

**BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, March 2, 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, March 2, 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 January 5, 2023, Meeting
 - B. Financial Statements
 - C. Check Register
5. **Vendor Report**
 - A. Sitex
 - B. Magnosec
 - C. Bladerunners
 - D. Envera
 - i. Continued Discussion of SOS System
6. **CDD Liaison**
 - A. Monthly Report
7. **Field Management Reports**
 - A. Field Report
 - B. Proposals
 - i. Bladerunners
 - a. #386 Removal of Three Large Pine Trees
 - b. #387 Removal of Dead Palm Tree at Main Entrance
 - c. #388 Installation of Playground Mulch
 - d. #389 New Landscaping for Middle Isle at Entrance
 - ii. Inframark #WOBL02162023 Monument Sign Repairs
 - iii. Inframark Sidewalk Grinding and Panel Replacement
 - iv. Exercise Systems Repair Proposal
8. **Business Matters**
9. **Staff Reports**
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
10. **Supervisors' Requests**
11. **Adjournment**

The next meeting is scheduled for April 13, 2023, at 6:00 p.m.

District Office:

313 Campus Street
 Celebration, FL 34747
 407-566-1935

Meeting Location:

Brighton Lakes Clubhouse
 In Person: 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746
www.brightonlakescdd.org
 Or Call In: 646-838-1601,
 6799737019#

Section 4

Administrative Matters

Section 4A Minutes

MINUTES OF MEETING

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Brighton Lakes Community Development District was held Thursday, January 5, 2023, at 6:00 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746.

Present and constituting a quorum were:

| | |
|--|---------------------|
| Marcial Rodriguez, Jr. | Chairman |
| John Crary | Vice Chairman |
| Michelle Incandela (<i>by phone</i>) | Assistant Secretary |
| Mark Peters | Assistant Secretary |
| Nadine Singh | Assistant Secretary |

Also participating were:

| | |
|-----------------|---------------------------------------|
| Gabriel Mena | Manager |
| Tucker Mackie | Attorney |
| Mark Vincutonis | Engineer |
| Peter Glasscock | Engineer |
| Freddy Blanco | Field Manager |
| Dennis Hisler | CDD Landscaping & Maintenance Liaison |
| Heather Lyons | Envera |
| Bert Smith | Sitex |

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Mena called the meeting to order at 6:00 p.m.

Mr. Mena called the roll and indicated a quorum was present for the meeting.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Mena led the *Pledge of Allegiance*.

THIRD ORDER OF BUSINESS

Public Comments

Mr. Klusco stated he wishes good health and a good year for everyone.

Discussion ensued regarding Mr. Kumar at 3215 Victoria Drive. It was stated that there is an issue with a root growing under his fence and lifting the foundation. It was stated that the landscaping company does not mow to the fence.

Discussion ensued regarding 2884 Sweetspire, the resident is dumping garbage.

Discussion ensued regarding the tree removal at 3215 Victoria Drive. It was suggested that two trees to be removed.

On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, unanimous approval was given to authorize Mr. Rodriguez to remedy the issue at 3215 Victoria Drive.

Brighton Lakes CDD
January 5, 2023

Matthew and Jennifer McMullens at 2875 Sweetspire introduced themselves.

Resident at 4100 Omega Way raised concern due to an increase for the road repaving.

Discussion ensued regarding the conservation up front and what would be built there.

Mr. Rodriguez stated the District does not own that property.

FOURTH ORDER OF BUSINESS Administrative Matters

A. Administer Oath of Office to Newly Elected Board Members

Mr. Mena administered the oath of office to the newly elected Board members.

B. Consideration of Resolution 2023-02, Designation Officers of the District

Mr. Mena read Resolution 2023-02 into the record by title.

On MOTION by Ms. Singh, seconded by Mr. Rodriguez, with all in favor, unanimous approval was given to Resolution 2023-02, designating the following officers: Marcial Rodrigues Jr., as Chairman, John Crary, as Vice Chairman, Michelle Incandela, as Assistant Secretary, Mark Peters, as Assistant Secretary, and Nadine Singh, as Assistant Secretary.

C. Acceptance of the Minutes from November 3, 2022, Meeting

The minutes are included 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 November 3, 2022, minutes as presented.

D. Acceptance of Financial Statements – October 2022

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.

On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, unanimous approval was given to accept the financial statements October 2022.

Discussion ensued regarding the financial statements.

E. Approval of Check Register and Invoices

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.

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January 5, 2023

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

FIFTH ORDER OF BUSINESS

Vendor Report

A. Bladerunner

Discussion ensued regarding the sod replacement. Mr. Blanco stated it has been moved to the end of the month due to cold weather. Mr. Rodriguez requested an update on the two palms near the community entrance that look very poorly maintained.

Discussion ensued regarding the weeds on Hern Road, near the north side of the bridge. Mr. Peters stated he has seen a lot of weeds there and would like it to be maintained.

Discussion ensued regarding the new landscaping at the entrance where the palm tree was removed. Mr. Crary nominated Ms. Singh to coordinate with landscapers to provide suggestions for the new landscaping.

Discussion ensued regarding viburnum near the gatehouse. Mr. Crary stated they were last trimmed within the past one to two years and should be maintained more often.

B. Envera

Discussion ensued regarding an update on repairs including exit camera, and barrier arm.

Mr. Glasscock provided details on when work will be done, providing days and hours for the main gate (residents only entrance) repair.

Discussion ensued regarding an ambulance stuck at the gate for approximately two minutes and could not get access through. It was stated that the first responders are not able to get access through the gate.

Ms. Incandela raised concerns regarding the first responders being able to get access through the gate. Ms. Incandela asked what the response time at the gate is and she would like a response time by the next meeting.

Ms. Lyons will clarify what the response time is and provide at the next meeting.

Ms. Incandela would like clarification from counsel regarding the response time issue for first responders.

Discussion ensued regarding the kiosk at Kariba and Volta, there was an issue with the SOS button.

Discussion ensued regarding a workshop to discuss issues with Envera.

C. Sitex

Mr. Smith provided updates on light repairs, and pond dye project.

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January 5, 2023

Discussion ensued regarding the pricing for the replacing the light fixtures.

Discussion ensued regarding Sweetspire pond. Mr. Smith stated he was under the impression the pond was only to be maintained and not to remove any native vegetation. Ms. Singh stated she would like the perimeter of the pond cleaned up.

Discussion ensued regarding reports. Mr. Crary stated he was under the impression that periodic data collection and reports would be distributed to the Board.

D. Magnosec

Magnosec was not present for the meeting.

Discussion ensued regarding the security to do more patrolling and not to stay inside.

SIXTH ORDER OF BUSINESS

CDD Liaison

Discussed regarding the removal of the Christmas lighting. Mr. Hisler stated this has been done.

Discussion ensued regarding 2485 Heron and the wood planks.

Discussion ensued regarding the sidewalk and inspection. It was stated the sidewalk inspection will be done on February 2. It was suggested to do the tar inspection as well.

Discussion ensued regarding the sign “club habitat.”

Discussion ensued regarding Chapala flooding and grading the sidewall.

Discussion ensued regarding a prevention method to stop the hydrilla from clogging the water flow.

Discussion ensued regarding purchasing pumps for the overflow of water. Mr. Crary stated the only thing that makes sense is to have the ponds pumped right before a storm. Mr. Mena provided information regarding renting the pumps and the steps to take.

Discussion ensued the replacement of the club habitat signs and costs.

Discussion ensued regarding the signs for SOS at the kiosks. Mr. Rodriguez suggested to put a sign at the kiosk, so it is easier for first responders to get through the gate. Staff will follow up on the legalities with Ms. Lyons (Envera.)

SEVENTH ORDER OF BUSINESS

Field Management Reports

A. Field Report

i. Field Report

The field report is contained in the agenda package and available for public review in the local records office or the District Office during normal business hours.

Discussion ensued regarding updates on the field report.

Discussion ensued regarding item #8 on the field report. Mr. Blanco provided an update on the large expense for mulching. Mr. Blanco suggested to mow the area, leave

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January 5, 2023

159 all the green, trim the trees and let grass grow instead of laying down mulch. Mr.
160 Rodriguez stated to provide a proposal and we will go from there.

161 Discussion ensued regarding items #17 and #18 on the field report. It was stated the
162 Styrofoam caused damages to the wall and bridge. Mr. Rodriguez stated the stucco was
163 cracking. It was suggested to acquire a proposal for the repairs.

164 Discussion ensued regarding bent signs.

165 **B. Weekly Updates**

166 There being nothing to report, the next item followed.

167 **C. Proposals**

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

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170 **EIGHTH ORDER OF BUSINESS**

Public Hearing to Adopt Rules Relating to District Facilities

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172 **A. Rules Relating to District Facilities**

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On MOTION by Mr. Rodriguez, seconded by Mr. Crary,
with all in favor, unanimous approval was given to open
the public hearing for adoption of rules relating to District
facilities.

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B. Public Comments

Mr. Mena provided explanation for the public hearing and what was to be discussed.

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Discussion ensued regarding the process that was taken to now change the rules
relating to District facilities. Mr. Mena stated to the public, some changes that were made
in the rules.

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Discussion ensued regarding the two versions for the change of rules. The two
versions were discussed in some details, noting their differences.

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C. Consideration of Resolution 2023-03, Adopting Rules Relating to District Facilities

Mr. Mena read Resolution 2023-03 into the record by title.

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Discussion ensued regarding Resolution 2023-03.

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On MOTION by Mr. Peters, seconded by Mr. Crary, with
all in favor, unanimous approval was given to adopt

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January 5, 2023

Resolution 2023-03, adopting rules relating to District facilities.

On MOTION by Mr. Rodriguez, seconded by Ms. Singh, with all in favor, unanimous approval was given to close the public hearing.

NINTH ORDER OF BUSINESS Business Matters

A. Motion to Assign Fiscal Year 2022 Fund Balance

Discussion ensued regarding assigning fiscal year 2022 fund balance.

On MOTION by Mr. Crary, seconded by Mr. Rodriguez, with all in favor, unanimous approval was given to assign fiscal year 2022 fund balance, as presented.

B. Consideration of Resolution 2023-04, Fiscal Year 2023 Budget Amendment for Debt Service Fund

Mr. Mena read Resolution 2023-04 into the record by title.

On MOTION by Mr. Rodriguez, seconded by Mr. Peters, with all in favor, unanimous approval was given to Resolution 2023-04, fiscal year 2023 budget amendment for debt service fund.

C. Consideration of Easement Request from Toho Water Authority

Discussion ensued regarding an easement and drainage.

Discussion ensued regarding compensation for an easement grant to Toho Water Authority. Mr. Mena stated counsel could reach out regarding compensation for the easement. It was stated prior to granting permission to Toho Water Authority, the County will first need to be contacted.

Ms. Singh asked if the easement was granted to Toho Water Authority, would they have access at any time?

On MOTION by Mr. Rodriguez, seconded by Mr. Crary, with all in favor, unanimous approval was given to authorize counsel to proceed with negotiations with Toho Water Authority for the easement, as discussed.

D. Discussion Regarding 2437 Maracaibo Drive

Discussion ensued regarding the fence, whether it is encroaching on CDD property. It was stated the fence is likely on the resident's property. Mr. Mena stated they did submit a survey and HOA approval for the fence but would check with the HOA to obtain a copy of the survey.

Brighton Lakes CDD
January 5, 2023

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TENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Discussion ensued regarding Kariba and Huron inlets. It was stated the curb work will start on Monday and take about two months for completion.

Discussion ensued regarding cars leaking oil into the roadways and how to get the cars moved. Mr. Rodriguez raised concerns with cars leaking oil into the road. It was stated a letter will be sent out.

Mr. Crary stated he would like the misspelled sign to be corrected.

B. District Counsel

Discussion ensued regarding the warranty on the pavers.

C. District Manager

Discussion ensued regarding the HOA signs changed in the front. Mr. Crary stated he liked the new HOA signs and made a suggestion to have the District signs redone like theirs. Mr. Mena stated he will get a couple options to present to the Board.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

Discussion ensued regarding led lighting.

TWELFTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 8:48 p.m.

Gabriel Mena, Secretary

Marcial Rodriguez, Chairman

Subsection 4B

Financials

BRIGHTON LAKES
Community Development District

Financial Report

January 31, 2023

Prepared by:



BRIGHTON LAKESCommunity Development District

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BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

January 31, 2023

BRIGHTON LAKES

Community Development District

Governmental Funds**Balance Sheet**
January 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 | \$ 1,674,822 | \$ - | \$ - | \$ - | \$ - | \$ 1,674,822 |
| Assessments Receivable | 323 | - | - | - | - | 323 |
| Due From Other Funds | - | 174,508 | 262,377 | 141,888 | 1 | 578,774 |
| Investments: | | | | | | |
| Money Market Account | 1,289,573 | - | - | - | - | 1,289,573 |
| SBA Account | 13,114 | - | - | - | - | 13,114 |
| Construction Fund | - | - | - | - | 3,775,534 | 3,775,534 |
| Interest Account | - | - | 330 | 156 | - | 486 |
| Reserve Fund | - | 21,001 | - | - | - | 21,001 |
| Revenue Fund | - | 27,213 | 37,994 | 17,296 | - | 82,503 |
| Prepaid Items | 407 | - | - | - | - | 407 |
| TOTAL ASSETS | \$ 2,978,239 | \$ 222,722 | \$ 300,701 | \$ 159,340 | \$ 3,775,535 | \$ 7,436,537 |
| <u>LIABILITIES</u> | | | | | | |
| Accounts Payable | \$ 18,607 | \$ - | \$ - | \$ - | \$ - | \$ 18,607 |
| Accrued Expenses | 1,577 | - | - | - | - | 1,577 |
| Due To Other Funds | 578,774 | - | - | - | - | 578,774 |
| TOTAL LIABILITIES | 598,958 | - | - | - | - | 598,958 |

BRIGHTON LAKES

Community Development District

Governmental Funds**Balance Sheet**
January 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>FUND BALANCES</u> | | | | | | |
| Nonspendable: | | | | | | |
| Prepaid Items | 407 | - | - | - | - | 407 |
| Restricted for: | | | | | | |
| Debt Service | - | 222,722 | 300,701 | 159,340 | - | 682,763 |
| Capital Projects | - | - | - | - | 3,775,535 | 3,775,535 |
| 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: | 890,636 | - | - | - | - | 890,636 |
| TOTAL FUND BALANCES | \$ 2,379,281 | \$ 222,722 | \$ 300,701 | \$ 159,340 | \$ 3,775,535 | \$ 6,837,579 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 2,978,239 | \$ 222,722 | \$ 300,701 | \$ 159,340 | \$ 3,775,535 | \$ 7,436,537 |

BRIGHTON LAKES

Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 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 | \$ 567 | \$ 11,327 | \$ 10,760 | 666.29% |
| Room Rentals | 50 | 17 | - | (17) | 0.00% |
| Interest - Tax Collector | 52 | 35 | 1,004 | 969 | 1930.77% |
| Special Assmnts- Tax Collector | 1,207,552 | 1,111,940 | 1,112,347 | 407 | 92.12% |
| Special Assmnts- Discounts | (48,302) | (44,477) | (44,298) | 179 | 91.71% |
| Gate Bar Code/Remotes | 1,500 | 375 | 310 | (65) | 20.67% |
| Access Cards | 100 | 50 | - | (50) | 0.00% |
| TOTAL REVENUES | 1,162,652 | 1,068,507 | 1,080,690 | 12,183 | 92.95% |
| EXPENDITURES | | | | | |
| Administration | | | | | |
| P/R-Board of Supervisors | 14,400 | 4,800 | 3,600 | 1,200 | 25.00% |
| FICA Taxes | 1,102 | 367 | 275 | 92 | 25.00% |
| ProfServ-Arbitrage Rebate | 600 | - | - | - | 0.00% |
| ProfServ-Engineering | 13,200 | 4,400 | 4,219 | 181 | 31.96% |
| ProfServ-Legal Services | 35,000 | 11,667 | 8,914 | 2,753 | 25.47% |
| ProfServ-Mgmt Consulting | 57,255 | 19,085 | 19,085 | - | 33.33% |
| ProfServ-Property Appraiser | 751 | - | - | - | 0.00% |
| ProfServ-Special Assessment | 5,305 | 1,768 | 1,768 | - | 33.33% |
| ProfServ-Trustee Fees | 7,758 | 7,758 | 4,041 | 3,717 | 52.09% |
| Auditing Services | 3,600 | - | - | - | 0.00% |
| Website Compliance | 2,000 | 667 | 776 | (109) | 38.80% |
| Communication - Telephone | 14,000 | 4,667 | 4,099 | 568 | 29.28% |
| Postage and Freight | 1,500 | 500 | 164 | 336 | 10.93% |
| Insurance - General Liability | 15,630 | 3,908 | 6,826 | (2,918) | 43.67% |
| Printing and Binding | 2,500 | 833 | 17 | 816 | 0.68% |
| Legal Advertising | 2,500 | 833 | 291 | 542 | 11.64% |
| Miscellaneous Services | 2,000 | 667 | 180 | 487 | 9.00% |
| Misc-Assessment Collection Cost | 24,151 | 22,239 | 21,361 | 878 | 88.45% |
| Office Supplies | 250 | 83 | - | 83 | 0.00% |
| Annual District Filing Fee | 175 | 175 | 175 | - | 100.00% |
| Total Administration | 203,677 | 84,417 | 75,791 | 8,626 | 37.21% |
| Field | | | | | |
| ProfServ-Field Management | 42,632 | 14,211 | 14,211 | - | 33.33% |
| ProfServ - Field Management Onsite Staff | 61,991 | 20,664 | 20,664 | - | 33.33% |
| Contracts-Landscape | 217,848 | 72,616 | 72,616 | - | 33.33% |
| Electricity - General | 63,000 | 21,000 | 23,492 | (2,492) | 37.29% |
| Utility - Water & Sewer | 7,500 | 2,500 | 1,675 | 825 | 22.33% |
| R&M-Common Area | 60,000 | 20,000 | 56,068 | (36,068) | 93.45% |

BRIGHTON LAKES

Community Development District

General Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 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-Irrigation | 11,000 | 3,667 | 2,811 | 856 | 25.55% |
| R&M-Lake | 23,400 | 7,800 | 8,400 | (600) | 35.90% |
| R&M-Trees and Trimming | 6,000 | 2,000 | - | 2,000 | 0.00% |
| R&M-Emergency & Disaster Relief | - | - | 4,300 | (4,300) | 0.00% |
| R&M-Bush Hogging | 12,000 | 4,000 | 3,000 | 1,000 | 25.00% |
| Misc-Contingency | 1,000 | 333 | 372 | (39) | 37.20% |
| Total Field | 506,371 | 168,791 | 207,609 | (38,818) | 41.00% |
| <u>Gatehouse</u> | | | | | |
| Contracts-Security Services | 77,168 | 25,723 | 25,104 | 619 | 32.53% |
| R&M-Gate | 3,000 | 1,000 | 2,290 | (1,290) | 76.33% |
| Total Gatehouse | 80,168 | 26,723 | 27,394 | (671) | 34.17% |
| <u>Capital Expenditures & Projects</u> | | | | | |
| Capital Reserve | 263,100 | - | - | - | 0.00% |
| Total Capital Expenditures & Projects | 263,100 | - | - | - | 0.00% |
| <u>Road and Street Facilities</u> | | | | | |
| R&M-Roads & Alleyways | 20,000 | 6,667 | - | 6,667 | 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 | 11,667 | - | 11,667 | 0.00% |
| <u>Community Center</u> | | | | | |
| Contracts-Security Services | 55,480 | 18,493 | 16,635 | 1,858 | 29.98% |
| R&M-Clubhouse | 10,000 | 3,333 | 5,705 | (2,372) | 57.05% |
| R&M-Pools | 33,000 | 11,000 | 6,090 | 4,910 | 18.45% |
| Miscellaneous Services | 3,500 | 1,167 | 1,129 | 38 | 32.26% |
| Capital Projects | 40,000 | - | - | - | 0.00% |
| Total Community Center | 141,980 | 33,993 | 29,559 | 4,434 | 20.82% |
| TOTAL EXPENDITURES | 1,225,296 | 325,591 | 340,353 | (14,762) | 27.78% |
| Excess (deficiency) of revenues | | | | | |
| Over (under) expenditures | (62,644) | 742,916 | 740,337 | (2,579) | -1181.82% |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | | |
| 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) | \$ 742,916 | \$ 740,337 | \$ (2,579) | -1181.82% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | 1,638,944 | 1,638,944 | 1,638,944 | | |
| FUND BALANCE, ENDING | \$ 1,576,300 | \$ 2,381,860 | \$ 2,379,281 | | |

BRIGHTON LAKES
Community Development District

Debt Service Schedules

January 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 January 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 | \$ 500 | \$ 167 | \$ - | \$ (167) | 0.00% |
| Special Assmnts- Tax Collector | 220,651 | 203,180 | 203,255 | 75 | 92.12% |
| Special Assmnts- Discounts | (8,826) | (7,870) | (8,094) | (224) | 91.71% |
| TOTAL REVENUES | 212,325 | 195,477 | 195,161 | (316) | 91.92% |
| <u>EXPENDITURES</u> | | | | | |
| <u>Administration</u> | | | | | |
| Misc-Assessment Collection Cost | 4,413 | 4,064 | 3,903 | 161 | 88.44% |
| Total Administration | 4,413 | 4,064 | 3,903 | 161 | 88.44% |
| <u>Debt Service</u> | | | | | |
| 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 | 30,308 | 30,147 | 161 | 14.09% |
| Excess (deficiency) of revenues Over (under) expenditures | (1,576) | 165,169 | 165,014 | (155) | -10470.43% |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | | |
| 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) | \$ 165,169 | \$ 165,014 | \$ (155) | -10470.43% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | 57,708 | 57,708 | 57,708 | | |
| FUND BALANCE, ENDING | \$ 56,132 | \$ 222,877 | \$ 222,722 | | |

BRIGHTON LAKES

Community Development District

Series 2022-1 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 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 | \$ - | \$ - | \$ 310 | \$ 310 | 0.00% |
| Special Assmnts- Tax Collector | 331,754 | 305,486 | 305,598 | 112 | 92.12% |
| Special Assmnts- Discounts | (13,270) | (12,219) | (12,170) | 49 | 91.71% |
| TOTAL REVENUES | 318,484 | 293,267 | 293,738 | 471 | 92.23% |
| <u>EXPENDITURES</u> | | | | | |
| <u>Administration</u> | | | | | |
| Misc-Assessment Collection Cost | 6,635 | 6,110 | 5,869 | 241 | 88.46% |
| Total Administration | 6,635 | 6,110 | 5,869 | 241 | 88.46% |
| <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 | 53,014 | 52,773 | 241 | 16.47% |
| Excess (deficiency) of revenues Over (under) expenditures | (1,959) | 240,253 | 240,965 | 712 | -12300.41% |
| <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) | \$ 240,253 | \$ 240,965 | \$ 712 | -12300.41% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | 59,736 | 59,736 | 59,736 | | |
| FUND BALANCE, ENDING | \$ 57,777 | \$ 299,989 | \$ 300,701 | | |

BRIGHTON LAKES

Community Development District

Series 2022-2 Debt Service Fund**Statement of Revenues, Expenditures and Changes in Fund Balances**

For the Period Ending January 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 | \$ - | \$ - | \$ 111 | \$ 111 | 0.00% |
| Special Assmnts- Tax Collector | 179,405 | 165,200 | 165,260 | 60 | 92.12% |
| Special Assmnts- Discounts | (7,176) | (6,608) | (6,581) | 27 | 91.71% |
| TOTAL REVENUES | 172,229 | 158,592 | 158,790 | 198 | 92.20% |
| <u>EXPENDITURES</u> | | | | | |
| <u>Administration</u> | | | | | |
| Misc-Assessment Collection Cost | 3,588 | 3,304 | 3,174 | 130 | 88.46% |
| Total Administration | 3,588 | 3,304 | 3,174 | 130 | 88.46% |
| <u>Debt Service</u> | | | | | |
| 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 | 25,430 | 25,299 | 131 | 14.64% |
| Excess (deficiency) of revenues Over (under) expenditures | (610) | 133,162 | 133,491 | 329 | -21883.77% |
| <u>OTHER FINANCING SOURCES (USES)</u> | | | | | |
| Contribution to (Use of) Fund Balance | (610) | - | - | - | 0.00% |
| TOTAL FINANCING SOURCES (USES) | (610) | - | - | - | 0.00% |
| Net change in fund balance | \$ (610) | \$ 133,162 | \$ 133,491 | \$ 329 | -21883.77% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | 25,849 | 25,849 | 25,849 | | |
| FUND BALANCE, ENDING | \$ 25,239 | \$ 159,011 | \$ 159,340 | | |

BRIGHTON LAKES

Community Development District

Series 2022-1 Capital Projects Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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 | \$ - | \$ - | \$ 35,752 | \$ 35,752 | 0.00% |
| TOTAL REVENUES | - | - | 35,752 | 35,752 | 0.00% |
| <u>EXPENDITURES</u> | | | | | |
| TOTAL EXPENDITURES | - | - | - | - | 0.00% |
| Excess (deficiency) of revenues Over (under) expenditures | - | - | 35,752 | 35,752 | 0.00% |
| Net change in fund balance | \$ - | \$ - | \$ 35,752 | \$ 35,752 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2022) | - | - | 3,739,783 | | |
| FUND BALANCE, ENDING | \$ - | \$ - | \$ 3,775,535 | | |

Notes to the Financial Statements

January 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).

■ **Due From Other Funds** - Assessment collections due to Debt Service to be paid in February.

■ **Prepaid Items** - Pest Control.

► **Liabilities**

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

■ **Accrued Expenses** - Pool chemicals.

■ **Due To Other Funds** - Assessments collected by tax collector. Payments to US Bank transferred in February.

► **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 | \$ 1,488,238 | |

Notes to the Financial Statements

January 31, 2023

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 92% collected.
- ▶ General Fund expenditures are 28% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

| Account Name | Annual Budget | YTD Actual | % YTD Budget | Explanation |
|--------------------------------|---------------|------------|--------------|--|
| Expenditures | | | | |
| <u>Administrative</u> | | | | |
| ProfServ-Trustee Fees | \$ 7,758 | \$ 4,041 | 52% | Trustee fees for Series 2017 paid in full. |
| Website Compliance | \$ 2,000 | \$ 776 | 39% | Website ADA compliance fees YTD. |
| Insurance - General Liability | \$ 15,630 | \$ 6,826 | 44% | Second installment was paid in December. |
| Annual District Filing Fee | \$ 175 | \$ 175 | 100% | Filing fees paid in full. |
| <u>Field</u> | | | | |
| Electricity - General | \$ 63,000 | \$ 23,492 | 37% | Electricity usage higher than prior year. |
| R&M-Common Area | \$ 60,000 | \$ 56,068 | 93% | Improvements to Star Glass Circle. |
| R&M-Lake | \$ 23,400 | \$ 8,400 | 36% | Monthly waterway services plus fountain maintenance. |
| Misc-Contingency | \$ 1,000 | \$ 372 | 37% | Various Cleaning supplies. |
| <u>Gatehouse</u> | | | | |
| R&M-Gate | \$ 3,000 | \$ 2,290 | 76% | Replaced pendulum exit barrier arm. |
| <u>Community Center</u> | | | | |
| R&M - Clubhouse | \$ 10,000 | \$ 5,705 | 57% | Pest control & new Elliptical machine. |

Debt Service Notes

- **2017 Series DS** - First interest payment was made in Nov '22.
- **2022-1 Series DS** - First interest payment was made in Nov '22.
- **2022-2 Series DS** - First interest payment was made in Nov '22.

BRIGHTON LAKES
Community Development District

Supporting Schedules

January 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**

| | | | | | ALLOCATION BY FUND | | | |
|-----------------------------------|---------------------|-------------------------------|------------------|-----------------------|---------------------|-------------------------------|---------------------------------|---------------------------------|
| Date Received | Net Amount Received | Discount / (Penalties) Amount | Collection Costs | Gross Amount Received | General Fund | Series 2017 Debt Service Fund | Series 2022-1 Debt Service Fund | Series 2022-2 Debt Service Fund |
| Assessments Levied FY 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 |
| TOTAL | \$ 1,681,009 | \$ 71,144 | \$ 34,306 | \$ 1,786,460 | \$ 1,112,347 | \$ 203,255 | \$ 305,598 | \$ 165,260 |
| % COLLECTED | | | | | 92% | 92% | 92% | 92% |
| Total O/S | | | | \$ 152,902 | \$ 95,205 | \$ 17,396 | \$ 26,156 | \$ 14,145 |

Cash and Investment Report
January 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% | \$ 1,674,822 (1) |
| Money Market Account | BankUnited | MMA | N/A | 3.00% | \$ 1,289,573 |
| Operating Account- Fund A | SBA | Local Gov. Surplus Trust Fund | N/A | 3.94% | \$ 13,114 |
| GF Subtotal | | | | | <u>\$ 2,977,509</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% | \$ 27,213 |
| Series 2022-1 Interest Account | US Bank | Open-Ended CP | N/A | 0.01% | \$ 330 |
| Series 2022-1 Revenue Fund | US Bank | Open-Ended CP | N/A | 0.01% | \$ 37,994 |
| Series 2022-2 Interest Fund | US Bank | Open-Ended CP | N/A | 0.01% | \$ 156 |
| Series 2022-2 Revenue Fund | US Bank | Open-Ended CP | N/A | 0.01% | \$ 17,296 |
| DS Subtotal | | | | | <u>\$ 103,990</u> |
| <u>CAPITAL PROJECTS FUNDS</u> | | | | | |
| Series 2022-1 Construction Fund | US Bank | Open-Ended CP | N/A | 0.01% | \$ 3,775,534 |
| CP Subtotal | | | | | <u>\$ 3,775,534</u> |
| Total | | | | | <u><u>\$ 6,857,033</u></u> |

Note (1) - Transferring \$578K to US Bank for Debt Service & \$800K to MM in February.

Brighton Lakes CDD

Bank Reconciliation

Bank Account No. 9878 Bank United GF
Statement No. 01/23
Statement Date 1/31/2023

| | | | |
|-----------------------------|--------------|-----------------------------|--------------|
| G/L Balance (LCY) | 1,674,822.22 | Statement Balance | 1,675,122.22 |
| G/L Balance | 1,674,822.22 | Outstanding Deposits | 0.00 |
| Positive Adjustments | 0.00 | | |
| | | Subtotal | 1,675,122.22 |
| Subtotal | 1,674,822.22 | Outstanding Checks | 300.00 |
| Negative Adjustments | 0.00 | Differences | 0.00 |
| | | | |
| Ending G/L Balance | 1,674,822.22 | Ending Balance | 1,674,822.22 |
| | | | |
| Difference | 0.00 | | |

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|--------------------------------------|---------------|--------------|---------------------|---------------|----------------|---------------|
| Outstanding Checks | | | | | | |
| 1/25/2023 | Payment | 844 | SITEX AQUATICS, LLC | 300.00 | 0.00 | 300.00 |
| Total Outstanding Checks..... | | | | 300.00 | | 300.00 |

Subsection 4C Check Register

BRIGHTON LAKES

Community Development District

Payment Register by Fund
For the Period from 12/01/22 to 01/31/23
(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|----------------------------------|----------|--------------------------------|----------------|--|---------------------------------|---------------|--------------------|
| <u>GENERAL FUND - 001</u> | | | | | | | |
| CHECK # 808 | | | | | | | |
| 001 | 12/01/22 | ENVERA SYSTEMS LLC | 721078 | GATE ACCES DEC 2022 | Contracts-Security Services | 534037-53904 | \$6,184.15 |
| Check Total | | | | | | | \$6,184.15 |
| CHECK # 809 | | | | | | | |
| 001 | 12/01/22 | HANSON, WALTER & ASSOCIATES | 5285137 | ENGG SVCS THRU OCT 2022 | ROADWAY REPAVING | 531013-51501 | \$700.00 |
| Check Total | | | | | | | \$700.00 |
| CHECK # 810 | | | | | | | |
| 001 | 12/01/22 | OSCEOLA NEWS GAZETTE | DD64FF56-0020 | NOTICE OF MEETING 10/6/22 | Legal Advertising | 548002-51301 | \$82.25 |
| 001 | 12/01/22 | OSCEOLA NEWS GAZETTE | 9FE2C356-0001 | NOTICE OF MEETING 12/8/22 | Legal Advertising | 548002-51301 | \$109.38 |
| 001 | 12/01/22 | OSCEOLA NEWS GAZETTE | 73D8C8E2-0001 | NOTICE OF MEETING 12/1/22 | Legal Advertising | 548002-51301 | \$39.39 |
| Check Total | | | | | | | \$231.02 |
| CHECK # 811 | | | | | | | |
| 001 | 12/06/22 | TERRY ROBERTS SITE WORK INC | 22581 | CDD IMPROVEMENTS ON STAR GLASS CIRCLE | R&M-Common Area | 546016-53901 | \$52,518.00 |
| Check Total | | | | | | | \$52,518.00 |
| CHECK # 812 | | | | | | | |
| 001 | 12/13/22 | BLADE RUNNERS COMMERCIAL | 457976 | TREE REMOVAL - HURRICANE IAN | R&M-Emergency & Disaster Relief | 546172-53901 | \$1,800.00 |
| 001 | 12/13/22 | BLADE RUNNERS COMMERCIAL | 457975 | REMOVAL OF DEAD PINE TREES - HURRICANE IAN | R&M-Emergency & Disaster Relief | 546172-53901 | \$1,300.00 |
| 001 | 12/13/22 | BLADE RUNNERS COMMERCIAL | 457988 | DEC LANDSCAPE MAINT | Contracts-Landscape | 534050-53901 | \$18,154.00 |
| Check Total | | | | | | | \$21,254.00 |
| CHECK # 813 | | | | | | | |
| 001 | 12/13/22 | EXERCISE SYSTEMS INC | 051303 | INSTALL FITNESS EQUIPMENT - ELLIPTICAL | R&M-Clubhouse | 546015-57204 | \$3,225.00 |
| Check Total | | | | | | | \$3,225.00 |
| CHECK # 814 | | | | | | | |
| 001 | 12/13/22 | HANSON, WALTER & ASSOCIATES | 5285138 | ROADWAY REPAVING SERVICES | ROADWAY REPAVING | 531013-51501 | \$906.25 |
| Check Total | | | | | | | \$906.25 |
| CHECK # 815 | | | | | | | |
| 001 | 12/13/22 | KUTAK ROCK LLP | 3140936 | GEN COUNSEL THRU OCT 2022 | ProfServ-Legal Services | 531023-51401 | \$1,650.00 |
| 001 | 12/13/22 | KUTAK ROCK LLP | 3140937 | ROADWAY RESURFACING THRU OCT 2022 | ProfServ-Legal Services | 531023-51401 | \$1,640.00 |
| Check Total | | | | | | | \$3,290.00 |
| CHECK # 816 | | | | | | | |
| 001 | 12/15/22 | CHURCHILLS POOLS | 31278 | DEC 2022 POOL SVCS | R&M-Pools | 546074-57204 | \$677.20 |
| Check Total | | | | | | | \$677.20 |
| CHECK # 817 | | | | | | | |
| 001 | 12/15/22 | FLORIDA MUNICIPAL INSURANCE TR | INV-37133-Q2C4 | 2ND INSTALL BILLING 22/23 FY | Insurance - General Liability | 545002-51301 | \$3,413.00 |
| Check Total | | | | | | | \$3,413.00 |
| CHECK # 818 | | | | | | | |
| 001 | 12/15/22 | HANSON, WALTER & ASSOCIATES | 5285406 | ENGG SVCS THRU NOV 2022 - ROADWAY REPAIR | ROADWAY REPAVING | 531013-51501 | \$362.50 |
| Check Total | | | | | | | \$362.50 |

BRIGHTON LAKES

Community Development District

Payment Register by Fund For the Period from 12/01/22 to 01/31/23 (Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|--------------------|----------|--------------------------|-------------|--|--|---------------|--------------------|
| CHECK # 819 | | | | | | | |
| 001 | 12/15/22 | INFRAMARK, LLC | 85978 | NOV 2022 MGMT FEES | ProfServ-Mgmt Consulting Serv | 531027-51201 | \$4,771.25 |
| 001 | 12/15/22 | INFRAMARK, LLC | 85978 | NOV 2022 MGMT FEES | ProfServ-Field Management | 531016-53901 | \$3,552.67 |
| 001 | 12/15/22 | INFRAMARK, LLC | 85978 | NOV 2022 MGMT FEES | ProfServ - Field Management Onsite Staff | 531106-53901 | \$5,165.92 |
| 001 | 12/15/22 | INFRAMARK, LLC | 85978 | NOV 2022 MGMT FEES | Postage and Freight | 541006-51301 | \$15.39 |
| 001 | 12/15/22 | INFRAMARK, LLC | 85978 | NOV 2022 MGMT FEES | Printing and Binding | 547001-51301 | \$15.55 |
| 001 | 12/15/22 | INFRAMARK, LLC | 85978 | NOV 2022 MGMT FEES | ProfServ-Special Assessment | 531038-51301 | \$442.08 |
| 001 | 12/15/22 | INFRAMARK, LLC | 85978 | NOV 2022 MGMT FEES | R&M-Common Area | 546016-53901 | \$1,760.00 |
| 001 | 12/15/22 | INFRAMARK, LLC | 85978 | NOV 2022 MGMT FEES | BAY STATE ALARM | 549001-57204 | \$481.62 |
| 001 | 12/15/22 | INFRAMARK, LLC | 85978 | NOV 2022 MGMT FEES | TRACTOR SUPPLY EMERGENCY EXIT REPAIR | 546015-57204 | \$445.03 |
| Check Total | | | | | | | \$16,649.51 |
| CHECK # 820 | | | | | | | |
| 001 | 12/15/22 | MAGNOSEC CORP | 1015 | SEC SVCS 11/14-11/27/22 | Contracts-Security Services | 534037-57204 | \$2,204.00 |
| Check Total | | | | | | | \$2,204.00 |
| CHECK # 821 | | | | | | | |
| 001 | 12/16/22 | SITEX AQUATICS, LLC | 6944B | DEC '2022 LAKE MAINT | R&M-Lake | 546042-53901 | \$1,950.00 |
| Check Total | | | | | | | \$1,950.00 |
| CHECK # 825 | | | | | | | |
| 001 | 12/27/22 | U.S. BANK | 6706968 | TRUSTEE FEES 10/1/22-9/30/23 2017 SERIES | ProfServ-Trustee Fees | 531045-51301 | \$4,040.63 |
| Check Total | | | | | | | \$4,040.63 |
| CHECK # 826 | | | | | | | |
| 001 | 01/03/23 | BLADE RUNNERS COMMERCIAL | 458030 | IRR REPAIRS | R&M-Irrigation | 546041-53901 | \$870.01 |
| Check Total | | | | | | | \$870.01 |
| CHECK # 827 | | | | | | | |
| 001 | 01/03/23 | CHURCHILLS POOLS | 31320 | POOL CHEMICALS | R&M-Pools | 546074-57204 | \$785.28 |
| 001 | 01/03/23 | CHURCHILLS POOLS | 31342 | JAN 2023 POOL MAINT | R&M-Pools | 546074-57204 | \$711.00 |
| Check Total | | | | | | | \$1,496.28 |
| CHECK # 828 | | | | | | | |
| 001 | 01/03/23 | ENVERA SYSTEMS LLC | 722073 | SERVICE & MAINTENANCE 1/1/23-3/31/23 | Contracts-Security Services | 534037-53904 | \$246.00 |
| 001 | 01/03/23 | ENVERA SYSTEMS LLC | 722072 | GATE ACCES JAN 2022 | Contracts-Security Services | 534037-53904 | \$6,184.15 |
| 001 | 01/03/23 | ENVERA SYSTEMS LLC | 00056536 | GATE REPAIRS TO AWID JUNCTION BOX | R&M Gate | 546034-53904 | \$127.00 |
| Check Total | | | | | | | \$6,557.15 |
| CHECK # 829 | | | | | | | |
| 001 | 01/03/23 | EXERCISE SYSTEMS INC | | BI MONTHLY FITNESS CENTER MAINTENANCE | R&M-Clubhouse | 546015-57204 | \$230.00 |
| 001 | 01/03/23 | EXERCISE SYSTEMS INC | 051316 | NEW WEIGHTLIFTING BENCH | R&M-Clubhouse | 546015-57204 | \$540.00 |
| 001 | 01/03/23 | EXERCISE SYSTEMS INC | 051311.1 | R/M FITNESS EQUIPMENT | R&M-Clubhouse | 546015-57204 | \$281.00 |
| Check Total | | | | | | | \$1,051.00 |

BRIGHTON LAKES

Community Development District

**Payment Register by Fund
For the Period from 12/01/22 to 01/31/23
(Sorted by Check / ACH No.)**

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|--------------------|----------|----------------------------|-------------|-----------------------------------|--|---------------|--------------------|
| CHECK # 830 | | | | | | | |
| 001 | 01/03/23 | INFRAMARK, LLC | 87173 | DEC 2022 MGMT FEES | ProfServ-Mgmt Consulting Serv | 531027-51201 | \$4,771.25 |
| 001 | 01/03/23 | INFRAMARK, LLC | 87173 | DEC 2022 MGMT FEES | ProfServ-Field Management | 531016-53901 | \$3,552.67 |
| 001 | 01/03/23 | INFRAMARK, LLC | 87173 | DEC 2022 MGMT FEES | ProfServ - Field Management Onsite Staff | 531106-53901 | \$5,165.92 |
| 001 | 01/03/23 | INFRAMARK, LLC | 87173 | DEC 2022 MGMT FEES | Postage and Freight | 541006-51301 | \$8.56 |
| 001 | 01/03/23 | INFRAMARK, LLC | 87173 | DEC 2022 MGMT FEES | ProfServ-Special Assessment | 531038-51301 | \$442.08 |
| 001 | 01/03/23 | INFRAMARK, LLC | 87173 | DEC 2022 MGMT FEES | REPLACE BASKETBALL NET | 546016-53901 | \$48.19 |
| 001 | 01/03/23 | INFRAMARK, LLC | 87173 | DEC 2022 MGMT FEES | BAY STATE ALARM | 549001-57204 | \$481.62 |
| 001 | 01/03/23 | INFRAMARK, LLC | 87173 | DEC 2022 MGMT FEES | POSTAGE | 541006-51301 | \$8.34 |
| 001 | 01/03/23 | INFRAMARK, LLC | 87173 | DEC 2022 MGMT FEES | GO DADDY EMAIL RENEWALS | 549001-51301 | \$151.52 |
| Check Total | | | | | | | \$14,630.15 |
| CHECK # 831 | | | | | | | |
| 001 | 01/03/23 | KUTAK ROCK LLP | 3155952 | GEN COUNSEL THRU NOV 2022 | ProfServ-Legal Services | 531023-51401 | \$3,378.00 |
| 001 | 01/03/23 | KUTAK ROCK LLP | 3155955 | ROADWAY RESURFACING THRU NOV 2022 | ProfServ-Legal Services | 531023-51401 | \$1,140.00 |
| Check Total | | | | | | | \$4,518.00 |
| CHECK # 832 | | | | | | | |
| 001 | 01/03/23 | MAGNOSEC CORP | 1029 | SEC SVCS 11/28-12/11/22 | Contracts-Security Services | 534037-57204 | \$2,109.00 |
| 001 | 01/03/23 | MAGNOSEC CORP | 1046 | SEC SVCS THRU 12/12-12/25/22 | Contracts-Security Services | 534037-57204 | \$1,966.50 |
| Check Total | | | | | | | \$4,075.50 |
| CHECK # 833 | | | | | | | |
| 001 | 01/03/23 | TERMINIX PROCESSING CENTER | 427590210 | PEST CONTROL 12/1/22 | R&M-Clubhouse | 546015-57204 | \$76.69 |
| Check Total | | | | | | | \$76.69 |
| CHECK # 834 | | | | | | | |
| 001 | 01/03/23 | TERMINIX PROCESSING CENTER | 427590256 | PEST CONTROL 12/1/22 | R&M-Clubhouse | 546015-57204 | \$67.00 |
| Check Total | | | | | | | \$67.00 |
| CHECK # 836 | | | | | | | |
| 001 | 01/06/23 | HOME DEPOT | 120522-7008 | VARIOUS SUPPLIES | CLEANING SUPPLIES | 546016-53901 | \$817.66 |
| Check Total | | | | | | | \$817.66 |
| CHECK # 837 | | | | | | | |
| 001 | 01/11/23 | FEDEX | 7-997-26439 | DEC 2022 POSTAGE | Postage and Freight | 541006-51301 | \$53.67 |
| Check Total | | | | | | | \$53.67 |
| CHECK # 838 | | | | | | | |
| 001 | 01/11/23 | INNERSYNC STUDIO, LTD | 21006 | WEBSITE VCS / COMPLIANCE SVCS | Website Compliance | 534397-51301 | \$388.13 |
| Check Total | | | | | | | \$388.13 |
| CHECK # 839 | | | | | | | |
| 001 | 01/19/23 | ENVERA SYSTEMS LLC | 00055779 | REPLACE PENDULUM EXIT BARRIER ARM | R&M Gate | 546034-53904 | \$2,163.25 |
| Check Total | | | | | | | \$2,163.25 |
| CHECK # 840 | | | | | | | |
| 001 | 01/19/23 | MAGNOSEC CORP | 1059 | SEC SVCS12/26/22-1/8/23 | Contracts-Security Services | 534037-57204 | \$1,976.00 |
| Check Total | | | | | | | \$1,976.00 |
| CHECK # 841 | | | | | | | |
| 001 | 01/19/23 | SITEX AQUATICS, LLC | 7065B | JAN 2023 LAKE MAINT | R&M-Lake | 546042-53901 | \$1,950.00 |
| Check Total | | | | | | | \$1,950.00 |

BRIGHTON LAKES

Community Development District

**Payment Register by Fund
For the Period from 12/01/22 to 01/31/23
(Sorted by Check / ACH No.)**

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|----------------------|----------|-----------------------------|-----------------|-------------------------------------|---------------------------|---------------|--------------------|
| CHECK # 842 | | | | | | | |
| 001 | 01/25/23 | BLADE RUNNERS COMMERCIAL | 458043 | JAN 2023 LANDSCAPE MAINT | Contracts-Landscape | 534050-53901 | \$18,154.00 |
| 001 | 01/25/23 | BLADE RUNNERS COMMERCIAL | 458089 | INSPECTIONS AND FIXED DAMAGED HEADS | R&M-Irrigation | 546041-53901 | \$423.12 |
| Check Total | | | | | | | \$18,577.12 |
| CHECK # 843 | | | | | | | |
| 001 | 01/25/23 | HANSON, WALTER & ASSOCIATES | 5285744 | ENGG SVCS THRU DEC 2022 | ProfServ-Engineering | 531013-51501 | \$618.75 |
| 001 | 01/25/23 | HANSON, WALTER & ASSOCIATES | 5285745 | ENGG SVCS THRU DEC 2022 | ROADWAY REPAVING | 531013-51501 | \$1,631.25 |
| Check Total | | | | | | | \$2,250.00 |
| CHECK # 844 | | | | | | | |
| 001 | 01/25/23 | SITEX AQUATICS, LLC | 7156B | QRTRLY FOUNTAIN MAINT 1ST QTR | R&M-Lake | 546042-53901 | \$300.00 |
| Check Total | | | | | | | \$300.00 |
| CHECK # DD577 | | | | | | | |
| 001 | 12/01/22 | CHARTER COMMUNICATIONS | 025014901111522 | BILL PRD 11/14/22-12/13/22 | Communication - Telephone | 541003-51301 | \$274.68 |
| Check Total | | | | | | | \$274.68 |
| CHECK # DD578 | | | | | | | |
| 001 | 12/13/22 | CENTURYLINK-ACH | 112222-2871 ACH | BILL PRD 11/22-12/21/22 | Communication - Telephone | 541003-51301 | \$329.60 |
| Check Total | | | | | | | \$329.60 |
| CHECK # DD579 | | | | | | | |
| 001 | 12/13/22 | CHARTER COMMUNICATIONS | 059031701112222 | BILL PRD 11/21-12/20/22 VOLTA | Communication - Telephone | 541003-51301 | \$39.99 |
| Check Total | | | | | | | \$39.99 |
| CHECK # DD580 | | | | | | | |
| 001 | 12/21/22 | TOHO WATER AUTHORITY - ACH | 112222 ACH | BILL PRD 10/23/22-11/22/22 | Utility - Water & Sewer | 543021-53901 | \$739.04 |
| Check Total | | | | | | | \$739.04 |
| CHECK # DD581 | | | | | | | |
| 001 | 12/26/22 | CENTURYLINK-ACH | 120122-8906 ACH | BILL PRD 12/1-12/31/22 | Communication - Telephone | 541003-51301 | \$217.06 |
| Check Total | | | | | | | \$217.06 |
| CHECK # DD582 | | | | | | | |
| 001 | 12/26/22 | CHARTER COMMUNICATIONS | 071021501120922 | BILL PRD 12/8/22-1/7/23 KARIBA GATE | Communication - Telephone | 541003-51301 | \$149.97 |
| Check Total | | | | | | | \$149.97 |
| CHECK # DD583 | | | | | | | |
| 001 | 12/26/22 | CHARTER COMMUNICATIONS | 071055501121022 | BILL PRD 12/9/22-1/8/23 GATE HOUSE | Communication - Telephone | 541003-51301 | \$159.97 |
| Check Total | | | | | | | \$159.97 |
| CHECK # DD584 | | | | | | | |
| 001 | 12/26/22 | KUA - ACH | 112922 ACH | BILL PRD 10/23-11/23/22 | Electricity - General | 543006-53901 | \$5,638.20 |
| Check Total | | | | | | | \$5,638.20 |
| CHECK # DD590 | | | | | | | |
| 001 | 01/10/23 | CENTURYLINK-ACH | 122222-2871 ACH | BILL PRD 12/22/22-1/21/23 | Communication - Telephone | 541003-51301 | \$332.06 |
| Check Total | | | | | | | \$332.06 |
| CHECK # DD591 | | | | | | | |
| 001 | 01/10/23 | CHARTER COMMUNICATIONS | 059031701122222 | BILL PRD 12/21/22-1/20/23 | Communication - Telephone | 541003-51301 | \$39.99 |
| Check Total | | | | | | | \$39.99 |

BRIGHTON LAKES

Community Development District

**Payment Register by Fund
For the Period from 12/01/22 to 01/31/23
(Sorted by Check / ACH No.)**

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|----------------------|----------|----------------------------|-----------------|----------------------------------|---------------------------|---------------|---------------------|
| CHECK # DD592 | | | | | | | |
| 001 | 01/23/23 | CENTURYLINK-ACH | 010123-8906 ACH | BILL PRD JAN 2023 | Communication - Telephone | 541003-51301 | \$217.82 |
| Check Total | | | | | | | \$217.82 |
| CHECK # DD593 | | | | | | | |
| 001 | 01/27/23 | CHARTER COMMUNICATIONS | 071055501011023 | BILL PRD 1/9-2/8/23 GTHS | Communication - Telephone | 541003-51301 | \$159.97 |
| Check Total | | | | | | | \$159.97 |
| CHECK # DD594 | | | | | | | |
| 001 | 01/27/23 | CHARTER COMMUNICATIONS | 07102501010923 | BILL PRD 1/8-2/7/23 KARIBA GATE | Communication - Telephone | 541003-51301 | \$149.97 |
| Check Total | | | | | | | \$149.97 |
| CHECK # DD595 | | | | | | | |
| 001 | 01/27/23 | KUA - ACH | 010523 ACH | BILL PRD 11/23-12/23/22 | Electricity - General | 543006-53901 | \$6,027.49 |
| Check Total | | | | | | | \$6,027.49 |
| CHECK # DD596 | | | | | | | |
| 001 | 01/27/23 | TOHO WATER AUTHORITY - ACH | 122122 ACH | BILL PRD 11/22-12/21/22 | Utility - Water & Sewer | 543021-53901 | \$638.50 |
| Check Total | | | | | | | \$638.50 |
| CHECK # DD597 | | | | | | | |
| 001 | 01/31/23 | CHARTER COMMUNICATIONS | 025014901011523 | BILL PRD 1/14-2/13/23 | Communication - Telephone | 541003-51301 | \$286.02 |
| Check Total | | | | | | | \$286.02 |
| CHECK # 835 | | | | | | | |
| 001 | 01/09/23 | MARCIAL RODRIGUEZ | PAYROLL | January 09, 2023 Payroll Posting | | | \$184.70 |
| Check Total | | | | | | | \$184.70 |
| CHECK # DD585 | | | | | | | |
| 001 | 01/09/23 | JOHN M. CRARY | PAYROLL | January 09, 2023 Payroll Posting | | | \$84.70 |
| Check Total | | | | | | | \$84.70 |
| CHECK # DD586 | | | | | | | |
| 001 | 01/09/23 | MARK A. PETERS | PAYROLL | January 09, 2023 Payroll Posting | | | \$184.70 |
| Check Total | | | | | | | \$184.70 |
| CHECK # DD587 | | | | | | | |
| 001 | 01/09/23 | DENNIS J. HISLER | PAYROLL | January 09, 2023 Payroll Posting | | | \$184.70 |
| Check Total | | | | | | | \$184.70 |
| CHECK # DD588 | | | | | | | |
| 001 | 01/09/23 | NADINE N. SINGH | PAYROLL | January 09, 2023 Payroll Posting | | | \$184.70 |
| Check Total | | | | | | | \$184.70 |
| CHECK # DD589 | | | | | | | |
| 001 | 01/09/23 | MICHELLE INCANDELA | PAYROLL | January 09, 2023 Payroll Posting | | | \$184.70 |
| Check Total | | | | | | | \$184.70 |
| Fund Total | | | | | | | \$195,831.40 |

BRIGHTON LAKES

Community Development District

Payment Register by Fund
For the Period from 12/01/22 to 01/31/23
(Sorted by Check / ACH No.)

| Fund No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|----------|------|-------|-------------|---------------------|--------------------------|---------------|-------------|
|----------|------|-------|-------------|---------------------|--------------------------|---------------|-------------|

SERIES 2017 DEBT SERVICE FUND - 205

CHECK # 822

| | | | | | | | |
|--------------------|----------|--------------------------------------|----------------------|----------------------------------|----------------------|--------|--------------------|
| 205 | 12/20/22 | BRIGHTON LAKES CDD C/O U.S BANK N.A. | 121422 - 2017 SERIES | TRFR ASSESS SERIES 2017 FY 22/23 | Due From Other Funds | 131000 | \$18,416.55 |
| Check Total | | | | | | | <u>\$18,416.55</u> |
| Fund Total | | | | | | | <u>\$18,416.55</u> |

SERIES 2022-1 DEBT SERVICE FUND - 206

CHECK # 823

| | | | | | | | |
|--------------------|----------|--------------------------------------|--------------------|-----------------------------------|----------------------|--------|--------------------|
| 206 | 12/20/22 | BRIGHTON LAKES CDD C/O U.S BANK N.A. | 22 - 2022-1 SERIES | TRFR ASSESS SERIES 2022-1 FY22/23 | Due From Other Funds | 131000 | \$25,181.12 |
| Check Total | | | | | | | <u>\$25,181.12</u> |
| Fund Total | | | | | | | <u>\$25,181.12</u> |

SERIES 2022-2 DEBT SERVICE FUND - 207

CHECK # 824

| | | | | | | | |
|--------------------|----------|--------------------------------------|----------------------|------------------------------------|----------------------|--------|--------------------|
| 207 | 12/20/22 | BRIGHTON LAKES CDD C/O U.S BANK N.A. | 1422 - 2022-2 SERIES | TRFR ASSESS SERIES 2022-2 FY 22/23 | Due From Other Funds | 131000 | \$15,205.62 |
| Check Total | | | | | | | <u>\$15,205.62</u> |
| Fund Total | | | | | | | <u>\$15,205.62</u> |

| | |
|--------------------------|---------------------|
| Total Checks Paid | \$254,634.69 |
|--------------------------|---------------------|

Section 6

CDD Liaison

Subsection 6A Monthly Report

CDD Monthly Board Report

March 2, 2023

The following is a result of inspection as of 2/18.19/2023

Completed Projects

- Ground spotlight at bridge plaque replaced.
- Mulch around community center completed.
- Sconce light at entrance wall fixed.
- Trampoline removed from SweetSpire pond.
- Rear of Maracaibo down trees removed from lan.
- Main entrance orange lane dividers replaced.
- Tree at the emergency exit dead and has been removed, Juan will have proposal for other trees for fountain blue resident.(Navin Kumar at 3215 Victoria Dr. from roots damaging his property.)
- Viburnums near main entrance have been trimmed to a maintainable level.
- Fiber form between Stargrass and Chapala mowed again before rainy season.
- Pond 6 Sitex has removed 2 road kills from pond, 1 deer and 1 crane.
- Sidewalks inspected for tripping hazard marked out for repair or replacement.

Pending Projects

- Fence on Chapala park section is missing again, need repair.
- Emergency exit sign at Brighton Lakes Blvd and Maracaibo post needs to be reset and sign needs to be replaced.
- Pleasant Hill rd between Brighton Lakes Blvd and Pine Ridge county needs to be notified to push brush back again.
- 25 Foot Aluminum street light pole with 2 booms both lights out at visitor entrance main gate.
- Flood light from when the kiosk was struck at Volta that I left in the closet needs to be installed at the main gate visitor entrance for tag camera.
- Roadwork still in progress upon inspection with Juan, Freddie and myself found 2 of the 4 irrigations pumps tripped. 1 at Volta was tripped due to overheating, found the motor fan broken; Freddie trying to locate the part. Rear pump at Brighton Lakes Blvd and SweetSpire has a bad relay and keeps tripping the breaker, Freddie to reach out to vendor as this was recently installed.
- Heron homeowner at 2485 still has 2x4 braced propping his fence and blocking our buffer and as per workshop on 2.16.23 letter has been sent by Kutak Rock LLP.
- Bladerunners going to trim ponds before April and install new Mulch in March.
- Sod and soil along Brighton Lakes Blvd installation pending upon irrigation pump repair.

- Several trees need to be trimmed and lifted or removed in multiple locations, Juan to get proposals.
- Dumping continues along Brighton Lakes Blvd between main gate and Pleasant Hill Rd light. Found sheetrock in front of 11 acre lot another incident 2 mattresses in the island just off of Pleasant Hill Rd. Materials have since been removed.
- Fence at the end of Biel Ct. continues to be torn down, homeowner reported that 2 teens with bicycles are the cause, trying to get back and forth from Brighton Lakes to Pine Ridge. In the process of moving camera to that location.
- Electrical boxes at entrances still need covers, wire nuts and connections exposed to weather.
- Brighton Lakes Blvd at bridge north side plants still empty.
- Ballast protecting kiosks still need install.
- 2 existing ballasts on Volta still need to be painted bright yellow.
- Ponds 1 thru 6 all showing great improvement
- Team Fishel notified Freddie that they are waiting for approval from KUA to continue with sidewalk replacement on Pleasant Hill rd.
- Brighton Lakes entrance top of wall Palm Fronds have been cleaned up, still need low Palms to be lifted so that we can walk under when troubleshooting.
- 2437 Maracaibo Install new fence need proposal to push back wetlands for more buffer.
- Brighton Lakes Blvd and Pleasant Hill Rd at the corner there is a fire hydrant that was struck, torn off and replaced by Toho; however a large hole needs to be filled next to it.
- Weather proof fan blades need to be installed on all Ceiling fans at the community center.

Denny Hisler 

CDD Landscaping and Maintenance Liaison

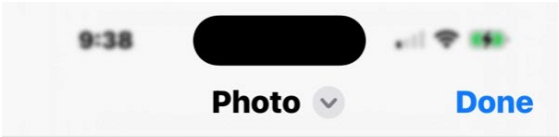
CDD Board, Do Not Reply to All



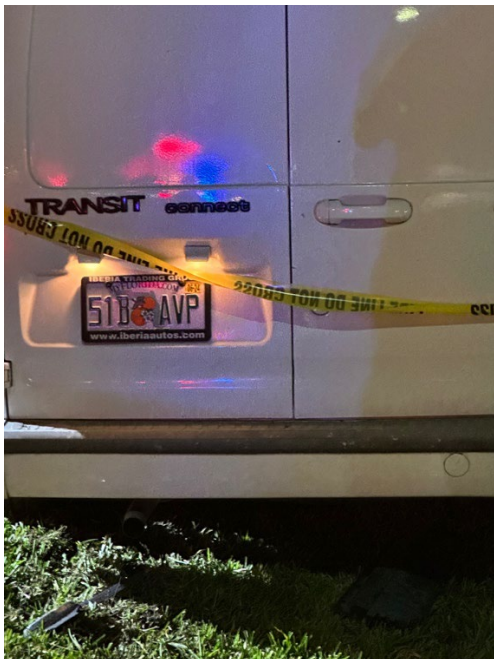


























Section 7

Field Management Reports

Subsection 7A Field Report

FEBRUARY 2023 FIELD INSPECTION

Brighton Lakes CDD

Friday, February 10, 2023

Prepared For Board Of Supervisors

24 Item Identified

Freddy Blanco Field
Manager
Inframark





Item 1

Assigned To Inframark

Provide schedule for Pick up and disposal service of debris removed from the Brighton Lakes Blvd



Item 2

Assigned To Inframark

Irrigation pump located at Volta Cir entrance is overheating because the external motor fan is damaged. Create a work order for repair



Item 3

Assigned To Bladerunner

Landscaping

Provide schedule for new viburnums installation for Warranty



Item 4

Assigned To Bladerunner

Landscaping

Provide schedule for ants treatment on the beds throughout the community



Item 5

Assigned To Bladerunner
Landscaping

Mowing and edging service at
Pleasant Hill Road is completed
according to the schedule



Item 6

Assigned To Bladerunner
Landscaping

Trimming palm tree service is
scheduled to March



Item 7

Assigned To Bladerunner

Landscaping

Provide Proposal for remove palm tree stump and install plant material at the Main Entrance



Item 8

Assigned To Bladerunner

Landscaping

Provide Proposal for remove dead palm tree located at left side bed of the entrance



Item 9

Assigned To Inframark

Provide Proposal for trims and caps repair at the entrance



Item 10

Assigned To Bladerunner

Landscaping

Provide schedule for removal service of Brazilian pepper located at the left side of the entrance



Item 11

Assigned To Bladerunner

Landscaping

Provide Proposal for installation of
15 gallons Viburnums at Brighton
Lakes Blvd



Item 12

Assigned To Bladerunner

Landscaping

Provide schedule for ants treatment
at Brighton Lakes Blvd



Item 13

Assigned To Bladerunner

Landscaping

Mowing service along the easement located behind the backyards at Kariba Ct. is completed according to the schedule



Item 14

Assigned To Bladerunner

Landscaping

Trimming service on Viburnums located at Brighton Lakes Blvd across the Security guard house is completed



Item 15

Assigned To Bladerunner

Landscaping

Mowing service behind the Viburnums beds located at Brighton Lakes Blvd next to the security guard house is completed according to the schedule



Item 16

Assigned To Sitex

Pond 1,2,3,4,5 and 6 show some improvement in the algae control



Item 17

Assigned To Bladerunner

Landscaping

Irrigation pump system located next to Start grass is working properly

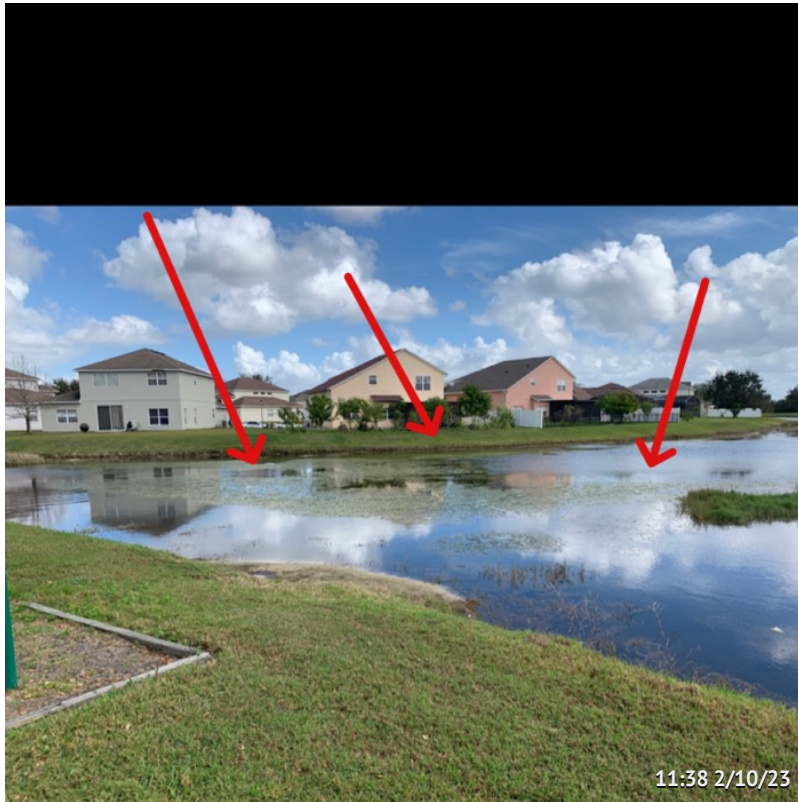


Item 18

Assigned To Bladerunner

Landscaping

Mowing service along the PVC fence located behind StarGrass Cir is completed



Item 19

Assigned To Sitex

Pond 7 still shows excessive algae growing



Item 20

Assigned To Joyce Well Drilling

The irrigation system is not working properly, possible electrical issue. Contact the vendor for troubleshooting



Item 21

Assigned To Bladerunner

Landscaping

Dead pine tree removal service behind Sweetspire Cir. near to Juneberry Ln. is completed



Item 22

Assigned To Churchill Pools

Provide schedule for tiles cleaning service at the pool



Item 23

Assigned To Churchill Pools

Missing cap on ladder was reported 60 days ago. Provide schedule for installation

Field Report Follow Up

Assigned To Board Of Supervisors

- Item 1 Proposal for remove pine trees pending for approval.
- Item 2 Weeds control service on beds at Sweetspire Cir. Is ongoing.
- Item 3 Tree trimming service along the PVC fence behind Heliotrope Loop and FoxGlen Loop is completed.
- Item 4 Hydrilla on pond 7 is still visible.
- Item 5 and 6 Mowing and trimming service along the PVC at StarGrass Cir. Is completed.
- Item 7 Proposal for streets sign is still pending.
- Item 8 Proposal for trimming tree behind Patrician Cir. Is pending for approval.
- Item 9 Swing set repair on playground located at Chapala Dr. is completed.
- Item 10 Fence repair at Biel Ct. is completed.
- Item 12 Trimming service along the Viburnums edge across the security guard house is completed.
- Item 13 Proposal for remove dead palm tree at the community entrance is pending for approval.
- Item 14 Proposal for Community entrance signs is pending for approval.
- Item 15 Proposal for remove stump at the Community entrance is pending for approval.
- Item 16 Plastic cover pipe to ladder on the pool is still pending for installation.
- Item 18 Proposal for new drinking fountain to the Basketball Court is pending for approval.
- Item 19 Handicap chair cover is still pending for installation.
- Item 20 Tile cleaning service on the pool is not completed at all.

From: juan@bladerunnersorlando.com
To: [Fiallo, Elizabeth](#); bsmith@sitexaquatics.com
Cc: [Porter, Ashley](#)
Subject: RE: Brighton Lakes
Date: Wednesday, February 22, 2023 8:44:33 AM
Attachments: [image002.png](#)
[image003.png](#)

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

Good Morning,

Please see responses:

- 3. Will be done in March as soon as we get the pump working.
- 4. Done.
- 7. Done
- 8. Done
- 9. March when we do the palms.
- 11. It will be provided this week.
- 12. Done

Juan

From: Fiallo, Elizabeth <Elizabeth.Fiallo@inframark.com>
Sent: Tuesday, February 21, 2023 4:55 PM
To: juan@bladerunnersorlando.com; bsmith@sitexaquatics.com
Cc: Porter, Ashley <Ashley.Porter@inframark.com>
Subject: FW: Brighton Lakes

Good afternoon,

Please see attached and provide us with your response.

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: Tuesday, February 21, 2023 4:32 PM
To: Fiallo, Elizabeth <Elizabeth.Fiallo@inframark.com>
Cc: Mena, Gabriel <gabriel.mena@inframark.com>; Perez, Brett <Brett.Perez@inframark.com>
Subject: FW: Brighton Lakes

Hi Elizabeth

Please send this report to Bladerunner, Sitex and Ashley to add on the agenda.

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".*

From: Blanco, Freddy <freddy.blanco@inframark.com>
Sent: Tuesday, February 21, 2023 4:27 PM
To: Blanco, Freddy <freddy.blanco@inframark.com>
Subject: Brighton Lakes

Get [Outlook for iOS](#)


COMMERCIAL LANDSCAPING ORLANDO, LLC.

19 N TEXAS AVE, ORLANDO, FL 32805

TEL 407.306.0600

WWW.BLADERUNNERSORLANDO.COM

PROPERTY:

NAME:

DATE:

TIME:

PAGE:

OF:

Timer A.

CURRENT

ADJUSTED

| | |
|--------------|----------|
| A START TIME | 10:00 PM |
| B START TIME | |

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

| | | | | | | | |
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| 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 |
| SPRAY OR ROTOR S OR R | R | R | R | R | R | S | R | R | R/S | R/S | 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

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 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 | R/S | R/S | S | R | R | R | R/S | R/S | | | | |
| CURRENT | 20 | 20 | 20 | 30 | 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

CURRENT

ADJUSTED

 PROPERTY: Brighton lakes
 NAME: _____
 DATE: _____ TIME: _____
 PAGE: _____ OF: _____

Timer B.

| | |
|--------------|----------|
| A START TIME | 11:00 pm |
| B START TIME | |

| | | | | | | | |
|---|----------|---|---|----------|---|----------|------------|
| M | <u>T</u> | W | T | <u>F</u> | S | <u>S</u> | 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 |
| 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 | 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 | 12 | 13 |
| SPRAY OR ROTOR S OR R | S | S | S | R | S | S | S | S | R | S | S | R | S |
| CURRENT | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 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 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) _____

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 PROPERTY: Brighton Lakes
 NAME: _____

DATE: _____ TIME: _____

PAGE: _____ OF: _____

 Timer 5

CURRENT

ADJUSTED

| | | | | | | | |
|---|---|---|---|---|---|---|------------|
| 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 |

| | |
|--------------|---------------------------|
| A START TIME | <u>11:00</u> <u>pm</u> |
| B START TIME | |

| | | | | | | | | | | | | |
|-------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--|
| ZONE NUMBER | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | |
| SPRAY OR ROTOR S OR R | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>R</u> | |
| CURRENT | <u>15</u> | <u>15</u> | <u>15</u> | <u>15</u> | <u>15</u> | <u>15</u> | <u>15</u> | <u>15</u> | <u>15</u> | <u>15</u> | <u>15</u> | |
| 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 J.R BLADE RUNNERS TECH

Section 7B Proposals

Subsection 7Bi

Bladerunners

Subsection 7Bia #386



19 N Texas Ave
Orlando, FL 32805

Estimate

| Date | Estimate # |
|-----------|------------|
| 1/24/2023 | 386 |

| Name / Address |
|---|
| Brighton Lakes CDD CO: Inframark 313 Campus Street Celebration, FL 34747 |

| Description | Qty | Rate | Total |
|---|-----|--------------|------------|
| Remove 3 large Pine trees behind houses on the right side of emergency exit. This price includes grain stump. | 3 | 900.00 | 2,700.00 |
| Thank you for your business. | | Total | \$2,700.00 |

Subsection 7Bib #387



19 N Texas Ave
Orlando, FL 32805

Estimate

| Date | Estimate # |
|-----------|------------|
| 1/24/2023 | 387 |

| Name / Address |
|---|
| Brighton Lakes CDD CO: Inframark 313 Campus Street Celebration, FL 34747 |

| Description | Qty | Rate | Total |
|--|-----|--------------|------------|
| Remove dead palm tree main entrance on the left side | 1 | 1,500.00 | 1,500.00 |
| Thank you for your business. | | Total | \$1,500.00 |

Subsection 7Bic #388



19 N Texas Ave
Orlando, FL 32805

Estimate

| Date | Estimate # |
|-----------|------------|
| 1/24/2023 | 388 |

| Name / Address |
|---|
| Brighton Lakes CDD CO: Inframark 313 Campus Street Celebration, FL 34747 |

| Description | Qty | Rate | Total |
|--|-----|--------------|------------|
| Installation of playground mulch at Club House #50 yards | 50 | 47.00 | 2,350.00 |
| Installation of playground mulch at Chapala #65 yards | 65 | 47.00 | 3,055.00 |
| Installation of playground mulch at Voltar #60 yards | 60 | 47.00 | 2,820.00 |
| Thank you for your business. | | Total | \$8,225.00 |

Subsection 7Bid #389



19 N Texas Ave
Orlando, FL 32805

Estimate

| Date | Estimate # |
|-----------|------------|
| 1/24/2023 | 389 |

Name / Address

Brighton Lakes CDD
CO: Inframark
313 Campus Street
Celebration, FL 34747

| Description | Qty | Rate | Total |
|---|-----|--------------|------------|
| NEW LANDSCAPING FOR MIDDLE ISLE AT ENTRANCE | | | |
| Rubellini Palm 60g #1 | 1 | 750.00 | 750.00 |
| Izoras 3g #20 | 20 | 16.50 | 330.00 |
| Abracolas 3g #20 | 20 | 16.50 | 330.00 |
| Annuals #300 | 300 | 1.25 | 375.00 |
| Dirt 2 yards | 2 | 120.00 | 240.00 |
| Labor | 1 | 250.00 | 250.00 |
| Thank you for your business. | | Total | \$2,275.00 |

Subsection 7Bii
Inframark
#WOBL02162023

**Inframark**

313 Campus Street, Celebration, FL 34747

Phone: 407-566-1935

Date 02/16/2023**Work Order #** WOBL02162023**Customer ID** Brighton Lakes District**Proposal For**

Brighton lakes CDD

Quotation valid until: 3/30/2023**Prepared by** Freddy Blanco**Work Order for Entrance Community monument signs repairs**

| Quantity | Description | Unit Price | Taxable? | Amount |
|----------|--|------------|----------|-------------|
| | Work order for community monument signs repair (caps and trims) 11 sections need repairs | | No | \$ 1,450.00 |
| | | | | |
| | Quotes do not include Materials | | | |
| | | | | |

Full payment due within 30 days of finalizing project.

If you have any questions concerning this quotation, please contact Freddy Blanco

Freddy.Blanco@inframark.com

407-947-2489

Subtotal \$ 1,450.00

Tax Rate 0.00%

Sales Tax \$ -

Other

Thank you for your business!

Approved By:

TOTAL \$ 1,450.00





Subsection 7Biii Inframark Sidewalk Services



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 |
| Onega 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 |

 Brett Perez
 Inframark Area Field Director

 Customer Name, Title
 Billing Information:

Subsection 7Biv Exercise Systems Repairs



Brighton Lakes
4250 Brighton Lakes Blvd
Kissimmee, FL 34746
407-566-2018

Sales Rep: John Young

Quote Number: 051459

Date: 2/22/2023

Quote Expires in 90 days

Repair Proposal

| Part# | | Description | Price | Qty | Extend |
|-------|---------|---|---------|-----|---------|
| | | <u>LANDICE R7 RECUMBENT BIKE</u> | | | |
| | | <u>sn#R-0100088</u> | | | |
| 50134 | Landice | heart rate grips- top | \$9.95 | 2 | \$19.90 |
| 50135 | Landice | heart rate grips- bottom | \$9.95 | 2 | \$19.90 |
| | | shipping | \$24.00 | 1 | \$24.00 |
| TC | SERVICE | TRIP CHARGE (no charge- return visit) | \$80.00 | 0 | \$0.00 |
| SL | SERVICE | LABOR | \$80.00 | 1 | \$80.00 |

Please fax signed proposal to 407-292-1438

Signed: _____

REMIT PAYMENTS TO:

3818 SHADOWIND WAY GOTHA FL 34734

for billing questions, call Pam Young at 407.325.2523

Sub-Total \$143.80
Tax

Total \$143.80

It's service that really counts...
before, during and after the sale!