaping and Maintenance Liaison
CDD Board, Do Not Reply to All









Rear of 2437 Huron (still to be cut back)



Bamboo





Sprinkler head is blocked by tree here that is depriving bushes of water!



Broken irrigation at the top of entrance hill caused washout (Fixed)





Speedbumps coming up and had to remove





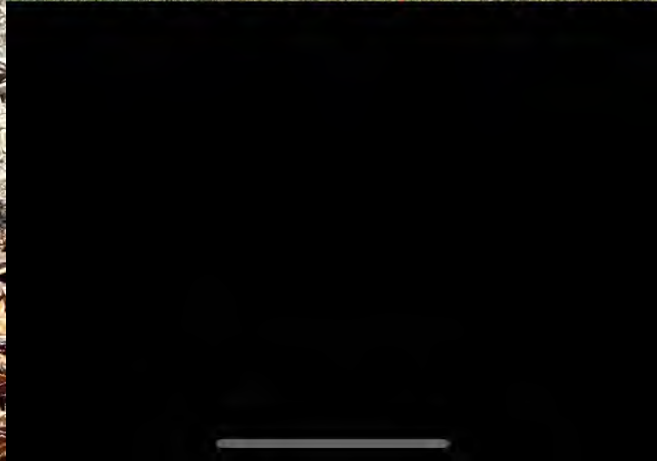
Stone facing falling off at entrance wall.







Homeowner installing fence on Buffer zone approximately 6' beyond their property line, cease and desist letter served.





Section 7

Field Management Report

Section 7A Field Report

APRIL 2023 FIELD INSPECTION

Brighton Lakes CDD

Thursday, April 13, 2023

Prepared For Board Of Supervisors

20 Item Identified

Freddy Blanco Field
Manager
Inframark





Item 1

Assigned To Bladerunner
Landscaping

Provide schedule for removal of
small dead tree located behind the
recreation center.



Item 2

Assigned To Inframark
Create a work order for
troubleshooting of light sensor
located behind the recreation center.



Item 3

Assigned To Bladerunner
Landscaping

Broken irrigation sprinkler head next to the pavers at the Basketball Court.



Item 4

Assigned To Bladerunner
Landscaping

Palm trees trimming service at the recreation center is ongoing.



Item 5

Assigned To Inframark

Find a vendor for roof inspection at the recreation center.



Item 6

Assigned To Bladerunner

Landscaping

Provide schedule for the next bush hogging service.



Item 7

Assigned To Bladerunner
Landscaping
Provide Proposal for sods
installation next to the security
guard house.



Item 8

Assigned To Inframark
Create work order for sign
installation at the security guard
office.



Item 9

Assigned To Bladerunner
Landscaping

Irrigation leak (sprinkler head) at
Brighton Lakes Blvd. after Volta Cir.
Exit



Item 10

Assigned To Bladerunner
Landscaping

Provide Proposal for move irrigation
sprinkler head around 7 ft. To the
right side to avoid loss of irrigation
to beds across the walkway at
Brighton Lakes Blvd.



Item 11

Assigned To Inframark
Provide Proposal for installation of 8 Landscaping lights at the community entrance.



Item 12

Assigned To Inframark
Filling service for the gap around the fire hydrant located at the Pleasant Hill Road corner is completed.



Item 13

Assigned To Bladerunner
Landscaping

Dead Palm tree removal service at the community entrance is completed.



Item 14

Assigned To Bladerunner
Landscaping

Removal of Brazilian pepper at the front of the community is completed according to the schedule.



Item 15

Assigned To Inframark
Provide Proposal for stone walls
repair at the Community entrance.



Item 16

Assigned To Bladerunner
Landscaping
Irrigation systems on the beds
located at the Pleasant Hill Road is
not working properly.



Item 17

Assigned To Sitex

Pond located at Brighton Lakes Blvd next to recreation center. Still is showing excessive growth algae.



Item 18

Assigned To Bladerunner

Landscaping

Pine trees removal service at Sweetspire Cir. Is complete.

Item 19

Assigned To Sitex

Pond located at Brighton Lakes Blvd next to Sweetspire Cir. Still is showing excessive growth algae.



Item 20

Assigned To Bladerunner

Landscaping

Mowing and trimming service along the PVC fence at StarGrass is not completed at all.



Porter, Ashley

From: Fiallo, Elizabeth
Sent: Monday, April 24, 2023 3:29 PM
To: Porter, Ashley
Subject: FW: Brighton lakes

Categories: To do

[Elizabeth Fiallo](#) | Administrative Assistant II



313 Campus Street | Celebration FL 34747
(O) 407.566.4380 | www.inframarkims.com

From: juan@bladerunnersorlando.com <juan@bladerunnersorlando.com>
Sent: Monday, April 24, 2023 3:20 PM
To: Fiallo, Elizabeth <Elizabeth.Fiallo@inframark.com>
Subject: RE: Brighton lakes

WARNING: This email originated outside of Inframark. Take caution when clicking on links and opening attachments.

-
1. It will be done 04/25.
 3. Done
 6. Done
 7. Board decides to wait until the work on streets is done.
 9. Done
 10. We will send it shortly
 14. Done
 16. Pump is down.
 20. Done

Juan P. Ramirez
Office: 407.306.0600
Email: Juan@bladerunnersorlando.com

Blade Runners Commercial Landscaping Orlando, LLC
19 N. Texas Avenue, Orlando, FL 32805
Video: A Day In The Life
Blade Runners Commercial Landscaping Orlando, LLC 360 Tour



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From: Fiallo, Elizabeth <Elizabeth.Fiallo@inframark.com>
Sent: Monday, April 17, 2023 9:47 AM
To: juan@bladerunnorsorlando.com; bsmith@sitexaquatics.com
Cc: Blanco, Freddy <freddy.blanco@inframark.com>; Perez, Brett <Brett.Perez@inframark.com>; Mena, Gabriel <gabriel.mena@inframark.com>; Porter, Ashley <Ashley.Porter@inframark.com>
Subject: Brighton lakes

Good morning ,

Please see attached and provide us with your response/proposals by 4/21.

Thank you,

Elizabeth Fiallo | Administrative Assistant II



313 Campus Street | Celebration FL 34747
(O) 407.566.4380 | www.inframarkims.com

From: Blanco, Freddy <freddy.blanco@inframark.com>
Sent: Monday, April 17, 2023 8:57 AM
To: Fiallo, Elizabeth <Elizabeth.Fiallo@inframark.com>
Cc: Mena, Gabriel <gabriel.mena@inframark.com>; Perez, Brett <Brett.Perez@inframark.com>
Subject: Brighton lakes

Hi Elizabeth

Please send this report to :

- Blade runner.
- Sitex.
- Ashley.

Respectfully Freddy B

PLEASE DO NOT REPLY ALL IN ORDER TO AVOID A POSSIBLE SUNSHINE VIOLATION

THANK YOU.

FREDDY BLANCO | Field Services Manager



313 Campus Street | Celebration, FL 34747

Office: 1.407.566.1935 | **Mobile:** 1.407.947.2489 | www.inframarkims.com

***Please note:** Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please do not reply "to all".*

Section 7B Proposals

Section 7Bi
Sunstate Awning for
Recover Existing
Gable Awning



PROPOSAL PRESENTED TO:
BRIGHTON LAKE COMMUNITY

ATTN: JASMIN NUNEZ
EMAIL: JASMIN.NUNEZ@INFRAMARK.COM

RECOVER EXISTING GABLE AWNING

1 @ 10'-4" WIDE X 19'-10" LONG X 2'-6" DROP

PRICE \$ 2,552.00

CURRENT LEAD TIME 16 WEEKS

INCLUDES:

12 MONTH WORKMANSHIP WARRANTY
5 YEAR FABRIC MANUFACTURER WARRANTY
MATERIAL TO BE: **PATIO 500 - VINYL**
INSTALLATION
ALL APPLICABLE TAXES

DOES NOT INCLUDE:

BUILDING PERMIT
NEW FRAMING
ELECTRICAL/LIGHTING

THANK YOU FOR THE OPPORTUNITY!

PROPOSAL BY: NICK HANLEY

NOTE: THE PRICE IS GOOD FOR 30 DAYS FROM THE DATE OF THE PROPOSAL: 4/6/2023

50 KEYES COURT SANFORD, FL 32773 TEL: 407-330-1044 FAX: 407-330-1477

Patio 500[®]

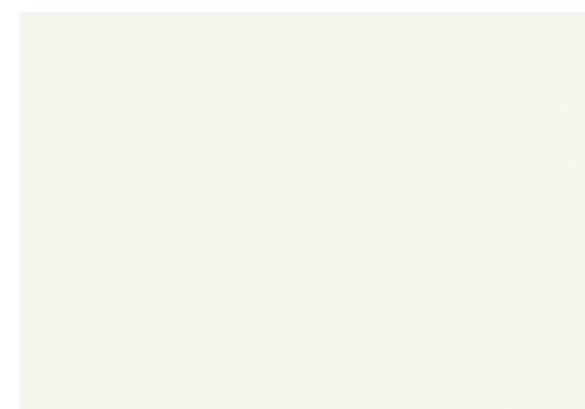
Patio 500®

Roll Width: 61 inches • Weight: 17.5oz/yard²
Put Up: 50 yards

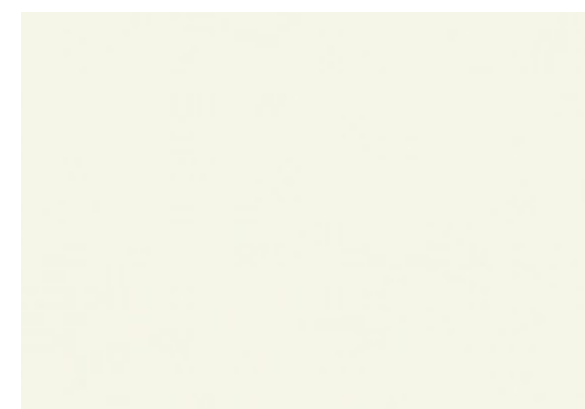
Patio 500® has exceptional resistance to mildew and UV rays making this waterproof fabric the perfect choice for awnings, canopies and commercial installations in sunny, high humidity areas. Made with wick and craze resistant polyester weft-inserted warp knit scrim, Patio 500 has a matte, linen-like finish that combines long-lasting good looks with exceptional dimensional stability and superior strength. It accepts graphics including heat-sealed and inset fabrics, silk screening, hand painting, appliqué and more. Pressure sensitive adhesive vinyl graphics are not recommended. Made in the USA. 5-Year Limited Warranty (excluding pattern 513 Clear).

Flame retardant: CSFM Title 19, NFPA-701-99,
ASTM E84-81A Flame Speed Rating Class A

Colors are representative only. Small variations in shade should be anticipated and are within commercial tolerances.



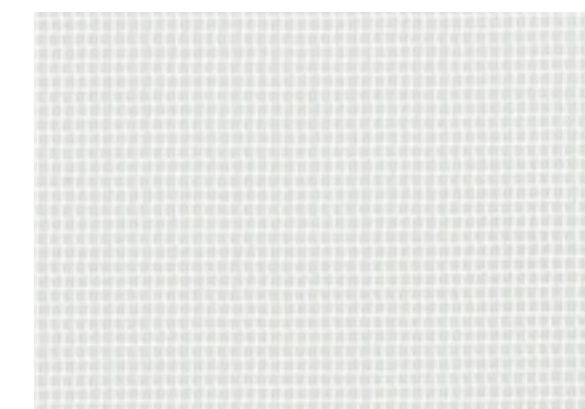
523 White
858523



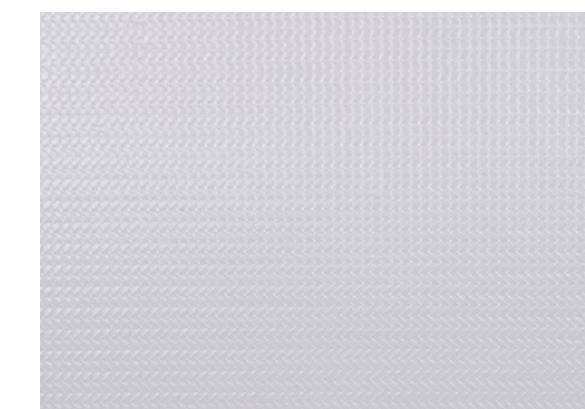
541 Designer White
858541



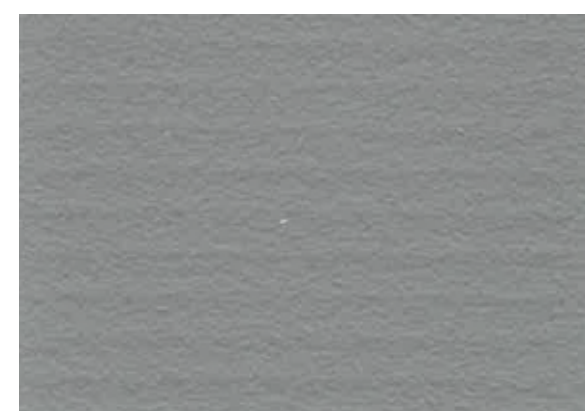
538 Parchment
858538



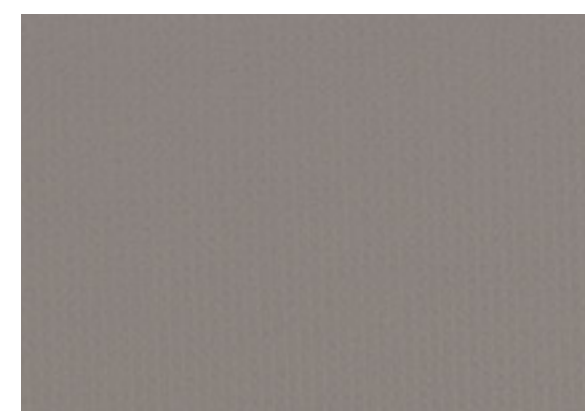
513 Clear
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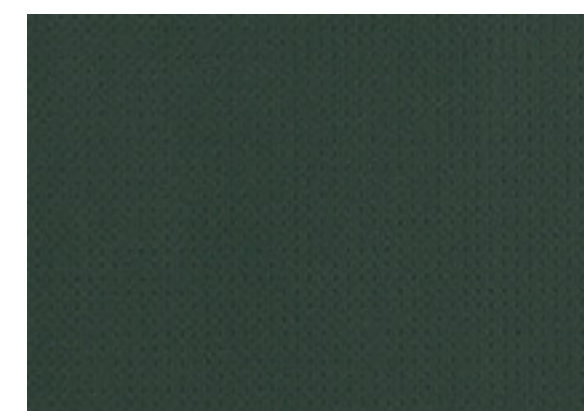
546 Stone Gray
858546



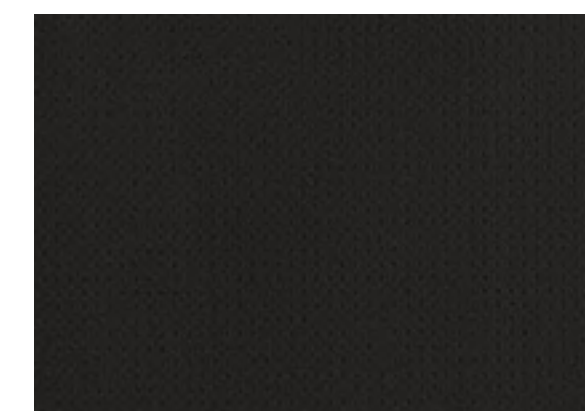
528 Pewter
858528



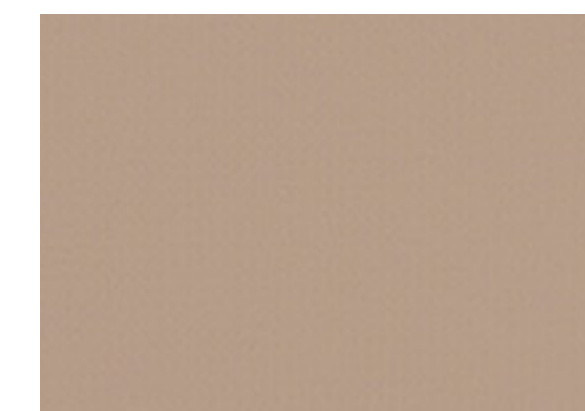
506 Slate Gray
858506



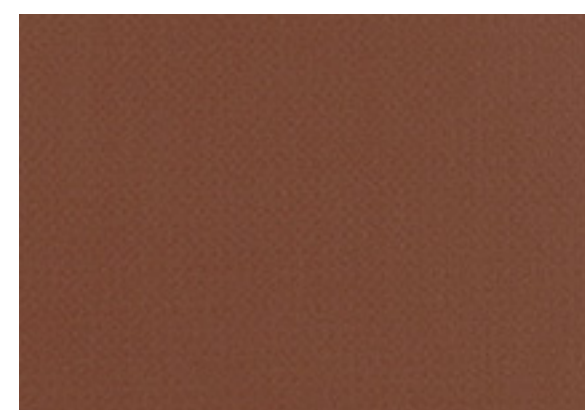
543 Spruce
858543



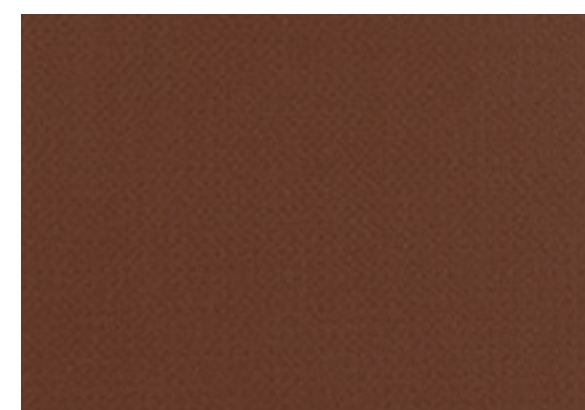
508 Black
858508



540 Timber
858540



516 Brown
858516



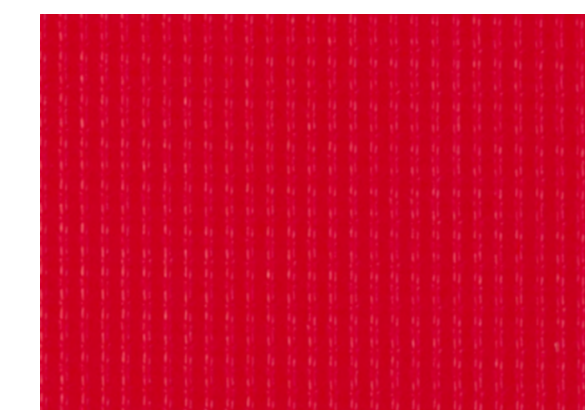
525 English Brown
858525



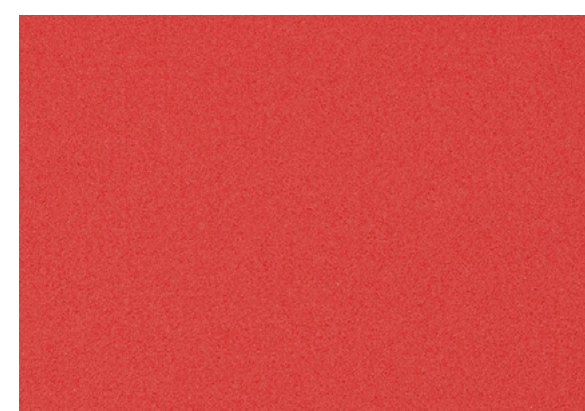
527 Burgundy
858527
PREMIUM



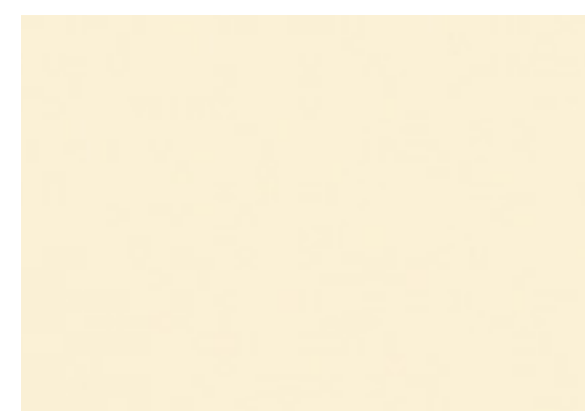
526 Terra Cotta
858526



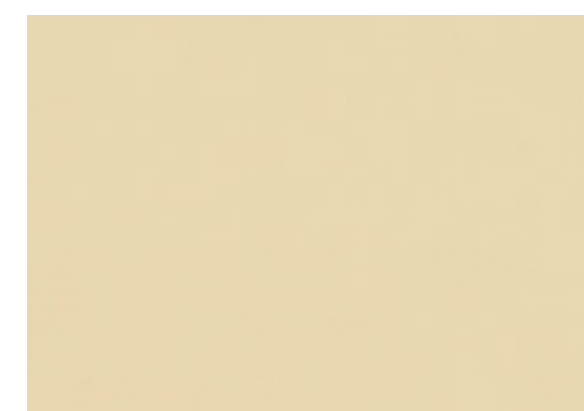
545 Ruby
858545
PREMIUM



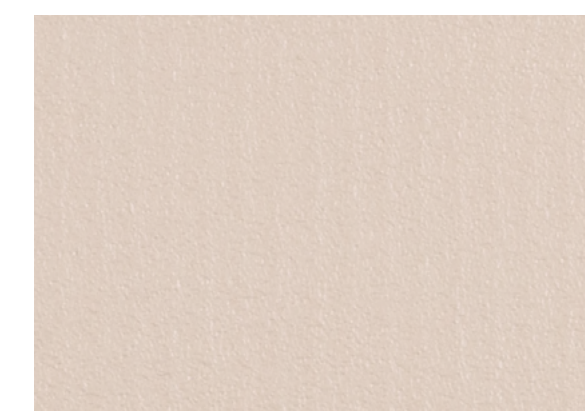
529 Bright Red
858529
PREMIUM



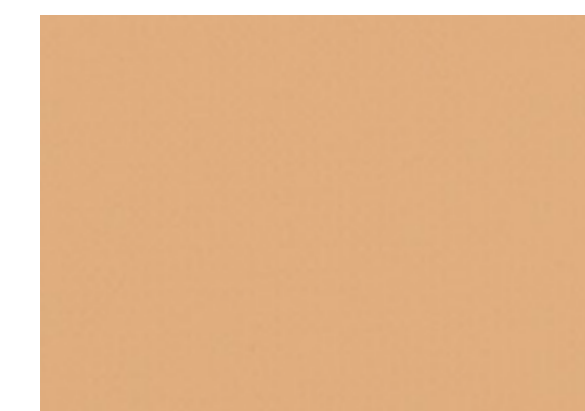
524 Eggshell
858524



537 Champagne
858537



522 Beige
858522



515 Buff
858515



566 Sunflower
858566
PREMIUM



562 Emerald
858562



510 Dark Green
858510



570 Summer Ivy
858570
PREMIUM



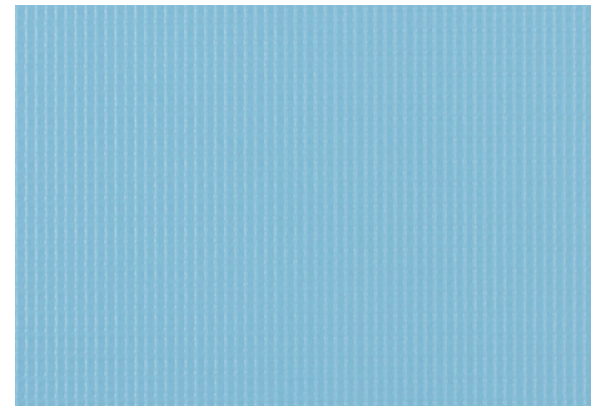
514 Lime Green
858514
PREMIUM



567 Jade
858567
PREMIUM



564 Teal
858564



565 Reef Blue
858565



539 Bay Blue
858539



503 Royal Blue
858503



518 Dusky Blue
858518



536 Cobalt Blue
858536





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Your customer care team is just a call or click away.

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Section 7Bii Techni-Pools for Swimming Pool Service

TECHNI-POOLS

MAINTENANCE & REPAIRS

PROPOSAL AND SERVICE AGREEMENT

Swimming Pool Service at *"Brighton Lakes"*

Thank you for considering TECHNI-POOLS for your pool needs. We appreciate the opportunity to offer you the most professional and knowledgeable team at your service. We are a full service Pool Company that offers operation, maintenance, repairs and renovations.

OUR CREDENTIALS:

- FL. State license number: RP252555331
- Orange county license number: SPM000082
- Certified pool operator (CPO): 32-329810
- Proof of liability and workers compensation insurance available upon request.

OUR CONTACT INFO:

Andres de la Cerda

Ph: 407-766-1281

Email: Andres@techni-pools.com

April 21, 2023





SWIMMING POOL MAINTENANCE PROPOSAL/AGREEMENT

TECHNI-POOLS will maintain the swimming pool at: Brighton Lakes located at 4250 Brighton Lakes Blvd Kissimmee, Fl 34746 Described as a: *125,000 gal pool and a 33,500 gal wading pool.*

One Pool Service Technician will visit the site 3 times per week and will perform the following services:

- Test and level Chlorine, Ph, Alkalinity, Calcium Hardness and Cyanuric Acid to meet standard requirements, all necessary chemicals will be provided by Techni-Pools.
- Brush swimming pool Walls, Gutters, and Floors.
- Vacuum pool floor*.
- Clean tiles*.
- Backwash and Clean pool filter(s)*.
- Inspect and clean pool pump(s) strainer canister.
- Inspect and clean pump room/area.
- Perform an overall inspection of the pump system to ensure proper operation.
- Perform an overall inspection of all safety equipment (life ring, life hook, rope) to ensure good condition and availability as required by code.
- Repair any faulty condition that compromises the operation of the pool and will incur in a cost of less than \$350 (please read: [About Repairs](#)).



About the Price:

TECHNI-POOLS will perform the service for: \$25,872 per year payable at the rate of \$2,156 per calendar month.

About the Billing:

Service is billed in advance on the first day of each month and payment is due on the 16th of said month. A late fee of \$9.00 or 1.5% (whichever is greater) will be assessed after the last day of said month. A \$25 dollar fee will be assessed for each returned check. Payment should be made in cash, check, money order, by mailing it to: Po. Box 721122, Orlando, FL 32872.

About Repairs.

Any repair that compromises the normal operation of the pool and incurs in a cost of \$350 or less will be performed without notification to the customer and billed accordingly. If the repair does not compromise the normal operation of the pool or its cost is more than \$350 a request for authorization will be submitted to the customer.



Any exceptions.

Techni-Pools is not responsible for any pre-existing conditions in the pool equipment or plaster. Our service is limited to the maintenance of the pool in regular operation not including damage done by act of nature (i.e.: hurricanes, tornados, flood, freezes, fire, theft, vandalism etc.) or any type of construction or cleaning work around the pool (i.e.: deck cleaning, landscaping job, pool area renovation etc). If the consequence of this exceptions require a special service it will be performed after authorized by the customer at an additional cost.

About the Terms.

This agreement may be terminated by either party by providing to the other a 30 day Written Notice. In the event your service falls on a holiday, service will be rescheduled. In the event of rain on your service day, the pool/spa will be cleaned to the extent weather permits and chemicals will be added. If service or partial services are rendered, service will not be rescheduled. In the event that you believe that a service call was missed for reasons other than those stated previously, please contact TECHNI-POOLS within 24 hours, and the call will be made up.

Resolution of all disputes arising pursuant to this Agreement shall be in the Orange County Court System, Florida.. The parties submit to the jurisdiction of said Court system and agree that venue is proper in such Court. If TECHNI-POOLS LLC is required to take legal action against CUSTOMER or take any other measures including hiring an attorney, to collect any sums due under this agreement, CUSTOMER will be responsible for all expenses incurred by TECHNI-POOLS, including court costs and attorney's fees. According to florida's construction lien law (sections [713.001-713.37](#), florida statutes), those who work on your property or provide materials and services and are not paid in full have a right to enforce their claim for payment against your property. This claim is known as a



construction lien. If your contractor or a subcontractor fails to pay subcontractors, sub-subcontractors, or material suppliers, those people who are owed money may look to your property for payment, even if you have already paid your contractor in full. If you fail to pay your contractor, your contractor may also have a lien on your property. This means if a lien is filed your property could be sold against your will to pay for labor, materials, or other services that your contractor or a subcontractor may have failed to pay. To protect yourself, you should stipulate in this contract that before any payment is made, your contractor is required to provide you with a written release of lien from any person or company that has provided to you a “notice to owner.” Florida’s construction lien law is complex, and it is recommended that you consult an attorney.

Lets Get Started!

By signing below we accept the terms and conditions of this Service Agreement. And establish the service to start on the following date: 04/21/2023

By Techni-Pools:

Andres de la Cerda Owner/CEO

By Brighton Lakes

Name:

Position:

Signature:

Date:

Section 7biii
Best Choice Roofing
#38605 for Roof
Replacement

ESTIMATE

Best Choice Roofing Central Florida, LLC
 22 W. Monument Ave
 Kissimmee, FL 34741
 (407) 350-4380

Sales Representative
 Damon Jarrell
 damon.jarrell@bestchoiceroofing.com



**Elizabeth Fiallo 4250
 4250 Brighton Lakes Blvd
 Kissimmee, FL 34746**

Estimate #	Best Choice Roofing Central Florida, LLC38605
Date	4/21/2023

Item	Description
Remove tile	
Install Boral Tile	Install Boral tile to all FI building code
Hip and Ridge Cap	
Boral elevated batten system	
boral tileseal underlayment	
Re-nailing of Roof Sheathing	
Dumpster and Permits	
Off Ridge Vent 4' BROWN ORL	Off Ridge Vent 4' BROWN
Pipe Jack Boot- Lead 2in.	Pipe Jack Boot- Lead 2in.
Pipe Jack Boot- Lead 3in.	Pipe Jack Boot- Lead 3in.

Sub Total	\$56,913.75
Total	\$56,913.75

SPECIAL INSTRUCTIONS

Okeechobee FLORIDA

CONCRETE ROOF TILE COLLECTIONS



Proudly Serving the Florida Market for over 60 Years



Westlake
Royal Roofing Solutions™



The Mastery of Manufacturing

We focus on the latest innovations in tile manufacturing. Our process is unique, providing pre-blended tile for the best roof aesthetic. With locations in Lake Wales, Okeechobee, and Pompano Beach we continue to maintain our commitment to our Florida customers.



Asphalt Shingle

139°

attic temperature

Concrete Tile

94°

attic temperature

Why Tile?

NATURAL PROTECTION

Attic temperatures measured using identical heat sources simulating the sun's radiation comparing Newpoint™ Cool Roof System to a common asphalt shingle installation. The result is less heat in the attic and lower energy bills.

Material Matters.

BEAUTY MATTERS

Our concrete tiles have texture and substance, creating a true multidimensional look for your roof. Their natural colorways harmonize easily with other exterior building elements.

DURABILITY MATTERS

Newpoint™ engineered tile is specifically designed for new build and reroof, helping provide Floridians protection from the elements.

VALUE MATTERS

Westlake Royal Roofing Solutions™ stands behind the quality of our roof tile with a Fully Transferable, Non-Prorated Limited Lifetime Warranty.

SUSTAINABILITY MATTERS

Newpoint™ concrete roof tiles are locally made and sourced in Florida since 1958.





Color Matters.

As the market leader, we strive to enhance the curb appeal of your home. We continuously develop new colors to harmonize with the shifting architectural trends in Florida. We take pride in the color quality and blending we provide.

3 STYLES

Newpoint™ concrete roof tile easily harmonizes with all three dominant architectural styles in Florida.



TRADITIONAL

AMERICAN ADAPTATIONS OF REGIONAL HOME STYLES FROM OTHER TIME PERIODS OR AREAS OF THE WORLD. OFTEN MIXED REFERENCES.



MEDITERRANEAN
TUSCAN
WEST INDIES
FLORIDA OLD STYLE
FRENCH COUNTRY



TRANSITIONAL

PREFERS THE CLEAN LINES OF CONTEMPORARY ARCHITECTURE, BUT DRAWS HEAVILY ON DETAILS AND STYLES FROM TRADITIONAL ARCHITECTURE.



RANCH / SPLIT LEVEL
PRAIRIE STYLE
MIXED LOOKS



CONTEMPORARY

CHARACTERIZED BY A PREFERENCE FOR CLEAN LINES, OPEN CONCEPTS, DECORATION, AMPLE LIGHT SOURCES / LARGE WINDOWS, AND LACK OF ROUND FORMS.



MODERN
MID-CENTURY MODERN
CONTEMPORARY

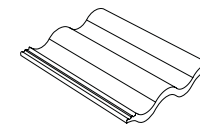


SLATE | Dark Charcoal Blend



HIGH & MEDIUM TILE PROFILE COLLECTIONS

ESTATE

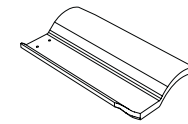


You will often find this tile gracing the roofs of Mediterranean inspired homes. This lower profile boasts easy versatility for any style building.

P. 13

GALENA

DESIGNER PRODUCT



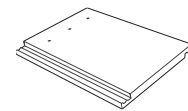
Galena profile displays hand-crafted characteristics, providing an ideal complement to Spanish architecture. Bridging the Old World look of yesterday with the durability of today.

P. 17

LOW TILE PROFILE COLLECTIONS

SAXONY® 900

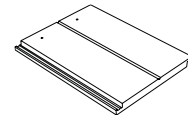
Slate



Beautiful design representative of styles found in England, Northern Europe and the US Eastern Seaboard. Versatile enough to accentuate any architectural style.

P. 21

Split Slate

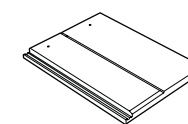


Unique beveled edges precisely define each tile for a staggered appearance, while its distinctive slate texture accurately reproduces the appearance of its natural counterpart. Two 90° angled cuts on nose.

P. 23

PLANTATION

Slate Like



Unique beveled edges precisely define each tile for a staggered appearance, while its distinctive slate texture accurately reproduces the appearance of its natural counterpart. Two unique nose cuts 90° bevel and angled.

P. 25



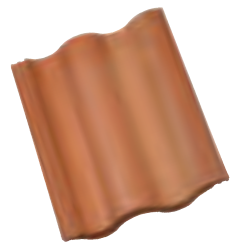
ESTATE | Canyon Clay



GALENA | Spanish Clay, Black Antique



SAXONY 900 Slate | Sterling



ESTATE



ESTATE | Canyon Clay

STANDARD COLORS

TERRA COTTA

No Antique

1GOCS6230NN



Stock

CRRC 0942-0049 / Ref.:29 / Emit.:89 / SRI:30 / Aged SRI:32

SPANISH CLAY

White Antique

1GOCS6225BU



Made to Order

CANYON CLAY

No Antique

1GOCS6201NN

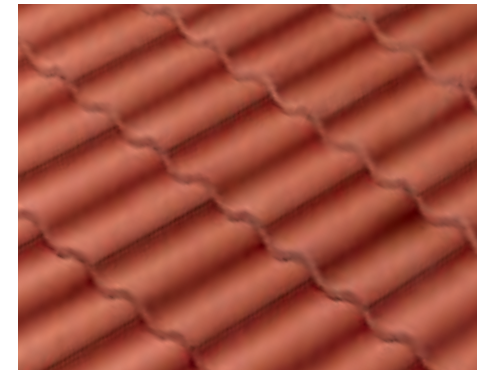


Stock

SPANISH RED

No Antique

1GOCS7069NN



Made to Order

GOLD DUST BLEND

1GOCS7205

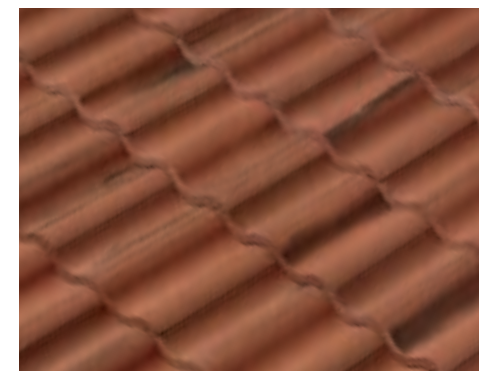


Stock

SPANISH CLAY

Black Antique

1GOCS6225AA



Made to Order

STANDARD COLORS

<p>DELCREST TAN White Antique 1GOCS0311BU</p>  <p>Stock</p>	<p>COCONUT White Antique 1GOCS0307BU</p>  <p>Stock</p>	<p>DESERT TAN White Antique 1GOCS0312BU</p>  <p>Stock</p>
--	--	--

<p>CARMEL No Antique 1GOCS6202NN</p>  <p>Stock</p>	<p>TAN Black Antique 1GOCS0332AA</p>  <p>Made to Order</p>	<p>LIGHT BROWN White Antique 1GOCS3443BU</p>  <p>Made to Order</p>
--	---	--

<p>CANYON CLAY Black Antique 1GOCS6201AA</p>  <p>Stock</p>	<p>ESPRESSO BLEND 1GOCS3260</p>  <p>Stock</p>	<p>SLATE Black Antique 1GOCS5161AA</p>  <p>Made to Order</p>
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STANDARD COLOR

STERLING 1GOCS5759



Made to Order
CRRRC 0942-0194 / Ref.:21 / Emit.:92 / SRI:21




PREMIUM COLOR

SALMON
Light Yellow Antique 1GOWS6213DM



Stock

BLENDS Blends are composed of individual colors and must be blended during installation.

<p>BAYSIDE BLEND 1GOCS6265</p>  <p>Made to Order Canyon Clay - Black Antique Spanish Clay - Black Antique Tan - Black Antique</p>	<p>MONTEREY BLEND 1GOCS6298</p>  <p>Stock Canyon Clay Carmel Terra Cotta</p>	<p>LARGO BLEND 1GOCS0362</p>  <p>Made to Order Delcrest Tan - White Antique Desert Tan - White Antique Light Brown - White Antique</p>
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ESTATE | Bayside Blend



GALENA

DESIGNER PRODUCT



GALENA | Terra Cotta - Black Antique

STANDARD COLORS

CANYON CLAY

Black Antique 1GQCS6201AA



Made to Order

TAN

Black Antique 1GQCS0332AA



Made to Order

TERRA COTTA

Black Antique 1GQCS6230AA



Made to Order

STANDARD COLOR

SPANISH CLAY

Black Antique 1GQCS6225AA



Made to Order

NEVADA CLAY

No Antique 1GQWS6212NN



Made to Order

TERRA COTTA

No Antique 1GQCS6230NN



Made to Order
CRRC 0942-0049 / Ref.:89 / Emit.:90 / SRI:30 / Aged SRI:32

PREMIUM COLOR

SPANISH RED

No Antique 1GQCS7070NN



Made to Order

BLEND

BAYSIDE BLEND

1GQCS6265



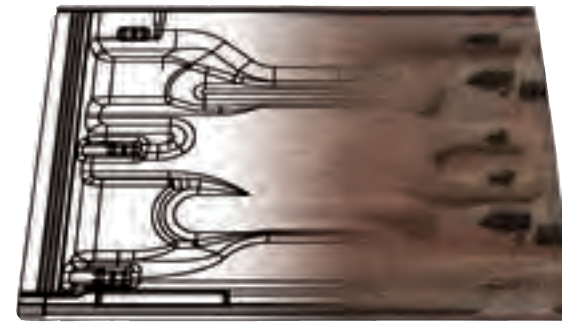
Made to Order

Canyon Clay - Black Antique
Spanish Clay - Black Antique
Tan - Black Antique

Blends are composed of individual colors and must be blended during installation.

Saxony® 900 Tile

A superior tile **specifically designed for the Florida market**, to optimize installation, reduce costs and improve protection against the elements.



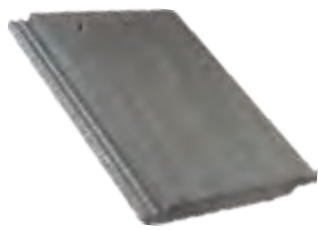
It is Westlake Royal Roofing Solutions™ unyielding drive to develop and provide the industry and our customers with the most innovative tile roofing products, energy-saving solutions and advanced installation techniques.



Up to 25% Less Foam Required

FEATURES & BENEFITS

- Advanced design - lower profile & thicker mid-body
- Increased contact area, optimizing foam adhesive
- More efficient to install, saving labor cost
- Higher wind uplift resistance while using less foam than competitors*



SAXONY® 900 Slate



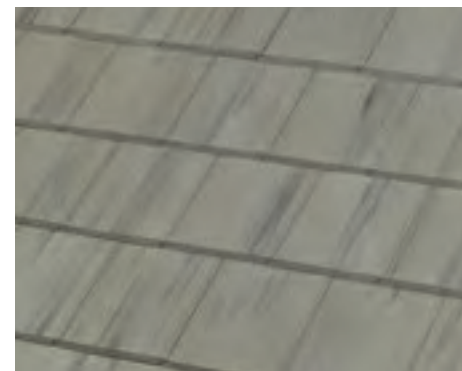
SAXONY 900 Slate | Dark Charcoal Blend

STANDARD COLORS

NATURAL GRAY

Black Antique

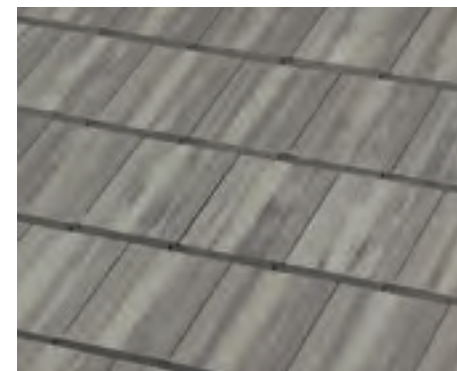
1FMCS5159AA



Made to Order

STERLING

1FMCS5759O



Stock

SLATE

Black Antique

1FMCS5161AA



Stock

CHESTNUT BURNT

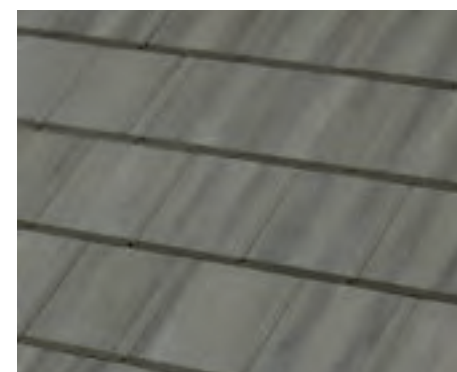
1FMCS3242O



Stock

STONE MOUNTAIN BLEND

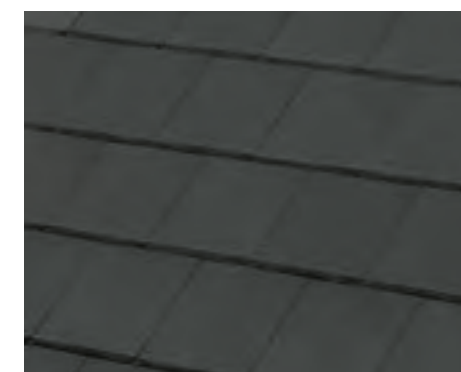
1FMCS5354O



Stock

DARK CHARCOAL BLEND

1FMCS1135O



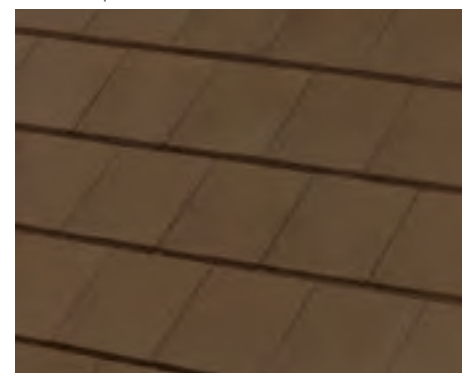
Stock

PREMIUM COLOR

ESPRESSO BLEND

No Antique

1FMCS3260O

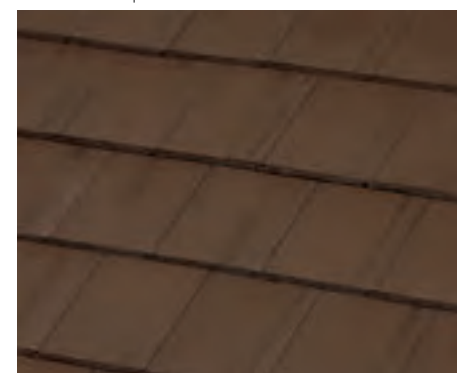


Stock

BROWN SUGAR

Black Antique

1FMCS3425AA



Made to Order

ULTRA WHITE

COLOR COAT*

1FMBS8001O



Stock



SAXONY® 900 Split Slate



SAXONY 900 Split Slate | Slate - Black Antique

STANDARD COLORS

COCONUT

White Antique

1FCCS0307BU

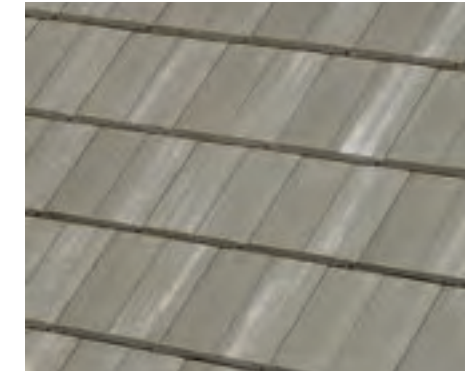


Stock

NATURAL GRAY

White Antique

1FCCS5159BU



Stock

SLATE

Black Antique

1FCCS5161AA



Stock

TAUPE

Black Antique

1FCCS5164AA



Stock

LIGNITE

Black Antique

1FCCS3442AA



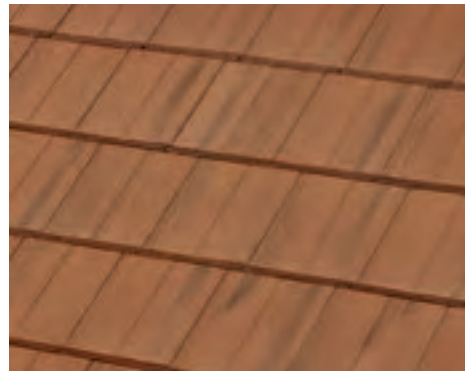
Made to Order

STANDARD COLORS

CANYON CLAY

Black Antique

1FCCS6201AA



Stock

CEDAR TAN

Black & Brown Antique

1FCCS0308CD



Stock

SIERRA BROWN

Black Antique

1FCCS3450AA



Made to Order

BLENDS

Blends are composed of individual colors and must be blended during installation.

ROCKPORT GRAY BLEND

1FCCS5178

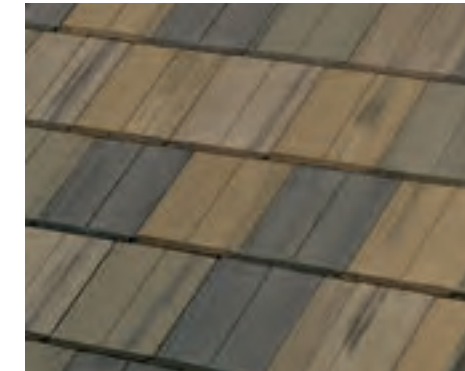


Made to Order

Sierra Brown - Black Antique
Slate - Black Antique
Taupe - Black Antique

CHEYENNE ROCK BLEND

1FCCS5173



Made to Order

Lignite - Black Antique
Sierra Brown - Black Antique
Slate - Black Antique
Taupe - Black Antique



PLANTATION Slate Like



PLANTATION Slate Like | Pablo Creek Blend

STANDARD COLORS

COCONUT

White Antique

1GCCW0307BU



Stock

NATURAL GRAY

White Antique

1GCCW5159BU



Made to Order

CEDAR TAN

Black & Brown Antique

1GCCW0308CD



Stock

TAUPE

Black Antique

1GCCW5164AA



Stock

SIERRA BROWN

Black Antique

1GCCW3450AA



Made to Order

LIGNITE

Black Antique

1GCCW3442AA



Made to Order

PLANTATION Slate Like

STANDARD COLORS

NATURAL GRAY

Black Antique 1GCCW5159AA



Made to Order

SMOKE

Black Antique 1GCCW5162AA



Made to Order

SLATE

Black Antique 1GCCW5161AA



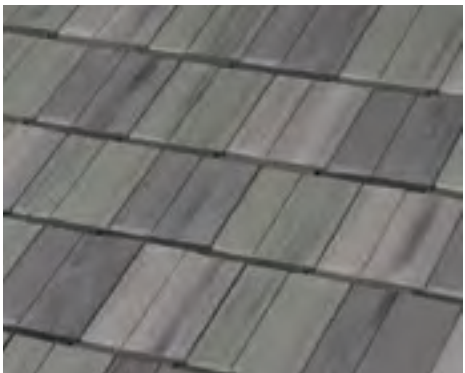
Stock

BLENDS

Blends are composed of individual colors and must be blended during installation.

PABLO CREEK BLEND

1GCCW5177

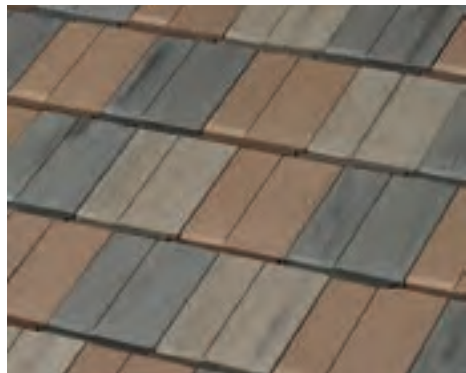


Made to Order

Natural Gray - Black Antique
Slate - Black Antique
Smoke - Black Antique

ROCKPORT GRAY BLEND

1GCCW5178

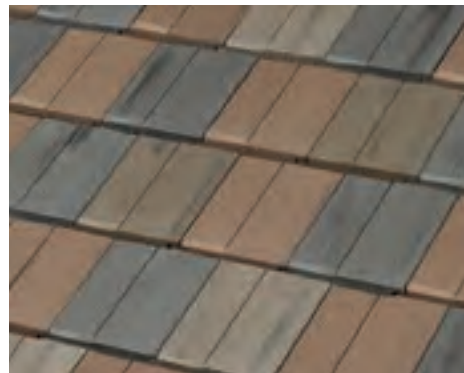


Made to Order

Sierra Brown - Black Antique
Slate - Black Antique
Taupe - Black Antique

CHEYENNE ROCK BLEND

1GCCW5173



Made to Order

Lignite - Black Antique
Sierra Brown - Black Antique
Slate - Black Antique
Taupe - Black Antique



PLANTATION Slate Like | Pablo Creek Blend - Black Antique



PLANTATION Slate Like | Natural Gray - White Antique



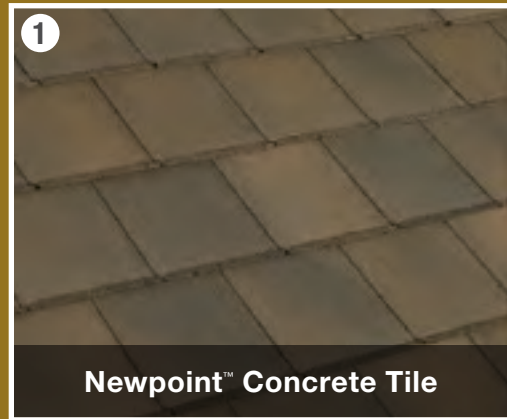
PLANTATION Slate Like | Coconut - White Antique

Have you considered what is underneath your roof tile?

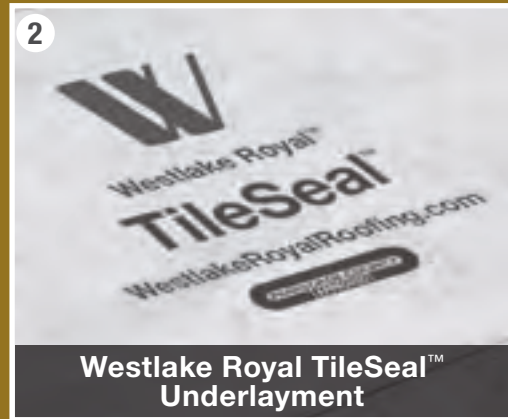
Newpoint™ Cool Roof System



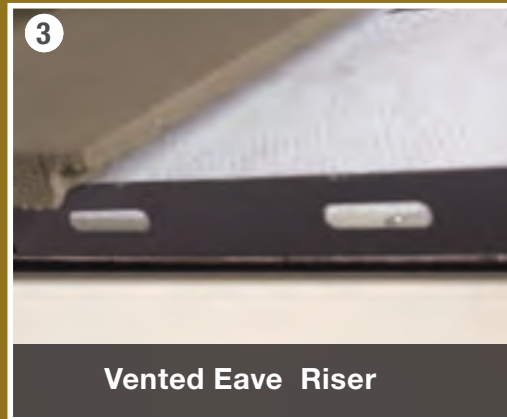
Five components provide energy efficiency and give substantial return on your investment.



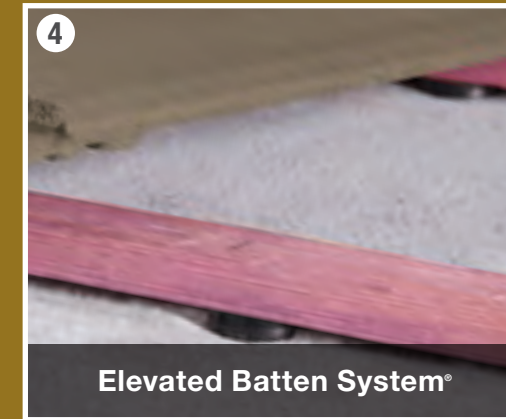
Newpoint™ Concrete Tile



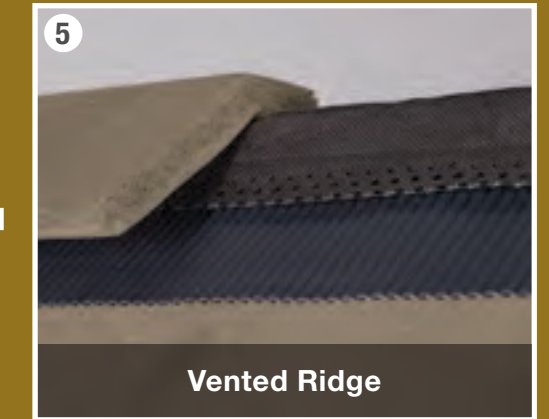
Westlake Royal TileSeal™ Underlayment



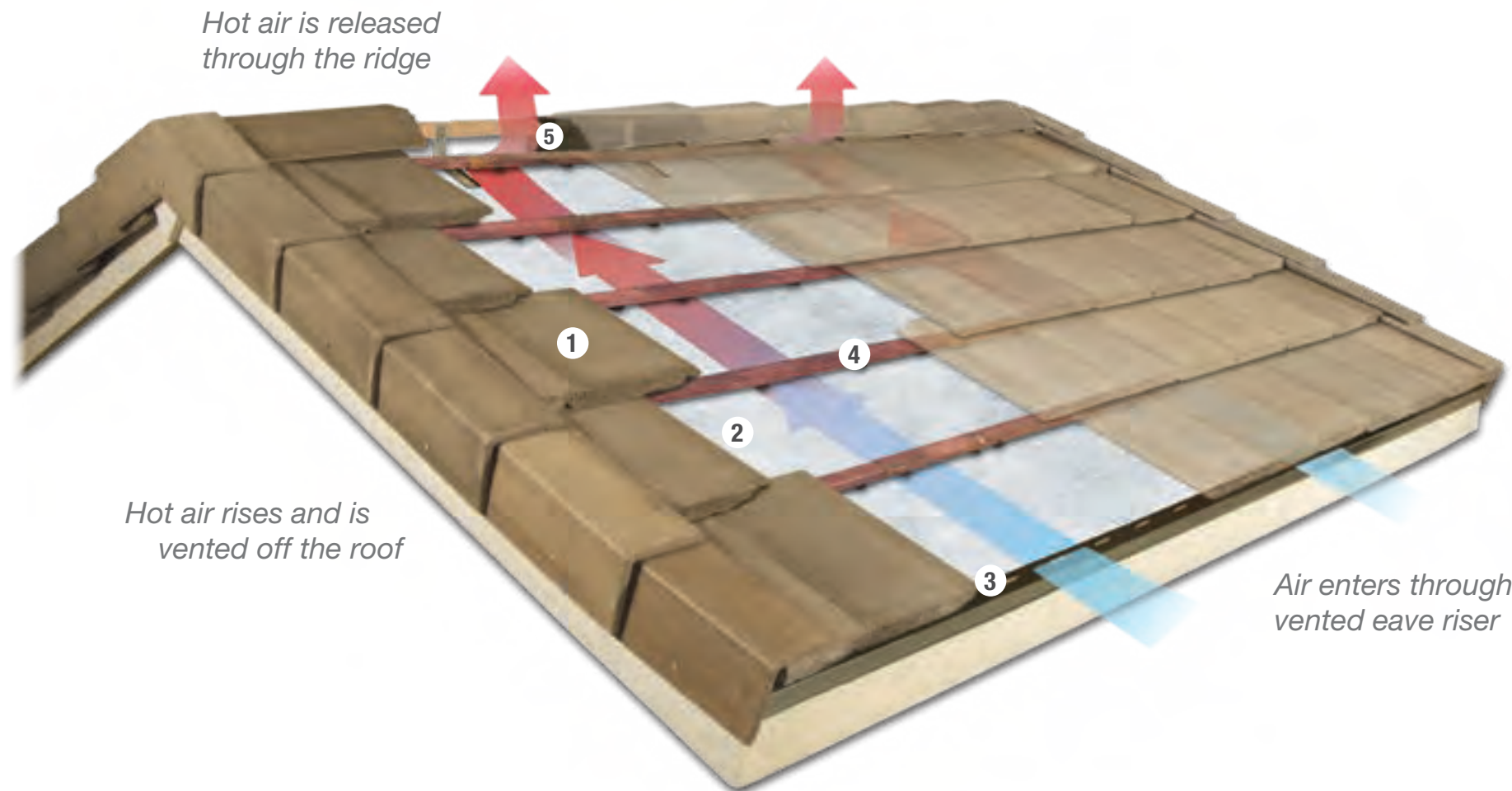
Vented Eave Riser



Elevated Batten System®



Vented Ridge



Energy Savings Every Year



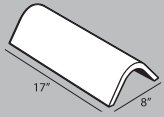

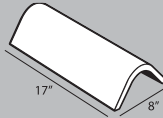
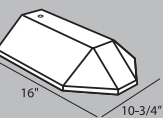
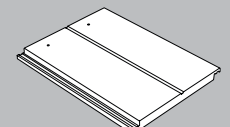

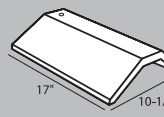
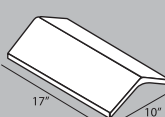
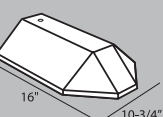

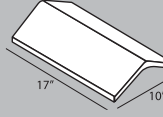
22% Reduction in heating and cooling costs[†]



For more information, please visit our website WestlakeRoyalRoofing.com

Specifications

Finishing Touches

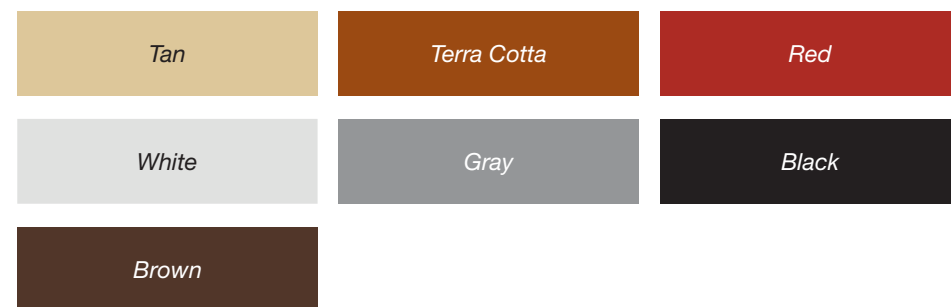
ESTATE	Size	Height	Coverage	Installed Weight / Square	Pieces / Pallet		Squares / Pallet	Weight / Pallet	Approvals	Rake	Barrel			
	16.5" x 13"	2-3/8"	At 3" minimum headlap, 91 field tiles will cover approx. 100 square feet of roof area.	Approx: 828 lbs.	240		2.63	Approx: 2,560 lbs.	 FL 7849-R11	 1GUCS/1GUWS/1GUBS	 1GRCS/1GRSS/1GRBS			
GALENA	Size	Height	Coverage	Installed Weight / Square	Pieces / Pallet		Squares / Pallet	Weight / Pallet	Approvals	Rake	Barrel			
	17" x 10"	2-11/16"	At 2.5" minimum headlap, 111 field tiles will cover approx. 100 square feet of roof area.	Approx: 942 lbs.	352		3.17	Approx: 3,246 lbs.	 FL 7849-R11	 1GUCS	 1GRCS			
SAXONY 900 SLATE	Size	Height	Coverage	Installed Weight / Square	Pieces / Pallet		Squares / Pallet	Weight / Pallet	Approvals	90° Rake	Rake	3-Sided Ridge	V-Ridge	3-Sided Hip Starter
	17" x 13"	1-5/32"	At 3" minimum headlap, 85 field tiles will cover approx. 100 square feet of roof area.	Approx: 950 lbs.	210		2.47	Approx: 2,566 lbs.	 FL 7849-R11	 1R9CS/1R9BS	 1GUCS	 1R3CS/1R3BS	 1GVCS	 1FHCS/1FHBS
SAXONY 900 SPLIT SLATE	Size	Height	Coverage	Installed Weight / Square	Pieces / Pallet		Squares / Pallet	Weight / Pallet	Approvals	90° Rake	Rake	3-Sided Ridge	V-Ridge	3-Sided Hip Starter
	17" x 13"	1-5/32"	At 3" minimum headlap, 85 field tiles will cover approx. 100 square feet of roof area.	Approx: 950 lbs.	210		2.47	Approx: 2,566 lbs.	 FL 7849-R11	 1R9CS	 1GUCS	 1R3CS	 1GVCS	 1FHCS
PLANTATION SLATE LIKE	Size	Height	Coverage	Installed Weight / Square	Pieces / Pallet		Squares / Pallet	Weight / Pallet	Approvals	Rake	V-Ridge			
	16.5" x 13"	1-5/32"	At 3" minimum headlap, 91 field tiles will cover approx. 100 square feet of roof area.	Approx: 1,074 lbs.	210		2.31	Approx: 2,700 lbs.	 FL 7849-R11	 1GUCS	 1GVCS			

Suggested Eave Metal Colors

ESTATE	
Canyon Clay	Terra Cotta
Coconut	Tan
Delcrest Tan	Tan
Desert Tan	Tan
Espresso Blend	Brown
Gold Dust Blend	Terra Cotta
Light Brown	Brown
Salmon	Terra Cotta
Slate	Gray
Spanish Clay	Red
Spanish Red	Red
Sterling	White
Tan	Tan
Terra Cotta	Terra Cotta
ESTATE BLENDS	
Bayside Blend	Terra Cotta
Largo Blend	Tan
Monterey Blend	Terra Cotta

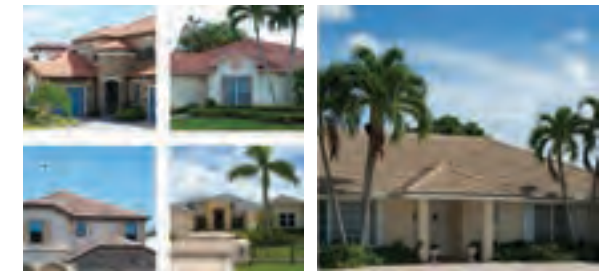
GALENA	
Canyon Clay	Terra Cotta
Nevada Clay	Terra Cotta
Spanish Clay	Red
Spanish Red	Red
Tan	Tan
Terra Cotta	Terra Cotta
GALENA BLEND	
Bayside Blend	Terra Cotta
SAXONY® 900 SLATE	
Brown Sugar	Brown
Chestnut Burnt	Brown
Dark Charcoal Blend	Black
Espresso Blend	Brown
Natural Gray	Gray
Slate	Gray
Sterling	White
Stone Mountain Blend	Black
Ultra White	White

SAXONY® 900 SPLIT SLATE	
Canyon Clay	Terra Cotta
Cedar Tan	Tan
Coconut	Tan
Lignite	Gray
Natural Gray	Gray
Sierra Brown	Brown
Slate	Gray
Taupe	Gray
SAXONY® 900 SPLIT SLATE BLENDS	
Cheyenne Rock Blend	Gray
Rockport Gray Blend	Gray
PLANTATION SLATE LIKE	
Cedar Tan	Tan
Coconut	Tan
Lignite	Gray
Natural Gray	Gray
Sierra Brown	Brown
Smoke	Gray
Slate	Gray
Taupe	Gray
PLANTATION SLATE LIKE BLENDS	
Cheyenne Rock Blend	Gray
Pablo Creek	Gray
Rockport Gray Blend	Gray



Visualize

Picture your new roof with Newpoint™ Concrete Roof Tile Inspiration house photo gallery on our website.



Order A Sample

Deciding on the perfect roof can be overwhelming. So, instead of wondering what color or style will work, order a sample and take the guesswork out of your decision. It's just another way Newpoint™ Concrete Roof Tile makes it easy to buy with confidence.



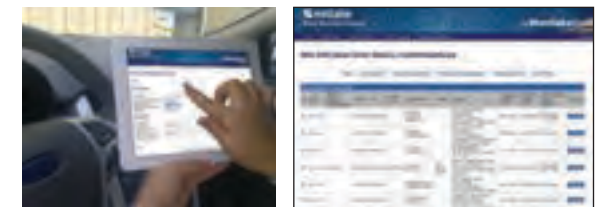
Architectural Tools

Our complete suite of architectural tools, including Arcat 3-Part Specs and CAD/BIM drawings, are available for download directly from our website.



Online Ordering

Manage your orders through My Westlake Royal, a simple online tool to track product orders in real time, all from the convenience of your computer, tablet or smartphone. Sign-up for e-mail alerts to notify you of your order status.



Limited Lifetime Warranty

As a brand you can trust, Newpoint™ Concrete Roof Tile offers one of the most comprehensive, fully transferable roofing warranties available on the market today.

Follow Us On Social Media

See what everyone loves about Newpoint™ Concrete Roof Tile and get inspired on: Facebook, Twitter, LinkedIn, YouTube, HOUZZ, Pinterest and Instagram.



Code Approval: Some approvals are regional and only apply to locally produced products; please contact Newpoint™ before transporting product across state lines. Specifically, products used in the Miami Dade County region of Florida require special testing and recognition. All tiles are Class A fire rated.

Disclaimer: The printed colors shown in this brochure may vary from actual available tile colors. Before making a final selection, be sure to review actual tile samples and roof installations. Please contact your local sales office for further assistance. Inadvertent errors in this publication are subject to change without notice. No performance guarantee is offered or implied beyond that expressly indicated.

Efflorescence is a temporary surface condition which is common to all concrete products. The process is caused by the chemical nature of cement. This reaction can appear as an overall chalky white bloom (a softening of color) or in more concentrated patches. It is difficult to predict how long the effects of efflorescence will last. It depends on the type and amount of deposit as well as local weather conditions. The action of carbon dioxide and rainwater will gradually remove the deposit, in most cases, leaving the original color of the roof intact without further efflorescence occurring. It is superficial and in no way affects the quality or functional properties of the tile.

Installation: According to the Tile Roofing Institute loading guidelines, "To achieve a pleasant, random blend of color for your job, care should be taken upon loading to mix the tiles." (Source: 2015 Concrete and Clay Roof Tile Installation Manual). Please consult the Tile Roofing Institute (TRI) Installation guides for application recommendations.



Visit our Design Centers:

FORT MYERS:

16240 S Tamiami Trail
Fort Myers, FL 33908
T: 863.467.3470

POMPANO:

2125 NW 22nd Street
Pompano Beach, FL 33069
T: 863.467.3472

ORLANDO:

2250 Lee Road, Suite 80
Winter Park, FL 32789
T: 407.960.7536

ABOUT WESTLAKE ROYAL ROOFING SOLUTIONS™

Westlake Royal Roofing Solutions™ is the combination of DaVinci® Roofscapes and the former Boral North America roofing product lines. The company is a recognized, national leader in durable and sustainable clay, composite, concrete, and steel roof systems and components. The company's offerings include US Tile® products, a legacy line of premium, stunning clay tile solutions manufactured to the highest standard of sustainability and craftsmanship: DaVinci® Roofscapes, beautiful and durable composite slate and shake roofing tiles; Newpoint™ Concrete Tile Roofing, the enduring line of concrete tile known for its superior strength, Class A fire rating and long-lasting beauty; Unified Steel™ Stone Coated Roofing, the ultra-lightweight roofing system which benefits from the structural strength of steel; and Westlake Royal™ Roofing Components, a full line of integrated roof components designed to deliver a higher standard of roof installation and performance.

ABOUT ABOUT WESTLAKE ROYAL BUILDING PRODUCTS™

Westlake Royal Building Products USA Inc., a Westlake company (NYSE:WLK), is a leader throughout North America in the innovation, design, and production of a broad and diverse range of exterior and interior building products, including Siding and Accessories, Trim and Mouldings, Roofing, Stone, Windows and Outdoor Living. For more than 50 years, Westlake Royal Building Products has manufactured high quality, low maintenance products to meet the specifications and needs of building professionals, homeowners, architects, engineers and distributors, while providing stunning curb appeal with an unmatched array of colors, styles, and accessories.

For more information, please visit WestlakeRoyalBuildingProducts.com. Follow us on LinkedIn, Instagram and "Like" us on Facebook.

Sales Offices

Phoenix, ARIZONA
Corona, CALIFORNIA
Lathrop, CALIFORNIA
Stockton, CALIFORNIA
Rialto, CALIFORNIA
Denver, COLORADO
Lake Wales, FLORIDA

Okeechobee, FLORIDA
Pompano Beach, FLORIDA
Kapolei, HAWAII
Henderson, NEVADA
Fort Worth, TEXAS
Katy, TEXAS

Corporate Office

Westlake Royal Building Products
2801 Post Oak, Suite 600
Houston, Texas 77056

Customer Service

Ph: 863.824.1289

Website



WestlakeRoyalRoofing.com

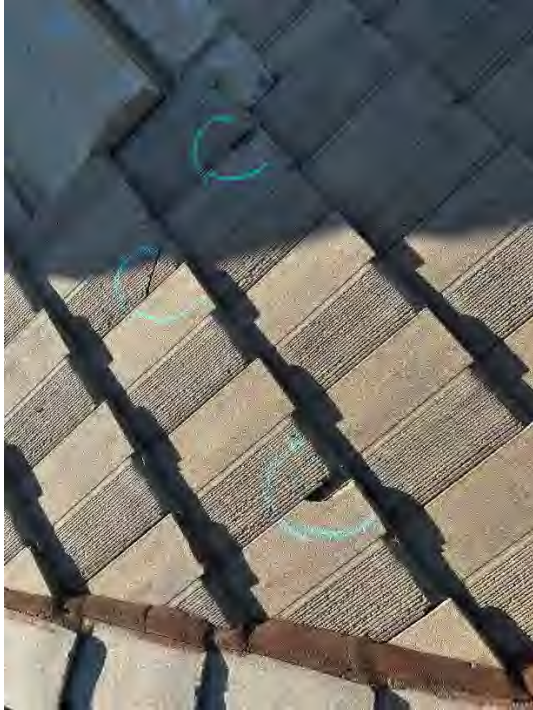


Westlake
Royal Roofing Solutions™











Section 7Biv
Sky Light Roofing Inc. for
Roof Replacement

ROF ESTIMATE

04/24/2023

Claim Information



Sky Light Roofing, Inc.
 6105 E. Colonial Dr.
 Orlando, FL 32807
 Phone: 407-430-7663

Company Representative
 Milton Gabanzo
 Phone: (321) 239-6404
 milton@skylighroofing.com

Elizabeth 450 b fiallo
informark
 4250 Brighton Lakes Boulevard
 Kissimmee, FL 34746
 (407) 566-4380

Job: Elizabeth 450 b fiallo

Roofing full replacement Section

- Remove one layer of existing roof and underlayment to expose decking*.
- Replace any rotten wood. ~SEE PRICE DETAILS BELOW
- Install 2½in. coil nails along all trusses, every 6in., to properly secure decking.
- Install one layer of POLYGLASS POLYSTICK TU Plus as a dry in application.
- Install 2½in. drip edge around perimeter of the roof with bird stop or anti ponding at eaves and rakes.
- Install 26gauge 24" formed tile valley.
- Install 1in. thick and 2in. wide battens horizontally along the edge of the roof to properly hold the tiles in place.
- Install new tile lead boots (painted to match roof color).
- Install 10in. tile exhaust vents.
- Install new vents.
- Install rake and ridge caps. Rake caps fastened with #8 x 2-½" threaded tile roofing fasteners. Ridge end rake caps to be set with tile-tight mortar substitute (tinted to match tile as closely as possible).
- Install new Eagle- tiles.
- Mechanically attach tiles to battens using Quick drive 2½in. ZINC 1.5m screws.
- Ground will be swept with a magnet at the end of each working day.
- Clean entire work area and haul away all debris.

MATERIAL WARRANTY AS PROVIDED BY MANUFACTURERS & FIVE-YEAR LABOR FROM FINAL PAYMENT.

- Price includes the specified roofing materials, labor, taxes and all permitting fees.
- **ALL ROTTED WOODWORK IS ADDITIONAL \$89.00/SHEET OF PLYWOOD, OR \$6.95/LF, IF CEDAR WOOD \$7.50/LF. (PLEASE BE AWARE THAT THE HOMEOWNER IS RESPONSIBLE FOR MAKING THE PROPER ARRANGEMENTS TO BE HOME DURING THE ROOFING JOB, IF HOMEOWNER DESIRES TO DISAPPROVE ANY ROTTED WOODWORK REPLACEMENT, OTHERWISE WE WILL REPLACE ALL THE NECESSARY WOODWORK WITH SIMILAR MATERIALS AT THE QUOTED PRICES AS THE DECKING CANNOT BE LEFT EXPOSED DUE TO THE RISK FOR WATER INTRUSION).

PAYMENT TERMS: 50% DEPOSIT TO DELIVER THE JOB MATERIALS & THE BALANCE DUE UPON JOB COMPLETION.

	Qty	Unit
ROOF INVESTMENT	0.00	EA
		--

TOTAL **\$48,989.00**

Starting at **\$489/month** with **Acorn FINANCE** • **APPLY**

ADDITIONAL CONTRACT TERMS

1. Owner agrees to pay Contractor its normal selling price for all additions, alterations, or deviations. Other than rotted woodwork, no additional work shall be done without prior written authorization of Owner and agreed to by Contractor on a fully signed Change Order. Any such authorization shall only be on a written Change Order form signed by both parties, which shall become part of this Contract. Where such additional work is added to this Contract, it is agreed that the Total Price under this Contract shall be increased by the price of additional work and that all terms and conditions of this Contract shall apply equally to such additional work. If this contract is cancelled after 15days of being signed, the homeowner agrees and understand that a fee of 20% of the

contract amount is a fair payment for pre-construction arrangements already done.

2. Any change in the written job specifications or construction necessary to conform to existing or future building codes, zoning laws, or regulations of inspecting Public Authorities shall be considered additional work to be paid for by Owner as additional work.
3. If the quantity of material required under this Contract is increased, the Owner shall be obligated to reimburse Contractor for additional expense incurred plus 20% as overhead and profit on such materials. If the Owner or agent of the Owner furnishes material or performs labor on any portion of the work in progress, any loss to the Contractor that results thereof shall be charged to the Owner. Any changes made under this Contract will not affect the validity of this document.
4. The Contractor shall NOT be responsible for any damage or delays occasioned by the Owner or Owner's agent, Acts of Nature, earthquake, storm, undisclosed conditions, or other causes beyond the control of Contractor.
5. The Contractor shall NOT be responsible for any damage during the performance of his work using normal construction practices or dusting inside the house if the Contractor damages or contacts any other existing components including, but not limited to, water pipes, sewer pipes, gas lines, electrical wiring, ventilation and/or other wiring, conduits, pipes, tubes and vents that have been incorrectly installed within the roof deck or roof truss area.
6. The time to start and complete the work does not include and will be extended by the time during which the Contractor is delayed in his work by (a) the acts of the Owner or their agents or employees or those claiming under agreement with or grant from Owner, or by (b) any Acts of Nature which Contractor could not have reasonably foreseen and provided against, or by (c) stormy or inclement weather which necessarily delays the work, or by (d) strikes, boycotts or like obstructive actions by employees or labor organizations which are beyond the control of the Contractor and which he cannot reasonably overcome, or by (e) extra work requested by the Owner, or by (f) failure of the Owner to promptly pay for any work, or by (g) unforeseen delays cause by Public Authority; or by (h) defective roof decking, roof structure, concealed conditions, or other construction that delays the job or requires additional work by the Contractor, and such time shall be added to the time for completion, plus a reasonable allowance of costs incurred plus 20% overhead and profit, as compensation for such delays & any additional work.
7. Contractor shall, at his own expense, carry all workers' compensation insurance and public liability insurance for the protection of the Contractor and the Owner during the progress of the work in amounts required by law. Owner agrees to procure at his own expense, prior to the commencement of any work, property insurance with fire insurance, Course of Construction, all Physical Loss and Vandalism and Malicious Mischief clauses attached in a sum equal to the total cost of all improvements on the property. Such insurance shall be written to protect the Owner and Contractor and Lien Holder, as their interests may appear. Should Owner fail to do so, Contractor may procure such insurance, as agent for Owner, but is not required to do so, and Owner agrees on demand to reimburse Contractor in cash for the cost thereof.
8. Where colors are to be matched, Contractor shall make every reasonable effort to do so using standard colors and materials but does not guarantee a perfect match.
9. Contractor shall be entitled to be paid as agreed above and in full upon completion. Should either party hereto bring suit in court to enforce the terms of this Agreement, the prevailing party shall be entitled to court costs and reasonable attorney's fees, plus interest at the legal rate, for pursuit, litigation and appellate attorney's fees.
10. Unless expressly otherwise noted in this Agreement, the price quoted does not include repair or removing fascia, trim, sheathing, rafters, structural members, siding, masonry, caulking, metal edging, flashing of any type, or repairing or replacing any other components attached to the roof, decking or trusses. If, during the course of the work, it should become apparent that any such portions of the structure should be repaired or replaced, Owner and Contractor shall agree to a signed Change Order, or Owner shall have such work done by others and pay Contractor for any additional work and materials required to be provided by Contractor to protect the structure as additional compensation.
11. The Owner is solely responsible for providing Contractor with water, and electricity during the course of construction.
12. The Contractor shall not be responsible for damage to existing walks, stairways, curbs, driveways, cesspools, septic tanks, water or gas lines, arches, shrubs, lawn, trees, clotheslines, telephone or electric lines, etc. by the Contractor, subcontractor, or supplier incurred in the normal use, the performance of the work or in the delivery of materials for the job.
13. Owner hereby warrants and represents that he shall be solely responsible for the conditions of the building site over which the Contractor has no control and subsequently results in unforeseen costs, damage to the building or injury to persons or property. Contractor agrees to complete the work in a workmanlike and timely manner but is not responsible for: (a) failure or defect that result from work done by others prior to, at the time of, or subsequent work done under this Agreement; (b) failure to keep gutters, downspouts and valleys clear of obstructions; (c) failure of Owner to authorize Contractor to undertake needed repairs or replacement of fascia, vents, defective or deteriorated roofing or roofing felt, trim, sheathing, structural members, siding, masonry, caulking, metal edging, flashing of any type, or other repairs, and unforeseen or concealed circumstances.
14. **FOR ANY DEFECTIVE WORKMANSHIP RESULTING IN ANY LEAK, CONTRACTOR WILL, DURING THE FIRST FIVE YEARS AFTER COMPLETION, PROVIDE THE LABOR AND MATERIALS TO REPAIR THE LEAK. CONTRACTOR MAKES NO OTHER WARRANTY, EXPRESSED OR IMPLIED, (DISCLAIMING ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, OR MERCHANTABILITY). ANY WARRANTY OR LIMITED WARRANTY FOR THE MATERIALS USED IN THE PROJECT, SHALL BE LIMITED TO THAT PROVIDED SOLELY BY THE MANUFACTURER(S) OF THE PRODUCTS AND MATERIALS USED IN CONSTRUCTION. HOMEOWNER WAIVES AND RELEASES CONTRACTOR FROM ANY LIABILITY FOR ANY OTHER CLAIMS OR DAMAGES RELATING TO THE STRUCTURE, ANY PROPERTY, PERSONAL INJURY, OR DEATH.**
15. Owner hereby grants Contractor the right to display signs and advertising at the building site.
16. This Agreement constitutes the entire contract, and the parties are not bound by oral representation by any party or agent of either party.
17. The price quoted for completion of the work is valid for thirty (30) days & Contractor is entitled to rebid the job if not performed within that time.

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS OR NEGLECTS TO MAKE OTHER LEGALLY REQUIRED PAYMENTS, THE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED, YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT WHENEVER A SPECIFIC PROBLEM ARISES, YOU CONSULT AN ATTORNEY.

.....

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

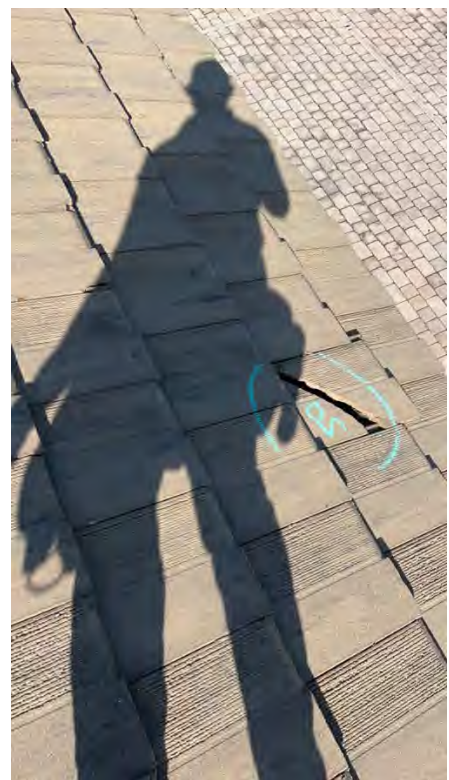
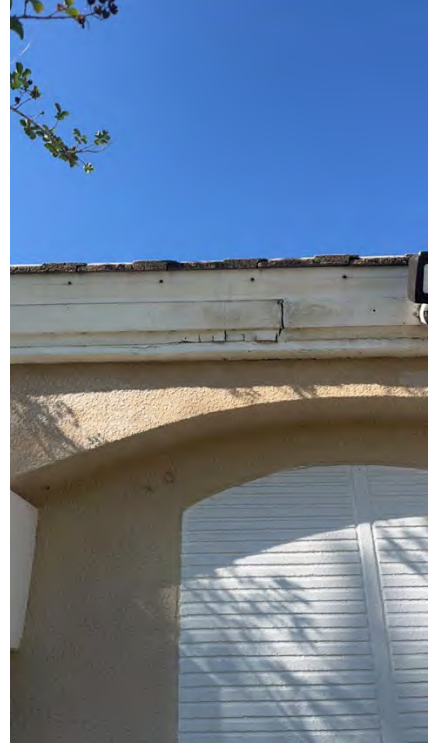
Date







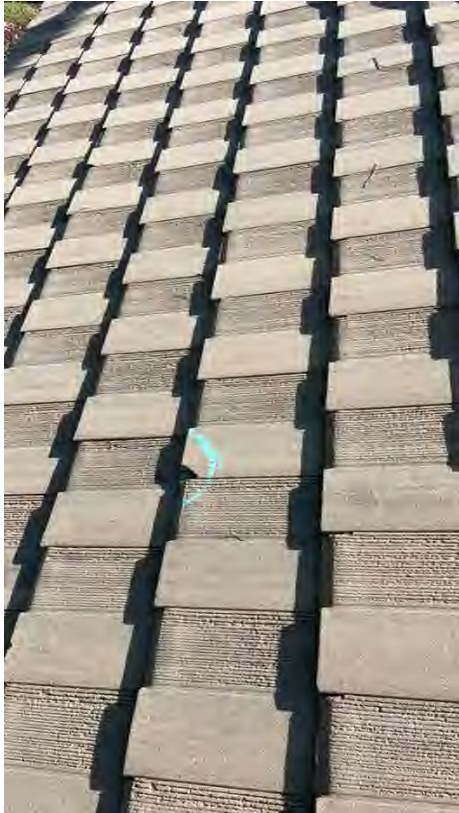






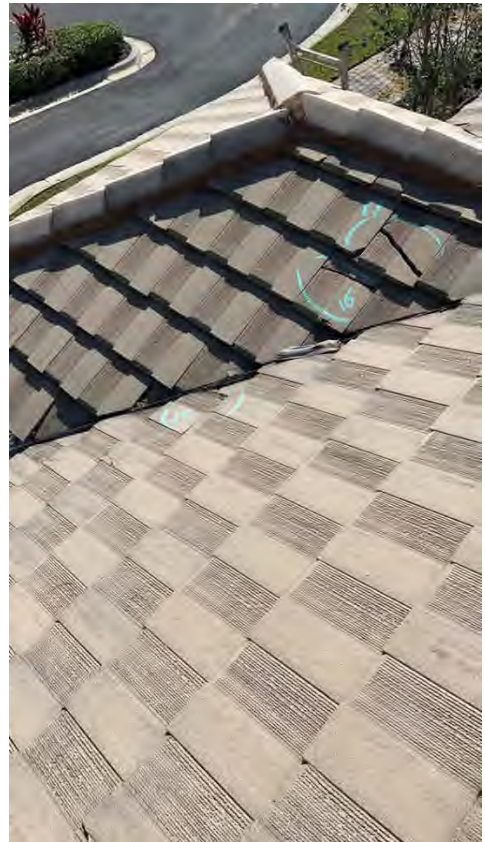
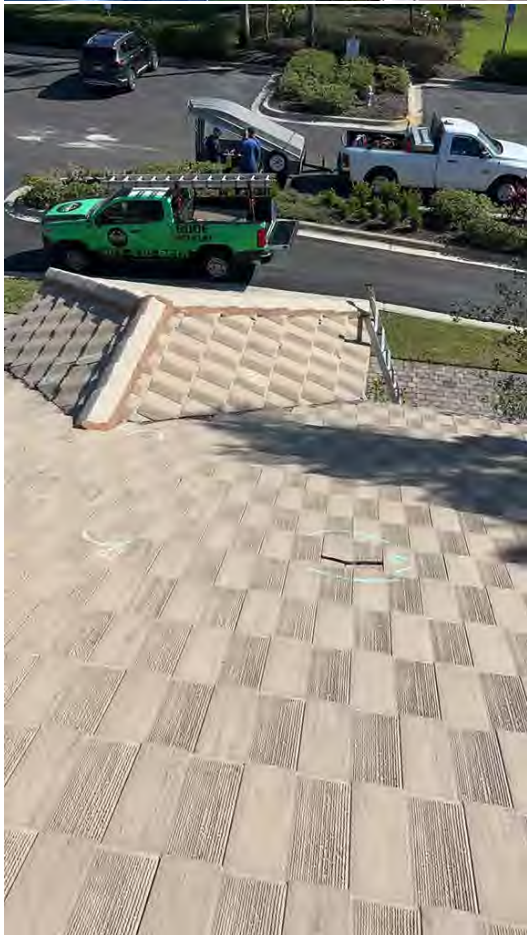
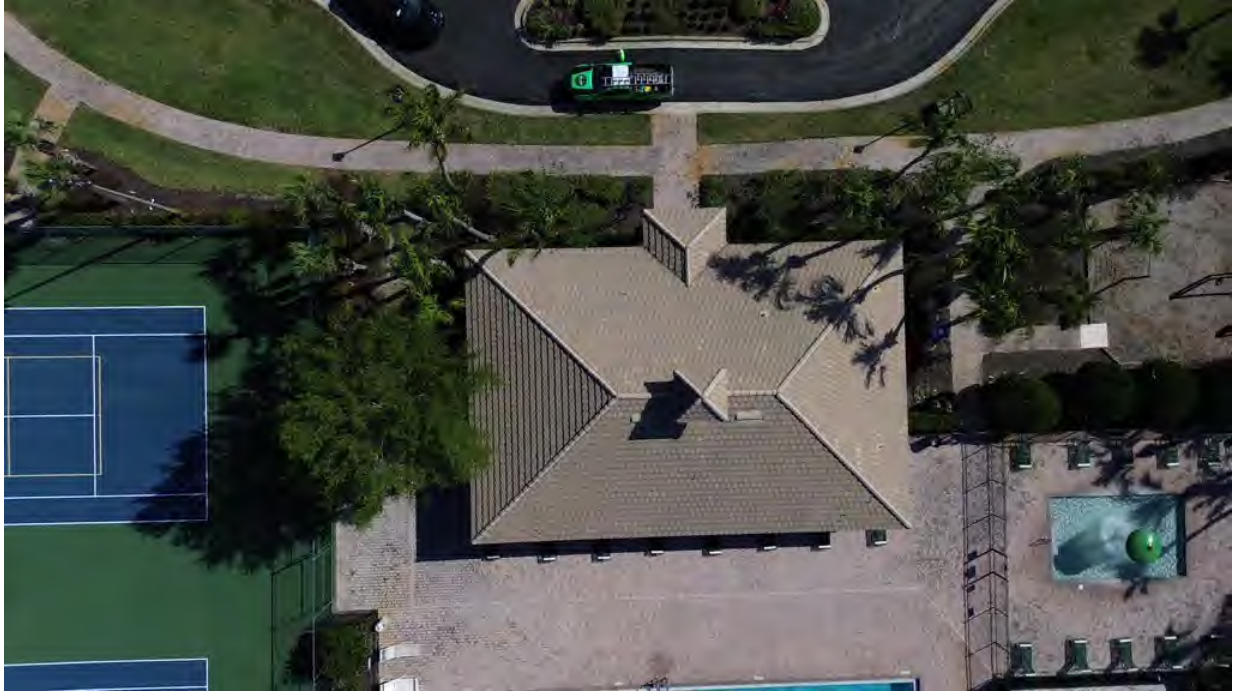
















Section 7Bv
Sky Light Roofing Inc. for
Roof Repair

ROOF REPAIR

04/24/2023

Claim Information



Sky Light Roofing, Inc.
 6105 E. Colonial Dr.
 Orlando, FL 32807
 Phone: 407-430-7663

Company Representative
 Milton Gabanzo
 Phone: (321) 239-6404
 milton@skylighroofing.com

Elizabeth 450 b fiallo
informark
 4250 Brighton Lakes Boulevard
 Kissimmee, FL 34746
 (407) 566-4380

Job: Elizabeth 450 b fiallo

Roofing Repair Section

- remove to replace 100 TO 150 broken tiles,, with wind damage wear due to time, recommendation to replace it completely
 This will prevent possible damage to the interior. of the property .
- Remove one layer of existing roof and underlayment to expose decking*.
- Replace any rotten wood. ~SEE PRICE DETAILS BELOW
- Install 2½in. coil nails along all trusses, every 6in., to properly secure decking.
- Install one layer of POLYGLASS POLYSTICK TU Plus as a dry in application.
- Install 2½in. drip edge around perimeter of the roof with bird stop or anti ponding at eaves and rakes.
- Install 26gauge 24" formed tile valley.
- Install 1in. thick and 2in. wide battens horizontally along the edge of the roof to properly hold the tiles in place.
- Install new tile lead boots (painted to match roof color).
- Install 10in. tile exhaust vents.
- Install new vents.
- Install rake and ridge caps. Rake caps fastened with #8 x 2-½" threaded tile roofing fasteners. Ridge end rake caps to be set with tile-tight mortar substitute (tinted to match tile as closely as possible).
- Install new Eagle- tiles.
- Mechanically attach tiles to battens using Quick drive 2½in. ZINC 1.5m screws.
- Ground will be swept with a magnet at the end of each working day.
- Clean entire work area and haul away all debris.

MATERIAL WARRANTY AS PROVIDED BY MANUFACTURERS & FIVE-YEAR LABOR FROM FINAL PAYMENT.

• Price includes the specified roofing materials, labor, taxes and all permitting fees.
 **ALL ROTTED WOODWORK IS ADDITIONAL \$89.00/SHEET OF PLYWOOD, OR \$6.95/LF, IF CEDAR WOOD \$7.50/LF. (PLEASE BE AWARE THAT THE HOMEOWNER IS RESPONSIBLE FOR MAKING THE PROPER ARRANGEMENTS TO BE HOME DURING THE ROOFING JOB, IF HOMEOWNER DESIRES TO DISAPPROVE ANY ROTTED WOODWORK REPLACEMENT, OTHERWISE WE WILL REPLACE ALL THE NECESSARY WOODWORK WITH SIMILAR MATERIALS AT THE QUOTED PRICES AS THE DECKING CANNOT BE LEFT EXPOSED DUE TO THE RISK FOR WATER INTRUSION).

PAYMENT TERMS: 50% DEPOSIT TO DELIVER THE JOB MATERIALS & THE BALANCE DUE UPON JOB COMPLETION.

	Qty	Unit
ROOF INVESTMENT	0.00	EA

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TOTAL	\$7,800.00
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Starting at **\$144/month** with **Acorn FINANCE** • **APPLY**

ADDITIONAL CONTRACT TERMS

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Contract. Where such additional work is added to this Contract, it is agreed that the Total Price under this Contract shall be increased by the price of additional work and that all terms and conditions of this Contract shall apply equally to such additional work. If this contract is cancelled after 15days of being signed, the homeowner agrees and understand that a fee of 20% of the contract amount is a fair payment for pre-construction arrangements already done.

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5. The Contractor shall NOT be responsible for any damage during the performance of his work using normal construction practices or dusting inside the house if the Contractor damages or contacts any other existing components including, but not limited to, water pipes, sewer pipes, gas lines, electrical wiring, ventilation and/or other wiring, conduits, pipes, tubes and vents that have been incorrectly installed within the roof deck or roof truss area.
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7. Contractor shall, at his own expense, carry all workers' compensation insurance and public liability insurance for the protection of the Contractor and the Owner during the progress of the work in amounts required by law. Owner agrees to procure at his own expense, prior to the commencement of any work, property insurance with fire insurance, Course of Construction, all Physical Loss and Vandalism and Malicious Mischief clauses attached in a sum equal to the total cost of all improvements on the property. Such insurance shall be written to protect the Owner and Contractor and Lien Holder, as their interests may appear. Should Owner fail to do so, Contractor may procure such insurance, as agent for Owner, but is not required to do so, and Owner agrees on demand to reimburse Contractor in cash for the cost thereof.
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13. Owner hereby warrants and represents that he shall be solely responsible for the conditions of the building site over which the Contractor has no control and subsequently results in unforeseen costs, damage to the building or injury to persons or property. Contractor agrees to complete the work in a workmanlike and timely manner but is not responsible for: (a) failure or defect that result from work done by others prior to, at the time of, or subsequent work done under this Agreement; (b) failure to keep gutters, downspouts and valleys clear of obstructions; (c) failure of Owner to authorize Contractor to undertake needed repairs or replacement of fascia, vents, defective or deteriorated roofing or roofing felt, trim, sheathing, structural members, siding, masonry, caulking, metal edging, flashing of any type, or other repairs, and unforeseen or concealed circumstances.
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.....

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

**Section 7Bvi
Inframark for
Sidewalk Grinding
and Panel
Replacement**



BRIGHTON LAKES CDD

Proposal for Sidewalk Grinding and Panel Replacement Services

Brett Perez
Area Field Director
313 Campus Street
Celebration, FL 34747

Concrete Tripping Hazard Removal

Concrete grinding is the most cost-effective way to remove tripping hazards. Commercial concrete repair projects have unique challenges and repair needs to be completed quickly and with as little disturbance to the public as possible. Tripping hazards that are more than 2 inches requires the removal and replacement of a concrete panel. Our Inframark team will take all precautions to ensure safety and minimize inconvenience.

Our previous clients recognized our commitment to quality, craftsmanship, budgets, and scheduling; therefore, they return to our Inframark Team for grinding projects. We understand that not only can it be dangerous to your clients and/or employees, but how expensive insurance can become as the result of a claim from an accident that is caused by a trip hazard.

Uneven concrete on sidewalks, curbs and other common areas can create an unsafe environment on your property. The American with Disabilities Act (ADA) prohibits vertical changes in level greater than 1/4 of an inch on sidewalks and walkways. Anything over can become a serious tripping hazard, exposing you to costly lawsuits.

We will eliminate these potentially dangerous conditions quickly and effectively while minimizing the inconvenience to you resident or those visiting your community.

Our Work



Before



After

Pricing for Sidewalk Grinding

As per the Chairman's request, we are providing a per panel pricing. Total amount of panels to be determined after sidewalks inspection.

Each panel with hazards from ¼" to 2" = **\$36 each**

Pricing for Sidewalk Replacement

Sidewalk replacement for hazards over 2" or broken will be priced according to the square feet of the panel. Total square feet by panel will be determined after the sidewalk review has been completed. This estimate does not include the following:

1. Permits if required (will be billed separately after manager's approval)
2. Irrigation/pipes repairs due to lines crossing sidewalks during replacement (Will be billed separately after Board members approval)

Each square Feet by panel replacement = **\$ 18.50 each**

SPECIFICATIONS & STAGES



Grinding 1/4" - 2"

At the minimum, the scope of grinding shall be any vertical displacement in a path of travel of 1/4 inch or greater. At a maximum, a 2-inch vertical displacement may be repaired by grinding.



Scarifier Grind

For large grinds, the initial concrete removal will be performed using a scarifier with an attached vacuum to contain the generated concreted dust.



Smooth

Completed grinds shall be smooth and sloped back at a minimum of a 1:8 slope. An example would be a 1-inch vertical displacement will be sloped back at least 8 inches from the point of the lip. A 1/2-inch vertical displacement will be sloped back 4 inches.



Dry Hand Grinder

Smaller grinds and finishing will be performed using a dry hand grinder. This also maintains an attached vacuum to contain the generated concreted dust. This fine grinding process allows our technicians to complete the work in visually pleasing finish.



Clean Visually Pleasing Look

The completed grind will be squared off at the back to allow for a clean look. The concrete on the other side of the grind should be left untouched. The finished surface will initially be lighter in color and the aggregate will show.



Finished Project

The finished grind will not be slippery. It will have about the same coefficient of friction as the undisturbed concrete surface.

Concrete/Grinding and Replacement Services

The work will be performed in 2 phases for each area.

Phase 1 - Grinding of sidewalks

Phase 2 - Replacement of sidewalk panels

Overview and Proposal

Address	Grinding	Replacement
Brighton lakes Blvd	98	30
Brighton Lakes Blvd (Bridge)		23
Brighton Lakes Blvd (Entrance)		19
Address	Grinding	Replacement
Volta Cir.		
2576	1	
2542	2	
2528	1	
2526	1	
2510		3
2559	5	
2547	1	
2543	1	
2559	4	
2525	3	
2521		1
2622	2	1
Address	Grinding	Replacement
Kariba Ct.		
3618	9	1
3635	8	

3633		2
Address	Grinding	Replacement
Kariba Ct.		
3631	1	
3629	1	
3627	2	
3621	2	
3617	3	
3615	1	
3613	1	
3601	1	
3606		2
3610	3	
3612	2	
3614	9	
Address	Grinding	Replacement
Sevan Way		
4209	2	
4208	1	
Address	Grinding	Replacement
Baykal Dr		
2558	1	
2542		1
2538	2	
2512	1	2
2508	1	
2533	1	4
4107		1
Address	Grinding	Replacement
Karba Way		
2401	5	
2403	2	
2406	1	1

2402	2	
Address	Grinding	Replacement
Karba Way		
2400	3	2
Address	Grinding	Replacement
Biel Ct.		
4313	1	
4315	1	
4317	3	3
4316	1	
4314	1	3
Address	Grinding	Replacement
Torrens Way		
2445		1
2447		4
2449		2
2450	2	2
Address	Grinding	Replacement
Lugano		
4207		2
4205	1	
4203		5
4204	2	3
4208	1	
4216	1	1
4220	3	2
4215	10	
Address	Grinding	Replacement
Vanern Way		
4150	1	
4156	3	
4157	3	
4155	1	1

4151	2	
Address	Grinding	Replacement
Huron Cir.		
Lake Side		3
2415	2	1
2417		2
2425	2	
2431	1	
2439	3	
2441	6	
2489		4
2491	3	
2457	2	8
2461	4	
2465	1	
2460	1	
2440	5	
2436	2	
2432	7	
2473		1
2486	2	
2476		1
2472	13	
2422	4	
2420	2	
2434	5	
2414	2	
2412	2	
2410	1	
2404		1
2400	1	
Address	Grinding	Replacement
Omega Way		

4101	2	1
Address	Grinding	Replacement
Onega Way		
4103	2	
4105		1
4107	1	
4104	4	
4100	3	
Address	Grinding	Replacement
Turkano Way		
2607	3	
Address	Grinding	Replacement
Maggiore		
2600		1
Address	Grinding	Replacement
Maracaibo Dr		
2405	2	
2403	2	
2413	2	
2415	2	
2417	2	
2435	1	
2437	2	
2439	2	3
2441	2	
Address	Grinding	Replacement
Chapala Dr		
Rec. Center	8	6
2514	2	
2520	5	
2532	3	1
2536		3
2544	1	

2556	4	
Address	Grinding	Replacement
Chapala Dr		
2566		6
2568	1	2
2574	4	
2576	2	
2547	4	
2535	1	
2537	1	
Playground		3
Special project for storm emergency		4
Address	Grinding	Replacement
Stargrass		
2739	1	
2725	3	
2723	1	
2717	2	
2709		2
2697	2	
2691		1
2683	1	
2673	4	
2665	3	
2660	1	
2664	2	
2668	1	
2670	3	
2674	1	
2676	1	
2710	1	
2714	2	

2716	1	
Address	Grinding	Replacement
Stargrass		
2720	2	
2722		2
2728	2	
2736	1	
Address	Grinding	Replacement
Presidio Way		
4302	1	
4301		1
Address	Grinding	Replacement
Carrington		
4303	2	
Address	Grinding	Replacement
Gina Way		
4204	1	
4201	1	
4203	1	
Address	Grinding	Replacement
Rockdale		
4201	2	
4200	4	
Address	Grinding	Replacement
Patrician Cir.		
2764	1	
2769	2	
2711		2
2707	1	
2658	1	
2662	2	
2668	1	
2670	1	

2678	1	
Address	Grinding	Replacement
Patrician Cir.		
2682	2	1
2686	3	
2698	2	
2708		1
2714	1	
2720	3	
2722	1	
2726	3	
2732	1	
2738	1	
2740	1	
2742	1	
2746	1	
2748	3	
2750	1	
2752		2
2758	1	
2762	2	
Address	Grinding	Replacement
Devon Ct		
4394	3	
Address	Grinding	Replacement
Fawn Lily		
4385		1
4387	4	
4389	1	1
4386	2	
4388	1	
4384	2	
4380	2	

Address	Grinding	Replacement
Fox Glen		
4374	2	
4366		1
4362	1	
4360	1	
4361	1	
4365	1	
4367	5	
Address	Grinding	Replacement
Heliotrope Loop		
4322	1	
4320	2	
4318	1	
4313	1	
4312	1	
4308	1	
4306	1	
4301	2	
Address	Grinding	Replacement
Juneberry		
4301	3	1
4303	2	
4305	3	
4309	6	
Address	Grinding	Replacement
Sweetspire		
2904	2	
2906	1	
2800	2	
2804		2
2806	1	1

2810		1
Address	Grinding	Replacement
Sweetspire		
2812	2	
2818	2	
2822	3	
2824	1	
2826	2	
2828	3	
2838	1	
2840	4	
2842	1	
2844	2	
2876	2	
2880	2	
2888	1	
2890	2	
Across 2855	1	
Across 2859	1	
2896	2	
2898	3	
2913	1	
2907	2	
2905		1
2903	2	
2901	1	
2899	2	1
2887	2	
2877	1	
2875	1	
2873	4	
2871	2	
2869	2	

2867	1	
Address	Grinding	Replacement
Sweetspire		
2865	1	
2863	2	2
2861	1	
2855	2	
2841	1	
2837	1	
2833	2	
2831	2	
Address	Grinding	Replacement
Milano N		
4303	2	
4305	3	1
Address	Grinding	Replacement
Milano S		
4309	2	
4311	4	
4310	2	1
4308	1	
Address	Grinding	Replacement
Hollypark		
4304	4	
4302	2	1
4384		2
Total	588	203

Panel Size	Panels	Sq/ft of concrete
5x5	161	4,025
10x10	23	2,300
8x10	19	1,520
Total	203	7,845

Totals	Quantity	Cost	Total
Total Grinding	588	\$ 36.00	\$ 21,168.00
Total Sq/ft (Replacements)	7,845	\$ 18.50	\$ 145,132.50
Total Cost of Project			\$ 166,300.50

<p>_____</p> <p>Brett Perez Inframark Area Field Director</p>	<p>_____</p> <p>Customer Name, Title Billing Information:</p>
---	---

Section 8 Presentation of FY2024 Budget

Section 8A Preliminary FY2024 Budget

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Annual Operating Budget
Fiscal Year 2024

Version 1 - Proposed Budget

Printed - 04/20/23 @ 11:30AM

Prepared by:



BRIGHTON LAKES
Community Development District

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BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Operating Budget
Fiscal Year 2024

BRIGHTON LAKES
Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
 Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU MAR-2023	APR - SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 3,421	\$ 6,104	\$ 1,700	\$ 21,010	21,010	\$ 42,020	\$ 30,000
Room Rentals	25	122	50	-	-	-	50
Interest - Tax Collector	77	2	52	1,004	-	1,004	52
Special Assmnts- Tax Collector	1,078,117	1,204,161	1,207,552	1,159,023	48,529	1,207,552	1,230,898
Special Assmnts- Discounts	(40,347)	(45,239)	(48,302)	(45,106)	-	(45,106)	(49,236)
Other Miscellaneous Revenues	92	4,529	-	-	-	-	-
Gate Bar Code/Remotes	2,416	2,834	1,500	1,351	1,351	2,702	1,500
Access Cards	-	-	100	-	100	100	100
Insurance Reimbursements	-	9,689	-	-	-	-	-
TOTAL REVENUES	1,043,801	1,182,202	1,162,652	1,137,282	70,990	1,208,272	1,213,364
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	7,600	15,000	14,400	5,600	8,800	14,400	14,400
FICA Taxes	581	1,148	1,102	428	673	1,101	1,102
ProfServ-Arbitrage Rebate	-	-	600	-	600	600	600
ProfServ-Engineering	16,742	52,000	13,200	20,625	13,746	34,371	35,000
ProfServ-Legal Services	24,217	29,400	35,000	15,397	11,412	26,809	27,000
ProfServ-Mgmt Consulting Serv	57,255	57,255	57,255	28,628	28,627	57,255	58,973
ProfServ-Property Appraiser	241	379	751	387	-	387	387
ProfServ-Special Assessment	5,305	5,305	5,305	1,768	3,537	5,305	5,305
ProfServ-Trustee Fees	7,758	7,758	7,758	4,041	3,717	7,758	7,758
Auditing Services	3,500	3,600	3,600	2,500	1,100	3,600	3,600
Website Compliance	1,707	3,242	2,000	776	1,224	2,000	2,000
Communication - Telephone	14,271	14,034	14,000	7,101	7,101	14,202	14,000
Postage and Freight	1,676	762	1,500	195	1,024	1,219	1,200
Insurance - General Liability	11,392	12,123	15,630	10,239	5,391	15,630	18,756
Printing and Binding	2,269	1,013	2,500	17	1,624	1,641	1,500
Legal Advertising	2,584	5,118	2,500	291	300	591	2,500
Miscellaneous Services	2,510	1,801	2,000	180	180	360	500
Misc-Assessmnt Collection Cost	13,340	14,065	24,151	22,278	1,873	24,151	24,618
Office Supplies	280	-	250	-	250	250	250
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	173,403	224,178	203,677	120,626	91,179	211,805	219,623
<i>Field</i>							
ProfServ-Field Management	42,632	42,632	42,632	21,316	21,316	42,632	42,632
ProfServ-Field Management - Onsite Staff	61,991	62,166	61,991	30,996	30,995	61,991	61,991
Contracts-Landscape	217,848	217,848	217,848	108,924	108,924	217,848	217,848
Electricity - General	52,322	62,454	63,000	40,885	40,885	81,770	82,000
Utility - Water & Sewer	4,816	7,327	7,500	3,417	3,417	6,834	7,000
R&M-Common Area	40,246	64,604	60,000	56,574	3,426	60,000	60,000
R&M-Irrigation	13,178	18,019	11,000	4,353	4,353	8,706	15,000
R&M Lake	23,400	27,474	23,400	12,300	11,100	23,400	32,280

BRIGHTON LAKES
Community Development District

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances
 Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	APR -	PROJECTED	BUDGET
			FY 2023	MAR-2023	SEP-2023	FY 2023	FY 2024
R&M-Tree Trimming	5,575	8,702	6,000	-	6,000	6,000	6,000
R&M-Emergency & Disaster Relief	-	-	-	4,300	-	4,300	-
R&M-Bush Hogging	-	-	12,000	3,000	3,000	6,000	6,000
Misc-Contingency	4,984	2,787	1,000	372	372	744	750
Total Field	466,992	514,013	506,371	286,437	233,788	520,225	531,501
Gatehouse							
Contracts-Security Services	83,003	76,794	77,168	37,503	39,665	77,168	74,574
R&M-Gate	185	14,783	3,000	3,205	3,205	6,410	3,000
Total Gatehouse	83,188	91,577	80,168	40,708	42,870	83,578	77,574
Capital Reserves							
Capital Reserve	-	-	263,100	5,439	-	5,439	263,100
Total Capital Reserves	-	-	263,100	5,439	-	5,439	263,100
Road and Street Facilities							
R&M-Roads & Alleyways	67,447	4,620	20,000	-	3,333	3,333	15,000
R&M-Sidewalks	-	4,281	8,000	-	1,333	1,333	5,000
R&M-Signage	1,392	3,404	2,000	-	333	333	1,000
Total Road and Street Facilities	68,839	12,305	30,000	-	5,000	5,000	21,000
Community Center							
Contracts-Security Services	28,967	50,378	55,480	25,223	30,257	55,480	61,028
R&M-Clubhouse	3,083	5,659	10,000	7,791	7,791	15,582	15,000
R&M-Pools	16,722	26,325	33,000	8,080	8,080	16,160	16,000
Miscellaneous Services	3,161	4,110	3,500	3,218	3,218	6,436	3,500
Capital Projects	-	-	40,000	-	6,667	6,667	5,038
Total Community Center	51,933	86,472	141,980	44,312	56,013	100,325	100,566
TOTAL EXPENDITURES	844,355	928,545	1,225,296	497,522	428,849	926,371	1,213,364
Excess (deficiency) of revenues							
Over (under) expenditures	199,446	253,657	(62,644)	639,760	(357,859)	281,901	0
Net change in fund balance	199,446	253,657	(62,644)	639,760	(357,859)	281,901	0
FUND BALANCE, BEGINNING	1,185,517	1,384,963	1,638,623	1,638,623	-	1,638,623	1,920,522
FUND BALANCE, ENDING	\$ 1,384,963	\$ 1,638,623	\$ 1,575,977	\$ 2,278,381	\$ (357,859)	\$ 1,920,522	\$ 1,920,522

Budget Narrative
Fiscal Year 2024

REVENUES

Interest - Investments

The District earns interest income on their operating and investment accounts.

Room Rentals

Revenue from clubhouse rentals.

Interest – Tax Collector

The District earns interest income on the assessments collected by Osceola county.

Special Assessments - Tax Collector

The District will levy a non-ad valorem assessment on all the assessable property within the District to pay for the operating expenditures during the fiscal year.

Special Assessments - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Gate Bar code/Remotes

This revenue is from the sale of controlled access gate decals.

Access Cards

Revenue from the clubhouse access keys.

EXPENDITURES - Administrative

P/R - Board of Supervisors

The Florida Statutes allow for each Board member to receive \$200 per meeting, not to exceed \$6,000 paid to each Supervisor for the time devoted to District business and meetings. It is anticipated that there will be six meetings per year with all five Supervisors receiving compensation.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Professional Services – Arbitrage Rebate

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate liability on the series of Special Assessment bonds. The budgeted amount is based on standard fees charged for this service.

Budget Narrative
Fiscal Year 2024

EXPENDITURES – Administrative (continued)

Professional Services - Engineering

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings, review of invoices, and other specifically requested assignments.

Professional Services - Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Professional Services - Management Consulting Services

The District has contracted with Inframark - Infrastructure Management Services to provide management, accounting, and recording secretary services. These services include, but are not limited to, advertising, recording and transcribing of Board meetings, administrative services, budget preparation, financial reporting, and assisting with annual audits.

Professional Services - Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget costs are based on \$1 per parcel.

Professional Services - Special Assessment

The District has contracted with Inframark - Infrastructure Management Services to prepare the District's Special Assessment Roll.

Professional Services - Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2015 and 2017 Special Assessment Bonds. The budgeted amount for the fiscal year is based on standard fees charged plus any out-of-pocket expenses.

Auditing Services

The District is required by Florida Statutes to have an independent audit of its financial records on an annual basis. The fees are based on contract amount.

Website Compliance

The costs related to keeping the District's Website ADA compliant.

Budget Narrative
Fiscal Year 2024

EXPENDITURES – Administrative (continued)

Communication - Telephone

The District telephone service charges from four Century Link accounts.

Postage & Freight

The District incurs charges for mailing Board meeting agenda packages, invoices to third parties, checks for vendors, and other required correspondence.

Insurance - General Liability & Property

The District's General Liability, Public Officials Liability & Property Insurance policy is with Florida Municipal Insurance Trust (FMIT). FMIT specializes in providing insurance coverage to governmental agencies.

Printing & Binding

The District incurs charges for printing and binding agenda packages and printing computerized checks, correspondence, stationery, envelopes, and other printed material.

Legal Advertising

Board meetings and other services are required to be advertised, such as public bidding advertisements, assessment resolutions, meeting notices, and any other advertising that may be required.

Miscellaneous - Services

Bank charges and any other miscellaneous expenditures that may be incurred during the year.

Misc - Assessment Collection Costs

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Office Supplies

The District incurs charges for supplies that need to be purchased during the fiscal year, including copier and printer toner cartridges, paper, file folders, binders, pens, paper clips, and other such office supplies.

Annual District Filing Fee

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only anticipated expenditure for this category.

Budget Narrative
Fiscal Year 2024

EXPENDITURES – Field

Professional Services - Field Management

Includes payroll and overhead costs associated with the services being provided under a management consulting contract with Inframark - Infrastructure Management Services. This includes employees utilized in the field.

Professional Services - Field Management – Onsite Staff

Costs for personnel at the Amenity Center.

Contracts - Landscape

Annual contract with Blade Runners Landscaping.

Electricity - General

Electricity for accounts with Kissimmee Utility Authority for street lighting, front entry features, fountains and irrigation well.

Utility – Water & Sewer

Expense for accounts with TOHO for water and sewer.

R&M - Common Area

This category is for any items related to maintenance of common areas that are not covered in other field services line items.

R&M - Irrigation

This category is for any items related to maintenance of irrigation areas that are not covered in other field services line items.

R&M - Lake

Scheduled maintenance consists of monthly inspections and treatment of lakes. Herbiciding will consist of chemical treatments. Algae control will include hand removal and chemical treatments.

R&M – Tree Trimming

Various tree trimming throughout district.

R&M – Bush Hogging

Service performed quarterly / 4x year at \$3,000.

Misc - Contingency

This represents any additional unanticipated expenditures that are incurred during the year that may not have been provided for in the other budget categories.

Budget Narrative
Fiscal Year 2024

EXPENDITURES- Gatehouse

Contracts - Security System

Annual contract with Envera Security System.

R&M Gate

This category is for any items related to maintenance of the gates. er budget line items.

CAPITAL - Reserves

Capital Expenditures & Projects

Expenses related to new projects within the district.

EXPENDITURES- Road and Street Facilities

R&M - Roads & Alleyways

Scheduled maintenance consists of cleaning, repair and replacement. Significant replacements in excess of \$500 are funded through the maintenance reserves.

R&M - Sidewalks

Scheduled maintenance consists of cleaning, repair and replacement. Significant replacements in excess of \$20,000 are funded through the maintenance reserves.

R&M - Signage

Scheduled maintenance consists of cleaning, repair and replacement. Significant replacements in excess of \$500 are funded through the maintenance reserves.

EXPENDITURES- Community Center

Contracts - Security Services

Magnosec Corp. Pool Security

R&M - Clubhouse

Contract with Exercise Systems to maintain fitness equipment, Contract with Bright House Networks for Cable Service and a Contract with Terminix for Termite and Pest Control.

R&M - Pools

Scheduled maintenance includes regular cleaning of the pool, purchase of chemicals, and filtration.

Budget Narrative
Fiscal Year 2024

EXPENDITURES- Community Center (Continued)

R&M - Miscellaneous Services

This category is for any items related to maintenance of the park and recreation area that are not covered in other budget line items.

Capital Projects

Expenses related to new projects within the district.

BRIGHTON LAKES
Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Anticipated Beginning Fund Balance - Fiscal Year 2024	\$ 1,920,522
Net Change in Fund Balance - Fiscal Year 2024	0
Reserves - Fiscal Year 2024	263,100
Total Funds Available (Estimated) - 09/30/2024	2,183,622

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		237,566 ⁽¹⁾
Capital Reserve - Prior Year	480,951 ⁽²⁾	
Capital Reserve - FY23	263,100	
Less: FY 2023 Expenditures:	(5,439)	
Capital Reserve - FY24	<u>263,100</u>	1,001,712
Clubhouse		31,865 ⁽²⁾
Field		91,995 ⁽²⁾
Landscape		190,967 ⁽²⁾
Recreation Facilities		101,817 ⁽²⁾
Roadways		350,094 ⁽²⁾

Total Allocation of Available Funds	2,006,016
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Total Unassigned (undesignated) Cash	\$ 177,606
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Notes

- (1) Represents approximately 3 months of operating expenditures.
- (2) Motion to assign fund balance as of 09/30/22 - Approved by board

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Budgets
Fiscal Year 2024

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAR-2023	PROJECTED APR - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 5	\$ 4	\$ 500	\$ 2	\$ 2	\$ 4	\$ 4
Special Assmnts- Tax Collector	220,650	220,324	220,651	211,783	8,868	220,651	220,651
Special Assmnts- Discounts	(8,258)	(8,266)	(8,826)	(8,242)	-	(8,242)	(8,826)
TOTAL REVENUES	212,397	212,062	212,325	203,543	8,870	212,413	211,829
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	2,730	2,568	4,413	4,071	342	4,413	4,413
Total Administrative	2,730	2,568	4,413	4,071	342	4,413	4,413
<i>Debt Service</i>							
Principal Debt Retirement	147,000	152,000	157,000	-	157,000	157,000	162,000
Interest Expense	62,205	57,428	52,488	26,244	26,244	52,488	47,385
Total Debt Service	209,205	209,428	209,488	26,244	183,244	209,488	209,385
TOTAL EXPENDITURES	211,935	211,996	213,901	30,315	183,586	213,901	213,798
Excess (deficiency) of revenues Over (under) expenditures	462	66	(1,576)	173,228	(174,716)	(1,488)	(1,969)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(1,576)	-	-	-	(1,969)
Net change in fund balance	462	66	(1,576)	173,228	(174,716)	(1,488)	(1,969)
FUND BALANCE, BEGINNING	57,179	57,641	57,708	57,708	-	57,708	56,221
FUND BALANCE, ENDING	\$ 57,641	\$ 57,708	\$ 56,133	\$ 230,936	\$ (174,716)	\$ 56,221	\$ 54,251

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT BONDS

Period Ending	PRINCIPAL OUTSTANDING	Coupon	Principal Balance	Interest	Debt Service	Annual Debt Service
11/1/2023	1,458,000			23,693	23,693	
5/1/2024	1,296,000	3.250%	162,000	23,693	185,693	209,385
11/1/2024	1,296,000			21,060	21,060	
5/1/2025	1,129,000	3.250%	167,000	21,060	188,060	209,120
11/1/2025	1,129,000			18,346	18,346	
5/1/2026	956,000	3.250%	173,000	18,346	191,346	209,693
11/1/2026	956,000			15,535	15,535	
5/1/2027	777,000	3.250%	179,000	15,535	194,535	210,070
11/1/2027	777,000			12,626	12,626	
5/1/2028	592,000	3.250%	185,000	12,626	197,626	210,253
11/1/2028	592,000			9,620	9,620	
5/1/2029	401,000	3.250%	191,000	9,620	200,620	210,240
11/1/2029	401,000			6,516	6,516	
5/1/2030	204,000	3.250%	197,000	6,516	203,516	210,033
11/1/2030	204,000			3,315	3,315	
5/1/2031	0	3.250%	204,000	3,315	207,315	210,630
Totals			1,296,000	174,038	1,470,038	1,470,038

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	APR -	PROJECTED	BUDGET
			FY 2023	MAR-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ -	\$ 178	\$ -	\$ 612	\$ 612	\$ 1,224	\$ 1,225
Special Assmnts- Tax Collector	-	9,491	331,754	318,421	13,333	331,754	331,754
Special Assmnts- Discounts	-	66	(13,270)	(12,392)	-	(12,392)	(13,270)
TOTAL REVENUES	-	9,735	318,484	306,641	13,945	320,586	319,709
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	191	6,635	6,121	514	6,635	6,635
Total Administrative	-	191	6,635	6,121	514	6,635	6,635
<i>Debt Service</i>							
Principal Debt Retirement	-	-	220,000	-	220,000	220,000	226,000
Interest Expense	-	13,811	93,808	46,904	46,904	93,808	88,550
Total Debt Service	-	13,811	313,808	46,904	266,904	313,808	314,550
TOTAL EXPENDITURES	-	14,002	320,443	53,025	267,418	320,443	321,185
Excess (deficiency) of revenues			-				
Over (under) expenditures	-	(4,267)	(1,959)	253,616	(253,473)	143	(1,476)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer-In	-	3,289	-	-	-	-	-
Proceeds of Refunding Bonds	-	60,714	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	(1,959)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	64,003	(1,959)	-	-	-	-
Net change in fund balance	-	59,736	(1,959)	253,616	(253,473)	143	(1,476)
FUND BALANCE, BEGINNING	-	-	59,736	59,736	-	59,736	59,879
FUND BALANCE, ENDING	\$ -	\$ 59,736	\$ 57,777	\$ 313,352	\$ (253,473)	\$ 59,879	\$ 58,404

BRIGHTON LAKES

Community Development District

Series 2022-1 Debt Service Fund

AMORTIZATION SCHEDULE

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

Period Ending	Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2023	3,705,000			44,275	44,275	
5/1/2024	3,705,000	226,000	2.390%	44,275	270,275	314,550
11/1/2024	3,479,000			41,574	41,574	
5/1/2025	3,479,000	231,000	2.390%	41,574	272,574	314,148
11/1/2025	3,248,000			38,814	38,814	
5/1/2026	3,248,000	237,000	2.390%	38,814	275,814	314,627
11/1/2026	3,011,000			35,981	35,981	
5/1/2027	3,011,000	242,000	2.390%	35,981	277,981	313,963
11/1/2027	2,769,000			33,090	33,090	
5/1/2028	2,769,000	248,000	2.390%	33,090	281,090	314,179
11/1/2028	2,521,000			30,126	30,126	
5/1/2029	2,521,000	254,000	2.390%	30,126	284,126	314,252
11/1/2029	2,267,000			27,091	27,091	
5/1/2030	2,267,000	260,000	2.390%	27,091	287,091	314,181
11/1/2030	2,007,000			23,984	23,984	
5/1/2031	2,007,000	267,000	2.390%	23,984	290,984	314,967
11/1/2031	1,740,000			20,793	20,793	
5/1/2032	1,740,000	273,000	2.390%	20,793	293,793	314,586
11/1/2032	1,467,000			17,531	17,531	
5/1/2033	1,467,000	280,000	2.390%	17,531	297,531	315,061
11/1/2033	1,187,000			14,185	14,185	
5/1/2034	1,187,000	286,000	2.390%	14,185	300,185	314,369
11/1/2034	901,000			10,767	10,767	
5/1/2035	901,000	293,000	2.390%	10,767	303,767	314,534
11/1/2035	608,000			7,266	7,266	
5/1/2036	608,000	300,000	2.390%	7,266	307,266	314,531
11/1/2036	308,000			3,681	3,681	
5/1/2037	308,000	308,000	2.390%	3,681	311,681	315,361
Totals		3,705,000		698,310	4,403,310	4,403,310

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2024 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	APR -	PROJECTED	BUDGET
			FY 2023	MAR-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ -	\$ 78	\$ -	\$ 251	\$ 251	\$ 502	\$ 400
Special Assmnts- Tax Collector	-	-	179,405	172,195	7,210	179,405	179,405
Special Assmnts- Discounts	-	-	(7,176)	(6,701)	-	(6,701)	(7,176)
TOTAL REVENUES	-	78	172,229	165,745	7,461	173,206	172,628
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	(1,588)	3,588	3,310	278	3,588	3,588
Total Administrative	-	(1,588)	3,588	3,310	278	3,588	3,588
<i>Debt Service</i>							
Principal Debt Retirement	-	80,000	125,000	-	125,000	125,000	128,000
Interest Expense	-	6,791	44,251	22,125	22,125	44,250	41,313
Cost of Issuance	-	72,134	-	-	-	-	-
Total Debt Service	-	158,925	169,251	22,125	147,125	169,250	169,313
TOTAL EXPENDITURES	-	157,337	172,839	25,435	147,403	172,838	172,901
Excess (deficiency) of revenues			-				
Over (under) expenditures	-	(157,259)	(610)	140,310	(139,942)	368	(273)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	108,918	-	-	-	-	-
Proceeds of Refunding Bonds	-	74,191	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	(610)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	183,109	(610)	-	-	-	(273)
Net change in fund balance	-	25,850	(610)	140,310	(139,942)	368	(273)
FUND BALANCE, BEGINNING	-	-	25,848	25,849	-	25,849	26,217
FUND BALANCE, ENDING	\$ -	\$ 25,849	\$ 25,238	\$ 166,159	\$ (139,942)	\$ 26,217	\$ 25,944

BRIGHTON LAKES

Community Development District

Series 2022-1 Debt Service Fund

AMORTIZATION SCHEDULE

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

Period Ending	Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2023	3,705,000			44,275	44,275	
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11/1/2036	308,000			3,681	3,681	
5/1/2037	308,000	308,000	2.390%	3,681	311,681	315,361
Totals		3,705,000		698,310	4,403,310	4,403,310

Budget Narrative
Fiscal Year 2024

REVENUES

Interest - Investments

The District earns interest income on their accounts trust accounts with US Bank.

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures. The District will assess the maximum annual debt service amount.

Special Assessment - Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES - Administrative

Misc. - Assessment Collection Costs

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection **or** 2% on the amount of special assessments collected and remitted, whichever is greater. The budget for collection costs is based on a maximum of 2% of the anticipated assessment collections.

Expenditures- Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Supporting Budget Schedules
Fiscal Year 2024

BRIGHTON LAKES
Community Development District

All Funds

Comparison of Non-Ad Valorem Assessment Rates
Fiscal Year 2024 vs. Fiscal Year 2023

Product	General Fund 001			2017A DS Per Unit			2022-1 DS Per Unit			2022-2 DS Per Unit			Total Assessments per Unit			Units
	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	FY 2024	FY 2023	Percent Change	
1/3 Acre Lot	\$1,639.01	\$1,607.92	2%	\$976.76	\$976.76	0%	\$441.75	\$441.75	0%	\$0.00	\$0.00	n/a	\$3,057.52	\$3,026.44	1%	7
1/2 Acre Lot	\$1,639.01	\$1,607.92	2%	\$976.76	\$976.76	0%	\$441.75	\$441.75	0%	\$0.00	\$0.00	n/a	\$3,057.52	\$3,026.44	1%	4
65' lot	\$1,639.01	\$1,607.92	2%	\$488.38	\$488.38	0%	\$441.75	\$441.75	0%	\$0.00	\$0.00	n/a	\$2,569.14	\$2,538.06	1%	244
85' lot	\$1,639.01	\$1,607.92	2%	\$586.06	\$586.06	0%	\$441.75	\$441.75	0%	\$0.00	\$0.00	n/a	\$2,666.82	\$2,635.73	1%	162
H - 65' lot	\$1,639.01	\$1,607.92	2%	\$0.00	\$0.00	n/a	\$441.75	\$441.75	0%	\$538.75	\$538.75	0%	\$2,619.50	\$2,588.42	1%	100
I - 65' lot	\$1,639.01	\$1,607.92	2%	\$0.00	\$0.00	n/a	\$441.75	\$441.75	0%	\$538.75	\$538.75	0%	\$2,619.50	\$2,588.42	1%	84
J - 65' lot	\$1,639.01	\$1,607.92	2%	\$0.00	\$0.00	n/a	\$441.75	\$441.75	0%	\$538.75	\$538.75	0%	\$2,619.50	\$2,588.42	1%	150
																751

**Section 8B
Resolution 2023-05,
Approving the Budget
and Setting a Public
Hearing Thereon**

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Brighton Lakes Community Development District (“**District**”) prior to June 15, 2023, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:
 DATE: July 6, 2023
 HOUR: 6:00 p.m.
 LOCATION: Brighton Lakes Recreation Center, 4250 Brighton Lakes Blvd., Kissimmee, FL 34746
3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least sixty (60) days prior to the hearing set above.
4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.
5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4th DAY OF May, 2023.

ATTEST:

**BRIGHTON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Section 10 Staff Reports

Section 10A

District Engineer

Section 10B

District Counsel

Section 10C

District Manager