

**BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

Thursday, July 20, 2023

Remote Participation:

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

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, July 20, 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 April 13, 2023, Workshop and May 4, 2023, Meeting
 - B. Financial Statements
 - C. Check Register
 - D. Acceptance of the Final Audit Fiscal Year 2022
- 5. Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget and Imposing Special Assessments**
 - A. Resolution 2023-06, Ratifying Resetting of Fiscal Year 2024 Budget
 - B. Presentation of Fiscal Year 2024 Budget
 - C. Public Comment
 - D. Consideration of Resolution 2023-07, Adopting the Fiscal Year 2024 Budget
 - E. Consideration of Resolution 2023-08, Annual Assessment Fiscal Year 2024
- 6. Business Matters**
 - A. Consideration of New Remote Monitoring Services Agreement with Envera (*Under Separate Cover*)
 - B. Alternative Gate Security Services
 - i. Securitas
 - ii. ButterflyMX
- 7. Vendor Report**
 - A. Bladerunners
 - B. Sitex
 - C. Magnosec
 - D. Envera
- 8. CDD Liaison**
 - A. Monthly Report
- 9. Field Management Report**
 - A. Field Report
 - B. Proposals
 - i. Best Choice Roofing #43107 for Roof Replacement, Clubhouse
 - ii. Best Choice Roofing #43103 for Roof Replacement, Security Office
 - iii. Best Choice Roofing Tile Roof Replacement for Clubhouse and Security Office
 - iv. Sky Light Roofing Inc. for Roof Replacement
 - v. Sky Light Roofing Inc. for Roof Repair
 - vi. Sky Light Roofing Inc. for Roof Replacement Tile to Shingle
 - vii. TechniPools #1486
 - viii. Bladerunners #449 for Clean Up Trees Behind Patricia Circle
 - ix. Exercise Systems #051
- 10. Staff Reports**
 - A. District Engineer
 - i. Consideration of Preliminary Certificate of Substantial Completion
 - ii. Consideration of Change Order Regarding Roadway Repave Contract
 - B. District Counsel
 - C. District Manager
- 11. Supervisors' Requests**
- 12. Adjournment**

The next workshop is scheduled for August 10, 2023, at 6:00 p.m.

Section 4

Administrative Matters

Section 4A Minutes

45 Mr. Peters stated that there are still a lot of weeds and does not like how its looking.
46 He stated the trees going in and out of the Boulevard are black and moldy. Mr. Ramirez
47 stated that when they did the sod the irrigation pumps were not operating. He stated in
48 about another two weeks the weeds will start dying and will lay more fertilizer once the
49 weeds are dead. Mr. Ramirez stated that he cannot use pesticides or any chemicals around
50 the ponds because if it gets into the water, it will kill the fish. He stated the only thing he
51 can do is mow and right now the schedule is every other week. Mr. Ramirez stated that
52 he will find out what he can do with the trees.

53 Ms. Incandela asked can we just fill the area in on bridge, because there is no
54 irrigation, and nothing stays alive. Mr. Ramirez stated it is a good idea because it is very
55 hot, and the plants burn and could put some rock there instead.

56 Mr. Glasscock provided an update on the road construction. He stated there has been
57 some scheduling issues on the stamped asphalt.

58 Ms. Incandela suggested not to place flowers at the bridge and asked for any
59 recommendations. Mr. Crary stated he would rather have plants there and asked is there
60 anything we can do to keep the plants that are dying alive? Mr. Ramirez stated the
61 irrigation is working and might help with keeping the plants alive. Ms. Incandela stated
62 she would rather keep the plants there. Mr. Crary stated pieces of the bridge look terrible
63 and need to have it fixed. Ms. Incandela asked when the last time the iron was painted, or
64 it has ever been done. Mr. Mena stated he was not sure and will reach out to Mr. Blanco
65 and get some pricing. Ms. Incandela stated that Disney uses a very expensive paint but
66 that's why their fixtures look good. She stated at the time it was discussed it was not in
67 the budget. Mr. Ramirez stated he will plant some jasmine at the bridge and see how it
68 does and will not bill the District. Mr. Crary stated he feels confident with Mr. Ramirez
69 and the improvements in the next couple months. Mr. Juan stated that the water will be
70 turned off by the bridge and should he wait for after the construction work is completed.
71 Mr. Peters suggested to wait until they are done with construction in that area. Mr. Hisler
72 suggested to wait until the milling and paving work is done because it cannot get wet and
73 if the sod is laid down it will need to be watered. He stated if it is not dry it will create
74 bubbles in the asphalt and would have to be redone. Ms. Incandela stated to have counsel
75 notified and a letter sent out regarding the delays. Mr. Mena stated he will get in touch
76 with counsel and engineer for an update on the progress of the project.

77

78 **ii. CDD Liaison Report**

79 Mr. Hisler stated that it was requested by Middlesex to allow access through the
80 emergency gate for the work trucks. Mr. Crary asked if the gate would be open from 8:00
81 a.m. to 5:00 p.m. and who is going to open and close the gate. Mr. Mena stated he will
82 see who is going to be responsible for the gate. Mr. Crary asked if there is going to be
83 something posted for residents to be notified of access through the gate. Mr. Hisler stated
84 that he will notify residents. Mr. Mena stated he will get with Mr. Glasscock regarding
85 the opening and closing of the gate.

86 Mr. Mena stated he spoke with Mr. Blanco of Katy Way sidewalks and are pursuing
87 additional cost estimates within their expectations.

88 Ms. Incandela suggested to also have information regarding the roadways and access
89 through the gate posted to the website. She stated that if any resident has any issues with
90 landscaping and brings it to a supervisor's attention, to have the resident be specific of
91 the issues they are reporting so that the landscaper can address the issue.

92 **B. Discussion of Envera Contract**

93 Ms. Incandela stated she is frustrated with Envera and asked what options are they for
94 a new company. Mr. Mena stated there is a common issue of vendors going downhill
95 after a few years. Mr. Mena there is a 50% penalty early termination in the current
96 contract. Ms. Mackie stated that there is a 120-day renewal requirement in the contract.
97 Ms. Mackie stated there is two contracts for remote monitoring service and commercial
98 service agreement and they are separate agreements. She suggested for the Board to have
99 proposals at the May meeting if looking to change vendor. Mr. Mena stated that he has
100 seen 60-90 days for a new company to start in other Districts. Mr. Mena stated that he
101 has reached out for proposals from a few companies. Ms. Incandela stated the services
102 have not been working for months and have been very poor. She stated what type of
103 credit is Envera willing to give for the poor services. Ms. Mackie stated if Envera
104 terminates the contract the District will not be penalized. Mr. Crary stated that when a
105 question is asked to Envera they redirect it to someone else. He stated he is reluctant to
106 get rid of them unless they can assign a person to the District and attend meetings to
107 answer questions. Mr. Peters asked if we could have a probationary period. Mr. Mena
108 suggested it was unlikely to get an account manager assigned due to their structure.

109 Ms. Incandela stated that the message for the button on the resident's side asks for the
110 name and address but then opens the gate without entering the information. Ms. Mackie
111 stated that in the agreement we could not request the information and is part of the gate

112 monitoring system. Mr. Mena stated that no one has ever responded to him when he has
 113 pressed the yellow button for live guard, but assumed it was supposed to be like that due
 114 to the nature of their gates. Ms. Incandela stated that the live-guard option it is part of the
 115 contract, but the service is not provided. Mr. Crary stated he does not see the point for the
 116 system, given that no guard is needed to enter. Ms. Incandela stated the service is there
 117 incase of an emergency that the gate will need to be open, the guard would be able to do
 118 that. She stated we are not a private community, and the gates need to be open to all
 119 public. Ms. Mackie stated to have them at the May meeting for discussion of renewing
 120 their contract.

121

FOURTH ORDER OF BUSINESS

Other Business

123

FIFTH ORDER OF BUSINESS

Supervisors' Requests

125

SIXTH ORDER OF BUSINESS

Adjournment

127

128

The meeting adjourned at 7:41 p.m.

129

130

131

132

133

Gabriel Mena, Secretary

Chairman

44 Mr. Crary stated that line 84, 86, 106, 180, 188, 194, 197 had errors. Ms. Singh stated
 45 on line 116 that she is not receiving the Magnosec incident reports. Ms. Incandela stated
 46 that the minutes are not highlighting the high points of the conversations.

47 On MOTION by Mr. Crary, seconded by Ms. Incandela,
 48 with all in favor, unanimous approval was given to accept
 49 the minutes for March 2, 2023, as amended.

50

51 **B. Financial Statements**

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

54

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

58

59 **C. Check Register**

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

63

64 On MOTION by Mr. Crary, seconded by Ms. Incandela,
 65 with all in favor, unanimous approval was given to accept
 66 the check register and invoices.

67

68 **FIFTH ORDER OF BUSINESS** **Vendor Report**

69 **A. Bladerunners**

70 Mr. Ramirez provided an update. He stated that he has on the schedule for Monday
 71 to trim some branches.

72 Mr. Ramirez stated he has 90% of the palm trimming done and has about 150 yards
 73 of mulch to finish.

74 Mr. Ramirez stated he has about 100 feet left at the bridge but is waiting for the water
 75 to work. Ms. Singh asked if a little more dirt could be placed on the left-hand side to
 76 make it more level.

77 Mr. Ramirez stated that the sod job for the Boulevard has been approved.

78 Mr. Ramirez stated that behind Patrician Circle, trees and debris needs to be cleaned
 79 up and will have a proposal done. He stated that the residents have been throwing debris
 80 in the area, over their fence onto CDD property. Ms. Incandela asked if we knew who
 81 was responsible for the debris and are they being billed. Mr. Ramirez stated he is not sure

82 who is responsible. Ms. Incandela suggested to have a letter sent to the surrounding
83 properties notifying the homeowner's it is not allowed and if it happens again, they will
84 be billed for it. Counsel agreed to do this following the meeting.

85 Mr. Ramirez suggested to have boulders at the gatehouse island. A discussion ensued
86 regarding the pricing and placement of the boulders. Ms. Incandela suggested to have 2
87 or 3 smaller decorative rocks in the area instead of the larger boulder to save money on
88 costs. Mr. Crary stated that not place the rocks there if the intention is to damage
89 vehicles. Ms. Incandela stated that the purpose of the rocks is not to damage vehicles but
90 to keep people from driving over the area and prevent damage to the sod.

91 Mr. Crary stated that he looked at the bridge this week and it looked good with only
92 two or three spots that needed work. He asked what was happening with the annuals. Mr.
93 Ramirez stated he will have the spots filled in once the irrigation is working.

94 Mr. Peters joined the meeting in person at 6:18 p.m.

95 **B. Envera**

96 Mr. Holiday and Mr. Townsend introduced themselves to the Board.

97 Mr. Holiday stated he is the Vice President and over sees Operations, Monitoring
98 Center, IT and Service Department.

99 Mr. Townsend stated he is the Field Service Supervisor and over sees the Service
100 Technicians, Service Coordinators and Internal Support Teams.

101 Ms. Incandela asked for an update on the service request that was placed in the past
102 few meetings regarding the messages for the kiosk buttons. Mr. Holiday stated the upload
103 to change the message must not have taken and will get back with his support team to
104 have it corrected. Ms. Incandela stated that the messages are an issue and need to be
105 corrected. She stated that its not just the messages for the buttons but also when the guard
106 is called, the first thing they ask for is the name and address for the resident and is not
107 acceptable. Mr. Holiday stated that he apologizes and that the message should have been
108 updated last fall. He stated he can have it corrected by tomorrow.

109 Mr. Holiday provided a handout for the three gates regarding the response time to
110 calls. Mr. Holiday stated that this is only for the yellow button. Mr. Mena stated that
111 many emails have been sent regarding the SOS issue. Ms. Incandela asked who was
112 going to be present in the meetings going forward. Mr. Holiday stated it will either be
113 Mr. Townsend or their new representative. Ms. Incandela expressed her frustration and
114 concerns with Envera and stated that she wants to know who will be in attendance for the

115 meetings going forward. A discussion ensued regarding a workshop to discuss Envera,
 116 the contract, renewal, and extension of the renewal. The Board asked if Envera would be
 117 open to a renegotiation of the existing contract. Mr. Holiday advised he was not sure and
 118 would have to get with his legal team to see if they would entertain a renegotiation. Mr.
 119 Mena asked if Envera would be able to provide a sixty-day extension to the existing
 120 contract, to provide enough time for the Board of Supervisors to consider a renewal of
 121 services. Mr. Holiday again was not certain but believed it shouldn't be an issue.

122 On MOTION by Ms. Incandela, seconded by Ms. Singh,
 123 with all in favor, unanimous approval was given to staff to
 124 work on renegotiating an appropriate contract, with
 125 incentives, a lesser termination penalty, and the inclusion of
 126 some kind of meeting attendance, if Envera was open to a
 127 renegotiation and a sixty-day extension.

128
 129 Ms. Incandela stated that at the main gate when you push the button it should just say
 130 "Welcome to Brighton Lakes."

131 Mr. Townsend stated that the process is to test the SOS system every three months
 132 and will have it changed to once a month. Mr. Townsend stated that each emergency
 133 agency within the county has a specific key to gain access through the gate if they're
 134 unable to use the SOS system. Ms. Incandela asked if we are we able to send a letter in
 135 writing to the County stating what system is used so they know what to do when trying to
 136 gain access.

137 Mr. Townsend stated that the District was granted another 60-day extension on the
 138 renewal.

139
 140 **SIXTH ORDER OF BUSINESS** **CDD Liaison**

141 **A. Monthly Report**

142 Mr. Hisler stated the tag lights at the visitor center are out and need to get them
 143 replaced. Mr. Blanco stated that he will get a proposal for the tag lights.

144 Mr. Rodriguez asked what is going on with the sign that has duct tape still on it. Mr.
 145 Mena stated that was for a temporary repair and will work on getting the sign replaced.

146 Mr. Mena asked if the fence on Biel Court is owned by the District. Mr. Hisler stated
 147 he was not sure who owned it. Mr. Rodriguez stated he has been trying to connect with
 148 Kristi Lambert with the HOA of the Sedona community and has not received a response.
 149 Mr. Mena stated that the District continues to repair it from children who kick it down to
 150 be able to cross through but should not be spending District money on this fence if it does

151 not belong to the District. It was stated that the children causing damage to the fence are
 152 residents and non-residents. Mr. Rodriguez stated the fence has been there since 2001 and
 153 believes Brighton Lakes had it built during new construction. Mr. Rodriguez stated that
 154 he prefers the fence to keep people from walking back and forth and causing mischief. A
 155 discussion ensued regarding children jumping the fence and causing issues within the
 156 community. It was suggested to have a survey of the property to determine ownership of
 157 the fence.

158 Mr. Mena stated he can invite the Sherriff to a meeting to discuss the security issues
 159 and access from non-residents. Ms. Incandela suggested to invite Mr. Lopez who is
 160 running for Sheriff. Mr. Crary stated if the Sheriff is not available to ask someone with
 161 high-ranking authority within the sheriff's office to attend a meeting.

162 Ms. Incandela asked how much a survey would cost. It was stated it was cost around
 163 \$2,500.

164

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

166 **A. Field Report**

167 Mr. Blanco stated there is an issue with the basketball court camera and needs
 168 replacement. He stated there is an issue with the cable.

169

170 On MOTION by Mr. Crary, seconded by Ms. Incandela,
 171 with all in favor, unanimous approval was given to
 172 Servusat to replace the camera at a not to exceed \$2,000.00.

173

174 **B. Proposals**

175 **i. Sunstate Awning for Recover Existing Gable Awning**

176 Mr. Blanco provided information regarding the repair of the awning and keeping the
 177 existing frame.

178

179 On MOTION by Mr. Crary, seconded by Ms. Incandela,
 180 with all in favor, unanimous approval was given to accept
 181 Sunstate Awning for recover existing gable awning in a
 182 dusky blue color, in the amount of \$2,552.00.

183

184 **ii. Techni-Pools for Swimming Pool Service**

185 Mr. Blanco presented this proposal to the Board. Ms. Incandela asked if this proposal
 186 included chemicals. It was stated that the proposal does include chemicals. Mr. Crary was
 187 concerned that in the proposal it stated that Techni-Pools will have repairs done without
 188 approval from the Board. Mr. Rodriguez asked when Techni-Pools start date will be, if
 189 on June 1, 2023. Mr. Blanco stated he will get with Techni-Pools on a start date.

190

191

192

193

194

195

On MOTION by Ms. Incandela, seconded by Ms. Singh, with all in favor, unanimous approval was given to accept Techni-Pools proposal for swimming pool service at an annual cost of 25,872.00 with approval from either Chairman or Vice Chairman on minor repairs.

196

197

198

199

Mr. Mena provided proposals for the exercise systems treadmills and bike. Mr. Mena stated the equipment is about 11 years old. A discussion ensued regarding the cost of repair versus replacement.

200

201

202

203

204

205

On MOTION by Mr. Rodriguez, seconded by Ms. Incandela, with all in favor, unanimous approval was given to accept motion to replace thirteen-year-old treadmill with landace L10 in the amount of \$4,397 plus shipping and install.

206

207

Discussion ensued regarding the exercise systems, bike repairs and replacements. Mr. Blanco suggested to approve the repairs.

208

209

210

211

212

On MOTION by Ms. Incandela, seconded by Mr. Rodriguez, with all in favor, unanimous approval was given to approve repairs for Exercise Systems Inc. in the amount of \$554.80.

213

214

Mr. Rodriguez asked how long it will take to get a treadmill and would like it done as quickly as possible.

215

216

217

218

219

220

221

222

223

224

225

226

227

iii. Best Choice Roofing #38605 for Roof Replacement
Mr. Blanco presented this proposal to the Board and explained an inspection was provided with information on the damages. Mr. stated he received proposals for replacement and repair and stated Sky Light Roofing was the only one to provide a repair estimate. Ms. Singh asked what percentage of the roof needs to be replaced. Ms. Incandela asked if a shingle proposal could be provided and how old the tile roof was. It was stated the roof is about 20 years old. Ms. Incandela stated her concerns with replacing the roof with tile again and having to replace in another 20 years. Mr. Rodriguez stated we need to find out what is the life expectancy if the roof is repaired. Mr. Mena stated all proposals for the roof are tabled and will provide proposals for shingles as well.

Ms. Incandela stated her concern with the insurance renewal. Mr. Rodriguez stated there shouldn't be an issue. Ms. Incandela stated if there is no issue with the insurance

228 renewal if the roof is repaired, she does not see the reason to repair it instead of replacing
 229 it.

230 **iv. Sky Light Roofing Inc. for Roof Replacement**

231 **v. Sky Light Roofing Inc. for Roof Repair**

232 **vi. Inframark for Sidewalk Grinding and Panel Replacement**

233 Mr. Mena stated the cost is \$166,000.00 and stated it should come from reserves or
 234 could also put it off until next year. Mr. Glasscock stated that is a reasonable price. Mr.
 235 Mena stated that its 203 panel replacements and 588 grindings. Mr. Hisler asked if this
 236 proposal included root pruning. Mr. Blanco stated that root pruning is included. Mr.
 237 Mena stated that it is an ADA compliant issue, and they need to be fixed. Mr. Hisler
 238 stated the issue with the sidewalks is the trees.

239
 240
 241
 242

On MOTION by Mr. Crary seconded by Ms. Incandela, with all in favor, unanimous approval was given to enter into an agreement with Inframark.

243
 244
 245

EIGHTH ORDER OF BUSINESS Business Matters

A. Preliminary Fiscal Year 2024 Budget

246 Mr. Mena presented Fiscal Year 2024 budget. He stated the plan was to have no
 247 increase on this year's budget but some how a 2% increase was included so he had the
 248 accountant make the change to zero. Mr. Mena stated that changes can be made up until
 249 the public hearing date and reviewed with the Board. Mr. Crary asked on page 169 what
 250 was professional service special assessment for. Mr. Mena stated that is the fee Inframark
 251 charges for Special Assessments. Mr. Mena stated he increased the ponds according to
 252 the new agreement with Sitex and is a \$9,000 increase.

253 Mr. Crary stated his concern with the paved sidewalks and do we have enough in the
 254 budget. Mr. Glasscock stated that for 1,250 linear feet at a 1 inch pour the cost is around
 255 \$25,000.00.

256 Mr. Mena stated that Magnosec requested another increase.

257 The Board agreed to no assessment increase.

258 Mr. Crary stated there are certain things that have to be done and suggested to have a
 259 scheduled increase.

260 Mr. Mena stated that legal will increase to \$35,000.00.

261 Mr. Mena stated that the actual in 2022 was \$52,000 and in 2021 was 17,000. A
 262 discussion ensued regarding the budget in 2022 for \$52,000. Mr. Rodriguez stated to
 263 keep it at \$35,000.

264
265
266
267
268

On MOTION by Mr. Rodriguez, seconded by Ms. Incandela, with all in favor, unanimous approval was given to approve the budget with changes.

269 **B. Resolution 2023-05, Approving the Budget and Setting a Public Hearing**
270 **Thereon**

271 Mr. Mena read resolution 2023-05 into the record by title. Mr. Mena stated July 6th
272 would be the hearing date. Ms. Incandela stated she thought that date was changed due to
273 it being 4th of July week because people might not be present that week. Mr. Crary stated
274 he does not agree with the budget being posted only two days in advance. Mr. Mena
275 stated it is only required to be posted two days in advance but would be posted sooner
276 than. Mr. Crary asked if the language could be removed stating two days in advance. Mr.
277 Dugan stated he could revise the language.

278 A resident (Mr. Brown) raised concerns about vehicles being towed on the roads. Mr.
279 Mena stated he is working with the HOA Attorney for a formal responsibility of towing.
280 He stated it will include who has authority, who will delegate and who has the right for
281 enforcement.

282
283
284
285
286
287

On MOTION by Mr. Rodriguez, seconded by Ms. Singh, with all in favor, unanimous approval was given to approve resolution 2023-05, approving the budget and setting a public hearing thereon.

288 **NINTH ORDER OF BUSINESS** **Business Matters**

289 There being none the next order of business followed.

290

291 **TENTH ORDER OF BUSINESS** **Staff Reports**

292 **A. District Engineer**

293 Mr. Glasscock stated Middlesex provided a cheaper cost for asphalt that was
294 previously approved for \$42,000. Ms. Incandela stated her concern was that the previous
295 contractor that did this work was not insured. Mr. Dugan stated legal action could be
296 pursued but not sure if the contractor is still in business. Ms. Incandela asked if this
297 would affect the speed bumps. It was stated that the speed bumps would be placed back
298 in their same spots.

299 Mr. Glasscock stated that all neighborhoods have been paved except for 4 places. Mr.
300 Rodriguez stated he wants the Boulevard to be paved smoothly and not to do patch work.

301 Mr. Glasscock stated that he is aware, and work will start on Wednesday. Mr. Mena
 302 stated that they have until July 1st to complete the work.

303 **B. District Counsel**

304 There being nothing further to report, the next order of business followed.
 305

306 **C. District Manager**

307 Mr. Dugan stated a public records request has been submitted for towing authority by
 308 the HOA. There being nothing further to report, the next order of business followed.

309 Mr. Mena stated that the TOHO Water Authority easements have been completed and
 310 checks have been cut.

311 Mr. Mena stated he will start working on getting an exterminator.

312 Mr. Mena stated currently the workshop advertisements state the will be in person.
 313 He asked if we are able to hold only virtual. Mr. Dugan stated it would have to be re
 314 advertised.

315
 316 **ELEVENTH ORDER OF BUSINESS Supervisors' Request**

317 Mr. Crary stated the \$9,000 was spent for the Chairman to replace induction loops for
 318 gate access and should we raise it.

319
 320

On MOTION by Mr. Crary, seconded by Ms. Incandela, 321 with all in favor, unanimous approval was given to ratify 322 two approval expenses for induction loops for gate access.

323
 324 **TWELFTH ORDER OF BUSINESS Adjournment**

325
 326

The meeting adjourned at 10:25 p.m.

327
 328
 329
 330
 331 _____
 Gabriel Mena, Secretary Chairman

**MINUTES OF WORKSHOP
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

The workshop of the Board of Supervisors of the Brighton Lakes Community Development District was held Thursday, June 8, 2023, at 6:00 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746.

Present and constituting a quorum were:

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

Also participating were:

- | | |
|-------------------------------------|---------------------------------------|
| Gabriel Mena | Manager |
| Dennis Hisler | CDD Landscaping & Maintenance Liaison |
| Brian Holiday | Envera |
| Dylan Townsend | Envera |
| Residents and Members of the Public | |

This is not a certified or verbatim transcript, but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS Call to Order and Roll Call

Mr. Mena called the meeting to order at 6:03 p.m.

Mr. Mena called the roll.

SECOND ORDER OF BUSINESS Public Comment Period

The record will reflect members of the public were present.

Mr. Rainford a resident at 4308 Heliotrope Loop stated that some of his neighbors are upset with the concrete dust that was left on vehicles from the sidewalk construction and were not notified that this work was going to be done. He stated he was not notified of the meeting today. Mr. Mena and Ms. Incandela explained the process of notification of the meetings. Mr. Mena explained that because this is a workshop, and workshops are typically held virtually, there was no posted signage around the community. Mr. Mena explained that the only reason we are in-person tonight was because he heard that residents were incorrectly advised about being able to attend in-person with complaints.

Mr. Graham a member of the Homeowner’s Association stated his concerns with the meetings not being advertised for the public to know about the District meetings. He stated that the District and HOA need to cooperate with each other and that they should work together. Mr. Peters stated he has yet to see anyone from the HOA attend any

43 District meetings since he has been on the Board. Mr. Crary stated he placed an
44 announcement of today's meeting on the Nextdoor app and posted to the HOA website
45 along with notifying the HOA members.

46 Marlene Brown at 4311 Milano Place South stated she cannot reach any of the Board
47 Members. She stated the July 6 meeting has been cancelled on the website. Mr. Mena
48 stated the new meeting will be held on July 20th and is posted to the website.

49

50 **THIRD ORDER OF BUSINESS** **Discussion Items**

51 Mr. Hisler stated that Mr. Juan is up to date with almost everything, he is waiting on
52 the road work to finish to avoid bringing in heavy vehicles and possibly damaging the
53 new asphalt.

54 Mr. Mena stated that letters were sent out regarding the dumping behind the fence. He
55 stated that one resident reached out that was dumping behind the fence and stated they
56 would stop doing it.

57 **A. Sitex**

58 Mr. Smith stated that hydrilla applications are underway and the dyes are working
59 great. He stated someone will be onsite on Monday to pick up any trash through the
60 community. Ms. Singh stated she has seen improvements. Mr. Hisler stated that fountain
61 lights are out again on Baycal pond at bridge. Mr. Crary stated that Stargrass pond and
62 pond #2 looks like large algae bloom is starting.

63 Mr. Smith stated that pond 5, 6, 7, and 9 need dye. Mr. Mena asked Mr. Smith to get
64 the pricing for the dye.

65 **B. Magnosec**

66 A representative for Magnosec was present and stated that there were some concerns
67 with the total of how many people per group at the pool. Mr. Mena asked if we could get
68 pricing for an extension of around 4 hours for the summer. Ms. Incandela what the
69 addendum was for the summer hours that its usually changed during the summer. Ms.
70 Incandela asked to have the CPR classes on the next agenda.

71 **C. Bladerunners**

72 Mr. Hisler stated there is nothing outstanding. He stated trees need to be elevated. Mr.
73 Peters stated he would like to see this done as soon as possible since the roads are being
74 repaved and the elevation of the asphalt will be slightly higher. Mr. Hisler stated he has
75 not had Mr. Juan elevate the trees because the road paving. He stated he will have him
76 start working on them once the road work is completed.

77 **D. Envera**

78 Mr. Holiday stated there is a contract renegotiation ongoing. He provided an update
 79 to the SOS system. Mr. Holiday stated they will provide a training video for the fire
 80 station. Mr. Crary stated it has been discussed multiple times to have Envera explain to
 81 the fire station the use of the SOS system and we are still having issues. Mr. Mena
 82 suggested a meeting with the fire station, Envera and Mr. Crary.

83
 84 **FOURTH ORDER OF BUSINESS** **Other Business**

85 Mr. Peters stated that roads won't be done until next meeting and would like to hold
 86 off on the final inspection. Mr. Mena stated he will have Mr. Glasscock hold off the final
 87 inspection until after the next meeting. Mr. Peters asked if the striping can be done when
 88 everything else is completed.

89 Mr. Peters stated he did a walk through with Mr. Glasscock on issue he saw on the
 90 streets and has not received any updates. Ms. Incandela suggested to have a follow-up
 91 email sent to Mr. Glasscock asking for the update on the items brought to his attention
 92 whether if they need to be fixed or not.

93 Mr. Hisler stated its his understanding that the lines now are temporary until the
 94 trucks are moved out and then will be redone.

95 Mr. Peters asked if we had a timeframe on the awning. Mr. Mena stated he will get
 96 with Mr. Blanco on a timeframe.

97 A resident raised concerns with black gravel all over his driveway, gravel from the
 98 new asphalt.

99 Ms. Brown a resident raised concerns regarding graffiti on a bench in Sweetspire
 100 park, damage to grass in front of Sweetspire park, and manhole covers sinking in. She
 101 stated the striping at Brighton Lakes Boulevard and Sweetspire is incorrect and does not
 102 allow for enough room in the turning lane.

103
 104 **FIFTH ORDER OF BUSINESS** **Supervisors' Requests**

105
 106 **SIXTH ORDER OF BUSINESS** **Adjournment**

107
 108

The meeting adjourned at 7:58 p.m.

109
 110
 111
 112
 113

 Gabriel Mena, Secretary

 Chairman

Section 4B Financials

BRIGHTON LAKES
Community Development District

Financial Report

May 31, 2023

Prepared by:



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Page</u>
Balance Sheet - All Funds	1 - 2
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund	3 - 4
Debt Service Fund(s)	5 - 7
Capital Project Fund	8
Notes to the Financial Statements	9 - 10
<u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments Schedule	11
Cash and Investment Report	12
Bank Reconciliation	13

BRIGHTON LAKES
Community Development District

Financial Statements

(Unaudited)

May 31, 2023

Balance Sheet
May 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
ASSETS						
Cash - Checking Account	\$ 198,930	\$ -	\$ -	\$ -	\$ -	\$ 198,930
Due From Other Funds	-	5,759	8,658	4,683	1	19,101
Investments:						
Money Market Account	1,973,821	-	-	-	-	1,973,821
SBA Account	13,330	-	-	-	-	13,330
Construction Fund	-	-	-	-	2,010,518	2,010,518
Interest Account	-	-	2	1	-	3
Reserve Fund	-	21,002	-	-	-	21,002
Revenue Fund	-	26,693	48,604	20,176	-	95,473
Prepaid Items	203	-	-	-	-	203
TOTAL ASSETS	\$ 2,186,284	\$ 53,454	\$ 57,264	\$ 24,860	\$ 2,010,519	\$ 4,332,381
LIABILITIES						
Accounts Payable	\$ 5,306	\$ -	\$ -	\$ -	\$ -	\$ 5,306
Accrued Expenses	23,706	-	-	-	-	23,706
Due To Other Funds	19,101	-	-	-	-	19,101
TOTAL LIABILITIES	48,113	-	-	-	-	48,113

Balance Sheet
May 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2017 DEBT SERVICE FUND</u>	<u>SERIES 2022-1 DEBT SERVICE FUND</u>	<u>SERIES 2022-2 DEBT SERVICE FUND</u>	<u>SERIES 2022-1 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
FUND BALANCES						
Nonspendable:						
Prepaid Items	203	-	-	-	-	203
Restricted for:						
Debt Service	-	53,454	57,264	24,860	-	135,578
Capital Projects	-	-	-	-	2,010,519	2,010,519
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:	649,730	-	-	-	-	649,730
TOTAL FUND BALANCES	\$ 2,138,171	\$ 53,454	\$ 57,264	\$ 24,860	\$ 2,010,519	\$ 4,284,268
TOTAL LIABILITIES & FUND BALANCES	\$ 2,186,284	\$ 53,454	\$ 57,264	\$ 24,860	\$ 2,010,519	\$ 4,332,381

BRIGHTON LAKES
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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	\$ 1,700	\$ 1,133	\$ 35,788	\$ 34,655	2105.18%
Room Rentals	50	33	-	(33)	0.00%
Interest - Tax Collector	52	52	1,159	1,107	2228.85%
Special Assmnts- Tax Collector	1,207,552	1,195,034	1,191,061	(3,973)	98.63%
Special Assmnts- Discounts	(48,302)	(47,801)	(44,983)	2,818	93.13%
Other Miscellaneous Revenues	-	-	6,950	6,950	0.00%
Gate Bar Code/Remotes	1,500	875	1,848	973	123.20%
Access Cards	100	75	-	(75)	0.00%
TOTAL REVENUES	1,162,652	1,149,401	1,191,823	42,422	102.51%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	14,400	9,600	7,800	1,800	54.17%
FICA Taxes	1,102	735	597	138	54.17%
ProfServ-Arbitrage Rebate	600	-	-	-	0.00%
ProfServ-Engineering	13,200	8,800	49,869	(41,069)	377.80%
ProfServ-Legal Services	35,000	23,333	20,773	2,560	59.35%
ProfServ-Mgmt Consulting	57,255	38,170	38,170	-	66.67%
ProfServ-Property Appraiser	751	751	387	364	51.53%
ProfServ-Special Assessment	5,305	3,537	3,537	-	66.67%
ProfServ-Trustee Fees	7,758	7,758	11,044	(3,286)	142.36%
Auditing Services	3,600	3,600	3,700	(100)	102.78%
Website Compliance	2,000	1,333	1,164	169	58.20%
Communication - Telephone	14,000	9,333	9,196	137	65.69%
Postage and Freight	1,500	1,000	310	690	20.67%
Insurance - General Liability	15,630	11,723	10,239	1,484	65.51%
Printing and Binding	2,500	1,667	47	1,620	1.88%
Legal Advertising	2,500	1,667	291	1,376	11.64%
Miscellaneous Services	2,000	1,333	180	1,153	9.00%
Misc-Assessment Collection Cost	24,151	23,901	22,922	979	94.91%
Office Supplies	250	167	-	167	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	203,677	148,583	180,401	(31,818)	88.57%
<u>Field</u>					
ProfServ-Field Management	42,632	28,421	28,421	-	66.67%
ProfServ - Field Management Onsite Staff	61,991	41,327	41,327	-	66.67%
Contracts-Landscape	217,848	145,232	145,232	-	66.67%
Electricity - General	63,000	42,000	46,556	(4,556)	73.90%
Utility - Water & Sewer	7,500	5,000	5,102	(102)	68.03%
R&M-Common Area	60,000	40,000	60,662	(20,662)	101.10%
R&M-Irrigation	11,000	7,333	7,154	179	65.04%

BRIGHTON LAKES
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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-Lake	23,400	15,600	22,420	(6,820)	95.81%
R&M-Trees and Trimming	6,000	6,000	4,200	1,800	70.00%
R&M-Emergency & Disaster Relief	-	-	4,300	(4,300)	0.00%
R&M-Bush Hogging	12,000	8,000	6,000	2,000	50.00%
Misc-Contingency	1,000	667	372	295	37.20%
Total Field	506,371	339,580	371,746	(32,166)	73.41%
<u>Gatehouse</u>					
Contracts-Security Services	77,168	51,445	50,208	1,237	65.06%
R&M-Gate	3,000	2,000	10,825	(8,825)	360.83%
Total Gatehouse	80,168	53,445	61,033	(7,588)	76.13%
<u>Capital Expenditures & Projects</u>					
Capital Reserve	263,100	-	11,280	(11,280)	4.29%
Total Capital Expenditures & Projects	263,100	-	11,280	(11,280)	4.29%
<u>Road and Street Facilities</u>					
R&M-Roads & Alleyways	20,000	13,333	1,547	11,786	7.74%
R&M-Sidewalks	8,000	6,000	-	6,000	0.00%
R&M-Signage	2,000	1,500	1,450	50	72.50%
Total Road and Street Facilities	30,000	20,833	2,997	17,836	9.99%
<u>Community Center</u>					
Contracts-Security Services	55,480	36,987	35,863	1,124	64.64%
R&M-Clubhouse	10,000	6,667	10,274	(3,607)	102.74%
R&M-Pools	33,000	22,000	12,914	9,086	39.13%
Miscellaneous Services	3,500	2,333	5,765	(3,432)	164.71%
Capital Projects	40,000	-	-	-	0.00%
Total Community Center	141,980	67,987	64,816	3,171	45.65%
TOTAL EXPENDITURES	1,225,296	630,428	692,273	(61,845)	56.50%
Excess (deficiency) of revenues Over (under) expenditures	(62,644)	518,973	499,550	(19,423)	-797.44%
<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)	\$ 518,973	\$ 499,550	\$ (19,423)	-797.44%
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,638,621	1,638,621	1,638,621		
FUND BALANCE, ENDING	\$ 1,575,977	\$ 2,157,594	\$ 2,138,171		

BRIGHTON LAKES
Community Development District

Debt Service Schedules

May 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 May 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ 500	\$ 333	\$ 4	\$ (329)	0.80%
Special Assmnts- Tax Collector	220,651	218,363	217,638	(725)	98.63%
Special Assmnts- Discounts	(8,826)	(8,606)	(8,220)	386	93.13%
TOTAL REVENUES	212,325	210,090	209,422	(668)	98.63%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	4,413	4,368	4,188	180	94.90%
Total Administration	4,413	4,368	4,188	180	94.90%
<u>Debt Service</u>					
Principal Debt Retirement	157,000	157,000	157,000	-	100.00%
Interest Expense	52,488	52,488	52,488	-	100.00%
Total Debt Service	209,488	209,488	209,488	-	100.00%
TOTAL EXPENDITURES	213,901	213,856	213,676	180	99.89%
Excess (deficiency) of revenues Over (under) expenditures	(1,576)	(3,766)	(4,254)	(488)	269.92%
<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)	\$ (3,766)	\$ (4,254)	\$ (488)	269.92%
FUND BALANCE, BEGINNING (OCT 1, 2022)	57,708	57,708	57,708		
FUND BALANCE, ENDING	\$ 56,132	\$ 53,942	\$ 53,454		

BRIGHTON LAKES
Community Development District

Series 2022-1 Debt Service Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 2,768	\$ 2,768	0.00%
Special Assmnts- Tax Collector	331,754	328,315	327,223	(1,092)	98.63%
Special Assmnts- Discounts	(13,270)	(13,132)	(12,358)	774	93.13%
TOTAL REVENUES	318,484	315,183	317,633	2,450	99.73%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	6,635	6,568	6,297	271	94.91%
Total Administration	6,635	6,568	6,297	271	94.91%
<u>Debt Service</u>					
Principal Debt Retirement	220,000	220,000	220,000	-	100.00%
Interest Expense	93,808	93,808	93,808	-	100.00%
Total Debt Service	313,808	313,808	313,808	-	100.00%
TOTAL EXPENDITURES	320,443	320,376	320,105	271	99.89%
Excess (deficiency) of revenues Over (under) expenditures	(1,959)	(5,193)	(2,472)	2,721	126.19%
<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)	\$ (5,193)	\$ (2,472)	\$ 2,721	126.19%
FUND BALANCE, BEGINNING (OCT 1, 2022)	59,736	59,736	59,736		
FUND BALANCE, ENDING	\$ 57,777	\$ 54,543	\$ 57,264		

BRIGHTON LAKES
Community Development District

Series 2022-2 Debt Service Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 1,395	\$ 1,395	0.00%
Special Assmnts- Tax Collector	179,405	177,545	176,955	(590)	98.63%
Special Assmnts- Discounts	(7,176)	(7,103)	(6,683)	420	93.13%
TOTAL REVENUES	172,229	170,442	171,667	1,225	99.67%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	3,588	3,551	3,405	146	94.90%
Total Administration	3,588	3,551	3,405	146	94.90%
<u>Debt Service</u>					
Principal Debt Retirement	125,000	125,000	125,000	-	100.00%
Interest Expense	44,251	44,251	44,251	-	100.00%
Total Debt Service	169,251	169,251	169,251	-	100.00%
TOTAL EXPENDITURES	172,839	172,802	172,656	146	99.89%
Excess (deficiency) of revenues Over (under) expenditures	(610)	(2,360)	(989)	1,371	162.13%
<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)	\$ (2,360)	\$ (989)	\$ 1,371	162.13%
FUND BALANCE, BEGINNING (OCT 1, 2022)	25,849	25,849	25,849		
FUND BALANCE, ENDING	\$ 25,239	\$ 23,489	\$ 24,860		

BRIGHTON LAKES
Community Development District

Series 2022-1 Capital Projects Fund

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 86,152	\$ 86,152	0.00%
TOTAL REVENUES	-	-	86,152	86,152	0.00%
EXPENDITURES					
Debt Service					
Impr - Paving	-	-	1,815,416	(1,815,416)	0.00%
Total Debt Service	-	-	1,815,416	(1,815,416)	0.00%
TOTAL EXPENDITURES	-	-	1,815,416	(1,815,416)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	(1,729,264)	(1,729,264)	0.00%
Net change in fund balance	\$ -	\$ -	\$ (1,729,264)	\$ (1,729,264)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	3,739,783		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,010,519		

Notes to the Financial Statements

May 31, 2023

General Fund

▶ **Assets**

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

▶ **Liabilities**

- **Accounts Payable** - Invoices for current month not paid in current month.
- **Accrued Expenses** - Management and Security fees, water & pool expenses.
- **Due To Other Funds** - Assessments collected by tax collector. Payments to US Bank transferred in July.

▶ **Fund Balance**

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

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

Notes to the Financial Statements

May 31, 2023

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 99% collected.
- ▶ General Fund expenditures are 57% of the Adopted budget.
- ▶ Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% YTD Budget	Explanation
Revenues				
Other Miscellaneous Revenues	\$ -	\$ 6,950	n/a	Refund from Toho Water Authority.
Expenditures				
<u>Administrative</u>				
ProfServ-Engineering	\$ 13,200	\$ 49,869	378%	Board meetings & fees related to the paving project.
ProfServ-Legal Services	\$ 35,000	\$ 20,773	59%	Legal fees through May '23.
ProfServ-Trustee Fees	\$ 7,758	\$ 11,044	142%	Trustee fees for series 2017, 2022 -1&2.
Auditing Services	\$ 3,600	\$ 3,700	103%	Grau FY22 audit engagement letter not exceed \$3,700.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<u>Field</u>				
Electricity - General	\$ 63,000	\$ 46,556	74%	Electricity usage higher than prior year.
Utility-Water & Sewer	\$ 7,500	\$ 5,102	68%	Water usage higher than prior year.
R&M-Common Area	\$ 60,000	\$ 60,662	101%	Improvements to Star Glass Circle.
R&M-Lake	\$ 23,400	\$ 22,420	96%	Monthly lake fees & new 3hp flowise sump pump.
R&M-Trees and Trimming	\$ 6,000	\$ 4,200	70%	Dead palm trees removed in April.
R&M-Emergency Disaster Relief	\$ -	\$ 4,300	n/a	Hurricane Ian related expenses.
<u>Gatehouse</u>				
R&M-Gate	\$ 3,000	\$ 10,825	361%	Repairs to Kariba & Volta gates plus proximity cards.
<u>Capital Expenditures & Projects</u>				
Capital Reserve	\$ 263,100	\$ 11,280	4%	New 3HP Flowise sump pump & control Box.
<u>Road and Street Facilities</u>				
R&M-Signage	\$ 2,000	\$ 1,450	73%	Sign work done by Inframark.
<u>Community Center</u>				
R&M - Clubhouse	\$ 10,000	\$ 10,274	103%	Pest control & new Elliptical machine.
Miscellaneous Services	\$ 3,500	\$ 5,765	165%	New video surveillance system.

BRIGHTON LAKES
Community Development District

Supporting Schedules

May 31, 2023

BRIGHTON LAKES
Community Development District

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

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION BY FUND			
					General Fund	Series 2017 Debt Service Fund	Series 2022-1 Debt Service Fund	Series 2022-2 Debt Service Fund
Assessments Levied FY 2023				\$ 1,939,362	\$ 1,207,552	\$ 220,651	\$ 331,754	\$ 179,405
Allocation %				100%	62.27%	11.38%	17.11%	9.25%
11/18/22	\$ 29,157	\$ 1,578	\$ 595	\$ 31,330	\$ 19,507	\$ 3,565	\$ 5,359	\$ 2,898
11/22/22	118,054	5,019	2,409	125,482	78,132	14,277	21,465	11,608
12/07/22	1,382,721	58,790	28,219	1,469,730	915,133	167,219	251,417	135,961
12/09/22	1,383	22	28	1,433	892	163	245	133
12/22/22	107,088	4,392	2,185	113,665	70,774	12,932	19,444	10,515
01/10/23	15,594	492	318	16,405	10,214	1,866	2,806	1,518
01/10/23	27,012	852	551	28,416	17,693	3,233	4,861	2,629
02/09/23	47,474	1,015	969	49,458	30,795	5,627	8,460	4,575
02/09/23	2,054	22	42	2,117	1,318	241	362	196
03/10/23	22,665	260	463	23,387	14,562	2,661	4,001	2,164
04/11/23	25,355	-	517	25,872	16,109	2,944	4,426	2,393
04/11/23	14,690	-	300	14,989	9,333	1,705	2,564	1,387
05/10/23	2,862	(43)	58	2,877	1,792	327	492	266
05/10/23	7,711	(154)	157	7,715	4,804	878	1,320	714
TOTAL	\$ 1,803,820	\$ 72,244	\$ 36,813	\$ 1,912,876	\$ 1,191,061	\$ 217,638	\$ 327,223	\$ 176,955
% COLLECTED				99%	99%	99%	99%	99%
Total O/S				\$ 26,486	\$ 16,491	\$ 3,013	\$ 4,531	\$ 2,450

Cash and Investment Report

May 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%	\$ 198,930 ⁽¹⁾
Money Market Account	BankUnited	MMA	N/A	4.50%	⁽²⁾ \$ 1,973,821
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	5.23%	\$ 13,330
				GF Subtotal	<u>\$ 2,186,081</u>
<u>DEBT SERVICE FUNDS</u>					
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	0.01%	\$ 21,002
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	0.01%	\$ 26,693
Series 2022-1 Interest Account	US Bank	Open-Ended CP	N/A	0.01%	\$ 2
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	0.01%	\$ 48,604
Series 2022-2 Interest Fund	US Bank	Open-Ended CP	N/A	0.01%	\$ 1
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	0.01%	\$ 20,176
				DS Subtotal	<u>\$ 116,478</u>
<u>CAPITAL PROJECTS FUNDS</u>					
Series 2022-1 Construction Fund	US Bank	Open-Ended CP	N/A	0.01%	\$ 2,010,518
				CP Subtotal	<u>\$ 2,010,518</u>
				Total	<u><u>\$ 4,313,077</u></u>

Note (1) - Transferring \$19K to US Bank for Debt Service in July.

Note (2) - Interest rate will increase to 5.15% in June.

Brighton Lakes CDD

Bank Reconciliation

Bank Account No. 9878 Bank United GF
 Statement No. 05-23
 Statement Date 5/31/2023

G/L Balance (LCY)	198,929.62	Statement Balance	236,215.39
G/L Balance	198,929.62	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	198,929.62	Subtotal	236,215.39
Negative Adjustments	0.00	Outstanding Checks	37,285.77
	<hr/>	Differences	0.00
Ending G/L Balance	198,929.62	Ending Balance	198,929.62
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
5/1/2023	Payment	912	MAGNOSEC CORP	4,256.00	0.00	4,256.00
5/9/2023	Payment	918	MARCIAL RODRIGUEZ	184.70	0.00	184.70
5/23/2023	Payment	925	INFRAMARK, LLC	15,829.66	0.00	15,829.66
5/23/2023	Payment	926	MAGNOSEC CORP	2,128.00	0.00	2,128.00
5/23/2023	Payment	927	SERVUSAT, LLC	192.19	0.00	192.19
5/23/2023	Payment	928	SITEX AQUATICS, LLC	2,690.00	0.00	2,690.00
5/26/2023	Payment	929	A PRESTIGE AIR CONDITIONING &	706.00	0.00	706.00
5/26/2023	Payment	930	HANSON, WALTER & ASSOCIATES	8,622.50	0.00	8,622.50
5/26/2023	Payment	931	HOME DEPOT	394.72	0.00	394.72
5/26/2023	Payment	932	MAGNOSEC CORP	2,128.00	0.00	2,128.00
5/26/2023	Payment	933	TERMINIX PROCESSING CENTER	82.00	0.00	82.00
5/26/2023	Payment	934	TERMINIX PROCESSING CENTER	72.00	0.00	72.00
Total Outstanding Checks.....				37,285.77		37,285.77

Section 4C

Check Register

BRIGHTON LAKES
Community Development District

Check Register and Invoices

April to May 2023

BRIGHTON LAKES
Community Development District

Payment Register by Fund
For the Period from 04/01/23 to 05/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 891							
001	04/06/23	ENVERA SYSTEMS LLC	725300	GATE ACCESS APRIL 2023	Contracts-Security Services	534037-53904	\$6,184.15
001	04/06/23	ENVERA SYSTEMS LLC	725301	CLUBHOUSE ACCES 4/1-6/30/23	Contracts-Security Services	534037-53904	\$246.00
Check Total							\$6,430.15
CHECK # 892							
001	04/06/23	GRAU & ASSOCIATES	23823	AUDIT FYE 9/30/22	Auditing Services	532002-51301	\$1,200.00
CHECK # 893							
001	04/12/23	A PRESTIGE AIR CONDITIONING &	3500475	A/C REPAIRS	R&M-Clubhouse	546015-57204	\$1,472.00
CHECK # 894							
001	04/12/23	BLADE RUNNERS COMMERCIAL	458312	REMOVE 3 LARGE PINE TREES	R&M Trees and Trimming	546099-53901	\$2,700.00
001	04/12/23	BLADE RUNNERS COMMERCIAL	458330	REPLACED BROKEN HEADS, SPRAYS & NOZZLES	R&M-Irrigation	546041-53901	\$1,238.44
Check Total							\$3,938.44
CHECK # 895							
001	04/12/23	CHURCHILLS POOLS	31552	APRIL 2023 POOL SVCS	R&M-Pools	546074-57204	\$711.00
CHECK # 896							
001	04/12/23	INFRAMARK, LLC	91795	MARCH 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,771.25
001	04/12/23	INFRAMARK, LLC	91795	MARCH 2023 MGMT FEES	WOBL01242023	531016-53901	\$3,552.67
001	04/12/23	INFRAMARK, LLC	91795	MARCH 2023 MGMT FEES	SAFETY SIGNS FOR ROAD WORK	531106-53901	\$5,165.92
001	04/12/23	INFRAMARK, LLC	91795	MARCH 2023 MGMT FEES	NOTICE OF REPAVING- AD IN PAPER	541006-51301	\$13.80
Check Total							\$13,503.64
CHECK # 897							
001	04/12/23	INNERSYNC STUDIO, LTD	21191	WEBSITE VCS / ADA COMPLIANCE	Website Compliance	534397-51301	\$388.13
CHECK # 898							
001	04/12/23	MAGNOSEC CORP	1135	SEC SVCS 3/6-3/19/23	Contracts-Security Services	534037-57204	\$2,128.00
CHECK # 899							
001	04/12/23	SITEX AQUATICS, LLC	7599	APRIL 2023 LAKE MAINT	R&M-Lake	546042-53901	\$2,690.00
001	04/12/23	SITEX AQUATICS, LLC	7691	QRTRLY FOUNTAIN CLEANING	R&M-Lake	546042-53901	\$300.00
Check Total							\$2,990.00
CHECK # 900							
001	04/18/23	BLADE RUNNERS COMMERCIAL	458262	APRIL 2023 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$18,154.00
CHECK # 904							
001	04/21/23	FEDEX	8-096-50217	APR POSTAGE	Postage and Freight	541006-51301	\$18.65
CHECK # 905							
001	04/25/23	BLADE RUNNERS COMMERCIAL	458313	REMOVAL DEAD PALM TREE @ MAIN ENTRANCE	R&M Trees and Trimming	546099-53901	\$1,500.00
001	04/25/23	BLADE RUNNERS COMMERCIAL	458311	NEW LADSCAPING @ MIDDLE ISLE ENTRANCE	R&M-Common Area	546016-53901	\$1,969.75
Check Total							\$3,469.75
CHECK # 906							
001	04/25/23	CHURCHILLS POOLS	31586	POOL CHEMICALS	R&M-Pools	546074-57204	\$887.05
CHECK # 907							
001	04/25/23	TERMINIX PROCESSING CENTER	431988846	PEST CONTROL	R&M-Clubhouse	546015-57204	\$76.69
CHECK # 908							
001	04/25/23	TERMINIX PROCESSING CENTER	431989011	PEST CONTROL 4/6/23	R&M-Clubhouse	546015-57204	\$72.00
CHECK # 909							
001	05/01/23	ENVERA SYSTEMS LLC	726498	GATE ACCESS MAY 2023	Contracts-Security Services	534037-53904	\$6,184.15

BRIGHTON LAKES
Community Development District

Payment Register by Fund
For the Period from 04/01/23 to 05/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
CHECK # 910							
001	05/01/23	HANSON, WALTER & ASSOCIATES	5286728	ROADWAY REPAVING - MAR '23	ProfServ-Engineering	531013-51501	\$19,296.25
001	05/01/23	HANSON, WALTER & ASSOCIATES	5286715	EMERGENCY ACCESS JUNE BERRY WAY	ProfServ-Engineering	531013-51501	\$1,325.00
Check Total							\$20,621.25
CHECK # 911							
001	05/01/23	INFRAMARK, LLC	92917	FEB 2023 MGMT SVCS	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,771.25
001	05/01/23	INFRAMARK, LLC	92917	FEB 2023 MGMT SVCS	ProfServ-Field Management	531016-53901	\$3,552.67
001	05/01/23	INFRAMARK, LLC	92917	FEB 2023 MGMT SVCS	ProfServ - Field Management Onsite Staff	531106-53901	\$5,165.92
001	05/01/23	INFRAMARK, LLC	92917	FEB 2023 MGMT SVCS	Postage and Freight	541006-53901	\$15.66
001	05/01/23	INFRAMARK, LLC	92917	FEB 2023 MGMT SVCS	Printing and Binding	547001-51301	\$29.25
001	05/01/23	INFRAMARK, LLC	92917	FEB 2023 MGMT SVCS	WOBL01242023	546016-53901	\$455.00
001	05/01/23	INFRAMARK, LLC	92917	FEB 2023 MGMT SVCS	SAFETY SIGNS FOR ROAD WORK	546081-54101	\$611.69
001	05/01/23	INFRAMARK, LLC	92917	FEB 2023 MGMT SVCS	NOTICE OF REPAVING ADD IN PAPER	546081-54101	\$934.95
Check Total							\$15,536.39
CHECK # 912							
001	05/01/23	MAGNOSEC CORP	1162	SEC SVCS 04/03/23-04/18/23	Contracts-Security Services	534037-57204	\$2,128.00
001	05/01/23	MAGNOSEC CORP	1163	SEC SVCS 04/03/23-04/16/23	Contracts-Security Services	534037-57204	\$2,128.00
Check Total							\$4,256.00
CHECK # 913							
001	05/04/23	EXERCISE SYSTEMS INC	25554	BI MONTHLY MAINTENANCE 4/11/2023	R&M-Clubhouse	546015-57204	\$230.00
CHECK # 914							
001	05/04/23	KUTAK ROCK LLP	3210472	MAR 2023 - ROADWAY RESURFACING PROJECT	ProfServ-Legal Services	531023-51401	\$142.50
001	05/04/23	KUTAK ROCK LLP	3210471	LEGAL COUNSEL THRU MAR 2023	ProfServ-Legal Services	531023-51401	\$2,220.59
Check Total							\$2,363.09
CHECK # 915							
001	05/04/23	SERVUSAT, LLC	4429	40% DOWN VIDEO SURVEILLANCE SYSTEM SETUP	Miscellaneous Services	549001-57204	\$1,392.40
CHECK # 916							
001	05/04/23	SITEX AQUATICS, LLC	7298	6 MONTH ADJUSTMENT OCT '22 - MAR '23	R&M-Lake	546042-53901	\$4,440.00
CHECK # 917							
001	05/04/23	U.S. BANK	6903157	TRUSTEE FEES 04/01/23 - 03/31/24 2022-1 SERIES	ProfServ-Trustee Fees	531045-51301	\$4,040.63
CHECK # 919							
001	05/10/23	U.S. BANK	6902993	TRUSTEE FEES 4/1/23-3/31/24 - 2022-2 SERIES	ProfServ-Trustee Fees	531045-51301	\$2,963.13
CHECK # 920							
001	05/18/23	DICK JOYCE WELL DRILLING	23-03078	5 HP SINGLE PHASE FLOWISE SUB PUMP/MOTOR	Capital Reserve	568018-53918	\$5,840.50
CHECK # 921							
001	05/18/23	ENVERA SYSTEMS LLC	00062793	REPAIRS - KARIBA GATE - NEW GROUND LOOPS	R&M Gate	546034-53904	\$2,880.00
001	05/18/23	ENVERA SYSTEMS LLC	00062794	GATE REPAIRS - VOLTA GATE - GROUND LOOPS	R&M Gate	546034-53904	\$2,880.00
Check Total							\$5,760.00
CHECK # 922							
001	05/18/23	IRRIGATION MGMT OF CENTRAL FL INC	11392	2 BACKFLOW TESTS	R&M-Irrigation	546041-53901	\$128.20
CHECK # 923							
001	05/18/23	SERVUSAT, LLC	4491	50% PAYMENT VIDEO SURVEILLANCE SYSTEM	R&M-Clubhouse	546015-57204	\$945.86
CHECK # 924							
001	05/23/23	BLADE RUNNERS COMMERCIAL	458345	BUSH HOGGING	R&M-Bush Hogging	546212-53901	\$3,000.00
001	05/23/23	BLADE RUNNERS COMMERCIAL	458356	MAY 2023 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$18,154.00
001	05/23/23	BLADE RUNNERS COMMERCIAL	458407	IRR REPAIRS AFTER INSPECTION	R&M-Irrigation	546041-53901	\$1,209.18
Check Total							\$22,363.18

BRIGHTON LAKES
Community Development District

Payment Register by Fund
For the Period from 04/01/23 to 05/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
CHECK # 925							
001	05/23/23	INFRAMARK, LLC	93594	APR 23 MGMT SVCS/IRR PUMP REPAIRS/ALARM	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,771.25
001	05/23/23	INFRAMARK, LLC	93594	APR 23 MGMT SVCS/IRR PUMP REPAIRS/ALARM	ProfServ-Field Management	531016-53901	\$3,552.67
001	05/23/23	INFRAMARK, LLC	93594	APR 23 MGMT SVCS/IRR PUMP REPAIRS/ALARM	ProfServ - Field Management Onsite Staff	531106-53901	\$5,165.92
001	05/23/23	INFRAMARK, LLC	93594	APR 23 MGMT SVCS/IRR PUMP REPAIRS/ALARM	Postage and Freight	541006-53901	\$13.20
001	05/23/23	INFRAMARK, LLC	93594	APR 23 MGMT SVCS/IRR PUMP REPAIRS/ALARM	IRR PUMP REPAIRS	546016-53901	\$1,845.00
001	05/23/23	INFRAMARK, LLC	93594	APR 23 MGMT SVCS/IRR PUMP REPAIRS/ALARM	STATE ALARM	549001-57204	\$481.62
Check Total							\$15,829.66
CHECK # 926							
001	05/23/23	MAGNOSEC CORP	1177	SEC SVCS 04/17-04/30/23	Contracts-Security Services	534037-57204	\$2,128.00
CHECK # 927							
001	05/23/23	SERVUSAT, LLC	4485	OUTDOOR CAMERA TROUBLESHOOTING	Miscellaneous Services	549001-57204	\$192.19
CHECK # 928							
001	05/23/23	SITEX AQUATICS, LLC	7314	MONTHLY LAKE MAINT MAY 2023	R&M-Lake	546042-53901	\$2,690.00
CHECK # 929							
001	05/26/23	A PRESTIGE AIR CONDITIONING &	3500551	HVAC REPAIRS	R&M-Clubhouse	546015-57204	\$366.00
001	05/26/23	A PRESTIGE AIR CONDITIONING &	3500458	AC REPAIRS	R&M-Clubhouse	546015-57204	\$340.00
Check Total							\$706.00
CHECK # 930							
001	05/26/23	HANSON, WALTER & ASSOCIATES	5287005	REVIEW RIGHT OF WAY USAGE/OSCEOLA CNTY	ProfServ-Engineering	531013-51501	\$150.00
001	05/26/23	HANSON, WALTER & ASSOCIATES	5287006	ROADWAY REPAVING PROJECT	ProfServ-Engineering	531013-51501	\$8,472.50
Check Total							\$8,622.50
CHECK # 931							
001	05/26/23	HOME DEPOT	050523-7008	FLOOD LIGHTS / DEADBOLT LOCK	FLOOD LIGHTS	546015-57204	\$237.01
001	05/26/23	HOME DEPOT	050523-7008	FLOOD LIGHTS / DEADBOLT LOCK	DEADBOLT COMBO PACK	546016-53901	\$157.71
Check Total							\$394.72
CHECK # 932							
001	05/26/23	MAGNOSEC CORP	1192	SEC SVCS 05/01-05/14/23	Contracts-Security Services	534037-57204	\$2,128.00
CHECK # 933							
001	05/26/23	TERMINIX PROCESSING CENTER	433071724	PEST CONTROL- 05/04/23	R&M-Clubhouse	546015-57204	\$82.00
CHECK # 934							
001	05/26/23	TERMINIX PROCESSING CENTER	433071195	PEST CONTROL- 05/04/23	R&M-Clubhouse	546015-57204	\$72.00
CHECK # DD623							
001	04/01/23	CHARTER COMMUNICATIONS	0022341031423	BILL PRD 3/14-4/13/23	Communication - Telephone	541003-51301	\$286.02
CHECK # DD624							
001	04/01/23	CHARTER COMMUNICATIONS	0043560032123 ACH	BILL PRD 3/21-4/20/23	Communication - Telephone	541003-51301	\$39.99
CHECK # DD626							
001	04/20/23	CENTURYLINK-ACH	032223-311362871 ACH	BILL PRD 3/22-4/21/23	Communication - Telephone	541003-51301	\$335.16
CHECK # DD627							
001	04/20/23	CENTURYLINK-ACH	040123-8906 ACH	APRIL SVC	Communication - Telephone	541003-51301	\$219.00
CHECK # DD628							
001	04/20/23	TOHO WATER AUTHORITY - ACH	032523 ACH	BILL PRD 2/22-3/25/23	Utility - Water & Sewer	543021-53901	\$1,077.22
CHECK # DD634							
001	04/23/23	KUA - ACH	040523 ACH	BILL PRD 2/24-3/27/23	Electricity - General	543006-53901	\$5,684.99
CHECK # DD635							
001	04/25/23	CHARTER COMMUNICATIONS	0050607040823 ACH	BILL PRD 4/8-5/7/23	Communication - Telephone	541003-51301	\$149.97

BRIGHTON LAKES
Community Development District

**Payment Register by Fund
For the Period from 04/01/23 to 05/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD636							
001	04/26/23	CHARTER COMMUNICATIONS	0050623040923	BILL PRD 4/9-5/8/23	Communication - Telephone	541003-51301	\$159.97
CHECK # DD637							
001	05/15/23	CENTURYLINK-ACH	042223-2871 ACH	BILL PRD 4/22-5/21/23	Communication - Telephone	541003-51301	\$336.13
CHECK # DD638							
001	05/15/23	CHARTER COMMUNICATIONS	0022341041423 ACH	BILL PRD 04/14/23-05/13/23	Communication - Telephone	541003-51301	\$286.02
CHECK # DD639							
001	05/15/23	CHARTER COMMUNICATIONS	0043560042123 ACH	BILL PRD 04/21/23-05/20/23	Communication - Telephone	541003-51301	\$39.99
CHECK # DD645							
001	05/19/23	TOHO WATER AUTHORITY - ACH	4/23/2023	BILL PRD 3/25-4/23/23	Utility - Water & Sewer	543021-53901	\$885.28
CHECK # DD646							
001	05/26/23	CENTURYLINK-ACH	38906-050123	BILL PRD 5/1-5/31/23	Communication - Telephone	541003-51301	\$217.16
CHECK # DD647							
001	05/26/23	CHARTER COMMUNICATIONS	2009172050823	BILL PRD 5/8-6/7/23 KARIBA GATE	Communication - Telephone	541003-51301	\$149.97
CHECK # DD648							
001	05/26/23	CHARTER COMMUNICATIONS	2009180050923	BILL PRD 5/9-6/8/23 GTHS	Communication - Telephone	541003-51301	\$159.97
CHECK # DD649							
001	05/26/23	KUA - ACH	050423 ACH	BILL PRD 3/27-4/27/23	Electricity - General	543006-53901	\$5,670.86
CHECK # DD629							
001	04/19/23	JOHN M. CRARY	PAYROLL	April 19, 2023 Payroll Posting			\$84.70
CHECK # DD630							
001	04/19/23	MARK A. PETERS	PAYROLL	April 19, 2023 Payroll Posting			\$184.70
CHECK # DD631							
001	04/19/23	DENNIS J. HISLER	PAYROLL	April 19, 2023 Payroll Posting			\$184.70
CHECK # DD632							
001	04/19/23	NADINE N. SINGH	PAYROLL	April 19, 2023 Payroll Posting			\$184.70
CHECK # DD633							
001	04/19/23	MICHELLE INCANDELA	PAYROLL	April 19, 2023 Payroll Posting			\$184.70
CHECK # 918							
001	05/09/23	MARCIAL RODRIGUEZ	PAYROLL	May 09, 2023 Payroll Posting			\$184.70
CHECK # DD640							
001	05/09/23	JOHN M. CRARY	PAYROLL	May 09, 2023 Payroll Posting			\$84.70
CHECK # DD641							
001	05/09/23	MARK A. PETERS	PAYROLL	May 09, 2023 Payroll Posting			\$184.70
CHECK # DD642							
001	05/09/23	DENNIS J. HISLER	PAYROLL	May 09, 2023 Payroll Posting			\$184.70
CHECK # DD643							
001	05/09/23	NADINE N. SINGH	PAYROLL	May 09, 2023 Payroll Posting			\$184.70
CHECK # DD644							
001	05/09/23	MICHELLE INCANDELA	PAYROLL	May 09, 2023 Payroll Posting			\$184.70
Fund Total							\$202,878.75

BRIGHTON LAKES
Community Development District

Payment Register by Fund
For the Period from 04/01/23 to 05/31/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<u>SERIES 2017 DEBT SERVICE FUND - 205</u>							
CHECK # 901							
205	04/21/23	BRIGHTON LAKES CDD C/O U.S BANK N.A.	041723 - 2017 SERIES	TRFR ASSESS SERIES 2017 FY 22/23	Due From Other Funds	131000	\$8,213.70
Fund Total							\$8,213.70
<u>SERIES 2022-1 DEBT SERVICE FUND - 206</u>							
CHECK # 902							
206	04/21/23	BRIGHTON LAKES CDD C/O U.S BANK N.A.	041723-2022-1 SERIES	TRFR ASSESS SERIES 2022-1 FY 22/23	Due From Other Funds	131000	\$12,349.49
Fund Total							\$12,349.49
<u>SERIES 2022-2 DEBT SERVICE FUND - 207</u>							
CHECK # 903							
207	04/21/23	BRIGHTON LAKES CDD C/O U.S BANK N.A.	041723-2022-2 SERIES	TRFR ASSESS SERIES 2022-2 FY 22/23	Due From Other Funds	131000	\$6,678.29
Fund Total							\$6,678.29
Total Checks Paid							\$230,120.23

Section 4D

Acceptance of the Final Audit FY 2022

**BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA**

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	24
Data Elements required by FL Statute 218.39 (3) (c)	
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Brighton Lakes Community Development District
Osceola County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Brighton Lakes Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 6, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 6, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Brighton Lakes Community Development District, Osceola County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$9,086,886.
- The change in the District's total net position in comparison with the prior fiscal year was (\$503,750), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September, 2022, the District's governmental funds reported combined ending fund balances of \$5,521,697, an increase of \$3,876,520 in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for debt service and capital projects, assigned to reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

1) Government-Wide Financial Statements

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

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

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

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreation functions.

2) Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)2) Fund Financial Statements (Continued)Governmental Funds

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

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

The District maintains four governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service series 2022, debt service series 2015, debt service series 2017 fund and capital project fund, all of which are considered major funds. The debt service series 2015 fund was closed at the end of the fiscal year.

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

3) Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 5,556,636	\$ 1,679,231
Capital assets, net of depreciation	10,900,460	11,681,387
Total assets	16,457,096	13,360,618
Deferred outflows of resources	167,123	185,693
Current liabilities	114,333	93,675
Long-term liabilities	7,423,000	3,862,000
Total liabilities	7,537,333	3,955,675
Net position		
Net investment in capital assets	3,644,583	8,005,080
Restricted	3,803,682	200,590
Unrestricted	1,638,621	1,384,966
Total net position	\$ 9,086,886	\$ 9,590,636

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which cost of operations and depreciation expense exceeded program revenues.

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues	\$ 1,584,947	\$ 1,452,844
General revenues	23,278	6,031
Total revenues	<u>1,608,225</u>	<u>1,458,875</u>
Expenses:		
General government	229,199	178,737
Maintenance and operations	1,307,245	1,316,758
Recreation	178,049	135,120
Interest	189,000	166,335
Cost of debt issuance	208,482	-
Total expenses	<u>2,111,975</u>	<u>1,796,950</u>
Change in net position	(503,750)	(338,075)
Net position - beginning	<u>9,590,636</u>	<u>9,928,711</u>
Net position - ending	<u>\$ 9,086,886</u>	<u>\$ 9,590,636</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$2,111,975. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the fiscal year. The majority of the increase was a result of an increase in operations and maintenance per unit assessments. The majority of the increase in expenses results from bond issuance costs and an increase in maintenance and repairs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$22,435,641 invested in capital assets for its governmental activities. In the government-wide financial statements accumulated depreciation of \$11,535,181 has been taken, which resulted in a net book value of \$10,900,460. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

Capital Debt

At September 30, 2022, the District had \$7,423,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEARS BUDGET

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Brighton Lakes Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 1,647,484
Investments	12,939
Due from other government	12,370
Prepays	4,023
Restricted assets:	
Investments	3,879,820
Capital assets:	
Nondepreciable	690,000
Depreciable, net	10,210,460
Total assets	<u>16,457,096</u>
DEFERRED OUTFLOW OF RESOURCES	
Deferred amount on refunding	<u>167,123</u>
Total deferred outflows of resources	<u>167,123</u>
LIABILITIES	
Accounts payable and accrued expenses	34,939
Accrued interest payable	79,394
Non-current liabilities:	
Bonds payable, due within one year	502,000
Bonds payable, due in more than one year	6,921,000
Total liabilities	<u>7,537,333</u>
NET POSITION	
Net investment in capital assets	3,644,583
Restricted for debt service	63,900
Restricted for capital projects	3,739,782
Unrestricted	1,638,621
Total net position	<u>\$ 9,086,886</u>

See notes to the financial statements

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:					
Governmental activities:					
General government	\$ 229,199	\$ 229,199	\$ -	\$ -	\$ -
Maintenance and operations	1,307,245	751,674	-	-	(555,571)
Recreation	178,049	178,049	-	-	-
Interest on long-term debt	189,000	413,914	267	11,844	237,025
Cost of issuance	208,482	-	-	-	(208,482)
Total governmental activities	2,111,975	1,572,836	267	11,844	(527,028)
General revenues:					
					6,104
					17,174
					23,278
					(503,750)
					9,590,636
					\$ 9,086,886

See notes to the financial statements

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Capital Projects	Total Governmental Funds
	General	Debt Service Series 2022	Debt Service Series 2017		
ASSETS					
Cash	\$ 1,647,484	\$ -	\$ -	\$ -	\$ 1,647,484
Investments	12,939	83,999	56,040	3,739,781	3,892,759
Due from other government	9,114	1,588	1,668	-	12,370
Due from other funds	-	-	-	1	1
Prepaid items	4,023	-	-	-	4,023
Total assets	<u>\$ 1,673,560</u>	<u>\$ 85,587</u>	<u>\$ 57,708</u>	<u>\$ 3,739,782</u>	<u>\$ 5,556,637</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable and accrued liabilities	\$ 34,939	\$ -	\$ -	\$ -	\$ 34,939
Due to other funds	-	1	-	-	1
Total liabilities	<u>34,939</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>34,940</u>
Fund balances:					
Nonspendable:					
Prepaid items	4,023	-	-	-	4,023
Restricted for:					
Debt service	-	85,586	57,708	-	143,294
Capital projects	-	-	-	3,739,782	3,739,782
Assigned to:					
Operating reserve	225,300	-	-	-	225,300
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	161,609	-	-	-	161,609
Total fund balances	<u>1,638,621</u>	<u>85,586</u>	<u>57,708</u>	<u>3,739,782</u>	<u>5,521,697</u>
Total liabilities and fund balances	<u>\$ 1,673,560</u>	<u>\$ 85,587</u>	<u>\$ 57,708</u>	<u>\$ 3,739,782</u>	<u>\$ 5,556,637</u>

See notes to the financial statements

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 5,521,697

Amounts reported for governmental activities in the statement of net position are different because:

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

Cost of capital assets	22,435,641	
Accumulated depreciation	<u>(11,535,181)</u>	10,900,460

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is not reported in the governmental fund financial statements.

167,123

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

Accrued interest payable	(79,394)	
Bonds and notes payable	<u>(7,423,000)</u>	<u>(7,502,394)</u>
Net position of governmental activities		<u>\$ 9,086,886</u>

See notes to the financial statements

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds				Capital Projects	Total Governmental Funds
	General	Debt Service Series 2022	Debt Service Series 2015	Debt Service Series 2017		
REVENUES						
Assessments	\$ 1,158,922	\$ 9,557	\$ 192,299	\$ 212,058	\$ -	\$ 1,572,836
Miscellaneous	17,174	-	-	-	-	17,174
Interest income	6,104	256	7	4	11,844	18,215
Total revenues	1,182,200	9,813	192,306	212,062	11,844	1,608,225
EXPENDITURES						
Current:						
General government	224,178	(1,397)	3,850	2,568	-	229,199
Maintenance and operations	526,318	-	-	-	-	526,318
Gatehouse	91,577	-	-	-	-	91,577
Community center	86,472	-	-	-	-	86,472
Debt Service:						
Principal	-	80,000	2,095,000	152,000	-	2,327,000
Interest	-	20,602	72,627	57,428	-	150,657
Cost of issuance	-	72,134	-	-	136,348	208,482
Total expenditures	928,545	171,339	2,171,477	211,996	136,348	3,619,705
Excess (deficiency) of revenues over (under) expenditures	253,655	(161,526)	(1,979,171)	66	(124,504)	(2,011,480)
OTHER FINANCING SOURCES (USES)						
Transfers in (out)	-	112,207	(112,207)	-	-	-
Bond proceeds	-	134,905	1,888,809	-	3,864,286	5,888,000
Total other financing sources (uses)	-	247,112	1,776,602	-	3,864,286	5,888,000
Net change in fund balances	253,655	85,586	(202,569)	66	3,739,782	3,876,520
Fund balances - beginning	1,384,966	-	202,569	57,642	-	1,645,177
Fund balances - ending	\$ 1,638,621	\$ 85,586	\$ -	\$ 57,708	\$ 3,739,782	\$ 5,521,697

See notes to the financial statements

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$ 3,876,520
Amounts reported for governmental activities in the statement of activities different because:	
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.	(780,927)
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-	(5,888,000)
Repayment of long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	2,327,000
Amortization of deferred amounts on refunding are not recognized in the governmental fund financial statements but are reported as an expense in the statement of activities.	(18,570)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.	<u>(19,773)</u>
Change in net position of governmental activities	<u>\$ (503,750)</u>

See notes to the financial statements

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Brighton Lakes Community Development District ("District") was created on April 12, 2000 by Ordinance No. 00-09 of Osceola County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by owners of property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

Assessments, including debt service assessments along with operation and maintenance assessments, are non-ad valorem special assessments imposed on all lands located within the District and benefited by the District's activities, operation and maintenance. Assessments are levied and certified for collection by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Funds

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

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

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

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

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District’s cash and cash equivalents are considered to be cash on hand and demand deposits.

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

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

The State Board of Administration’s (“SBA”) Local Government Surplus Funds Trust Fund (“Florida PRIME”) is a “2a-7 like” pool. A “2a-7 like” pool is an external investment pool that is not registered with the Securities and Exchange Commission (“SEC”) as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC’s Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

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

Prepaid Items

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

Capital Assets

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

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

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Furniture, fixtures and equipment	7 – 15
Infrastructure	30
Improvements other than buildings	10 – 20

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)**Capital Assets (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Refunding of Debt

For current refunding and advance refunding resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$18,570 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position (Continued)**

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

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

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

Other Disclosures**Use of Estimates**

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

Investments

The District’s investments were held as follows at September 30, 2022:

	Amortized cost	Credit Risk	Maturities
First American Government Obligation Fund Class Y	\$ 3,823,780	S&P AAAM	Weighted average of the fund portfolio: 18 days
US Bank N.A. Commercial Paper	56,040	S&P A-1+	Open ended
Florida Prime	12,939	S&P AAAM	21 days
	<u>\$ 3,892,759</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool’s participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District’s investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**Investments (Continued)**

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2022, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 690,000	\$ -	\$ -	\$ 690,000
Total capital assets, not being depreciated	<u>690,000</u>	<u>-</u>	<u>-</u>	<u>690,000</u>
Capital assets, being depreciated				
Furniture, fixtures and equipment	70,539	-	-	70,539
Infrastructure	19,050,809	-	-	19,050,809
Improvements other than buildings	2,624,293	-	-	2,624,293
Total capital assets, being depreciated	<u>21,745,641</u>	<u>-</u>	<u>-</u>	<u>21,745,641</u>
Less accumulated depreciation for:				
Furniture, fixtures and equipment	62,698	2,025	-	64,723
Infrastructure	8,802,674	642,749	-	9,445,423
Improvements other than buildings	1,888,882	136,153	-	2,025,035
Total accumulated depreciation	<u>10,754,254</u>	<u>780,927</u>	<u>-</u>	<u>11,535,181</u>
Total capital assets, being depreciated, net	<u>10,991,387</u>	<u>(780,927)</u>	<u>-</u>	<u>10,210,460</u>
Governmental activities capital assets, net	<u>\$ 11,681,387</u>	<u>\$ (780,927)</u>	<u>\$ -</u>	<u>\$ 10,900,460</u>

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES**Series 2015**

On December 16, 2015, the District issued \$2,670,000 of Special Assessment Refunding Bonds Series 2015 due May 1, 2035, with a fixed interest rate of 4.000%. The Bonds were issued for the primary purpose of refunding the District's outstanding Series 2004A Special Assessment Bonds, (the "refunded Bonds") and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2016 through May 1, 2035. Bonds were refunded during the current fiscal year.

Refunded Bonds

The District refunded the Series 2015 Special Assessment Refunding Bonds, which had an outstanding balance of \$2,095,000 at the time of the current refunding, with the proceeds from the Series 2022-2 Bonds. The refunding was a current refunding and resulted in a difference in cash flows required to pay the respective debt service of \$213,749. The refunding resulted in an economic gain of \$158,235. The refunded Bonds have been paid off as of September 30, 2022.

Series 2022-2

On March 1, 2022, the District issued \$1,963,000 of Special Assessment Refunding Bonds, Series 2022-2 due on May 1, 2035 and fixed interest rates of 2.35%. The Bonds were issued to currently refund all of the District's outstanding 2015 Bonds. Interest is to be paid semiannually on each May 1 and November 1 and the principal is to be paid serially on each May 1 commencing May 1, 2022.

The Series 2022-2 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture does not establish debt service reserve requirements.

Series 2022-1

On March 1, 2022, the District issued \$3,925,000 of Special Assessment Bonds Series 2022-1 due May 1, 2037, with a fixed interest rate of 2.39%. The Bonds were issued to finance the construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2022 and the principal on the bonds is to be paid serially commencing May 1, 2023 through May 01, 2037.

The Series 2022-1 Bonds are subject to redemption at the option of the District as outlined in the Bond Indenture. The Series 2022-1 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture does not establish debt service reserve requirements.

Series 2017

On September 12, 2017, the District issued \$2,327,000 of Special Assessment Revenue Refunding Notes Series 2017 due May 1, 2031, with subject to adjustment interest rate of 3.25%. The Bonds were issued for the primary purpose of refunding the District's outstanding Series 2007 Special Assessment Refunding Bonds, (the "refunded Bonds") and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2018 through May 1, 2031.

The Series 2017 Bonds are subject to redemption at the option of the District as outlined in the Bond Indenture. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

The Bond Indenture established debt service reserve requirements as well as other restrictions and requirements for procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2015	\$ 2,095,000	\$ -	\$ 2,095,000	\$ -	\$ -
Series 2017	1,767,000	-	152,000	1,615,000	157,000
Series 2022-1	-	3,925,000	-	3,925,000	220,000
Series 2022-2	-	1,963,000	80,000	1,883,000	125,000
Total	<u>\$ 3,862,000</u>	<u>\$ 5,888,000</u>	<u>\$ 2,327,000</u>	<u>\$ 7,423,000</u>	<u>\$ 502,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 502,000	\$ 190,546	\$ 692,546
2024	516,000	177,248	693,248
2025	529,000	163,573	692,573
2026	545,000	149,546	694,546
2027	559,000	135,087	694,087
2028-2032	2,818,000	444,465	3,262,465
2033-2037	1,954,000	129,910	2,083,910
Total	<u>\$ 7,423,000</u>	<u>\$ 1,390,375</u>	<u>\$ 8,813,375</u>

NOTE 7 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2022 were as follows:

Fund	Transfer in	Transfer Out
Debt service 2015	\$ -	\$ (112,207)
Debt service 2022	112,207	-
Total	<u>\$ 112,207</u>	<u>\$ (112,207)</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. Transfers were to close out the existing Series 2015 Revenue trust account into the Series 2022 trust fund.

NOTE 8 – MANAGEMENT COMPANY

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

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There was a settled claim during the past three years.

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts <u>Original & Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 1,159,250	\$ 1,158,922	\$ (328)
Interest	3,000	6,104	3,104
Miscellaneous	2,050	17,174	15,124
Total revenues	<u>1,164,300</u>	<u>1,182,200</u>	<u>17,900</u>
EXPENDITURES			
Current:			
General government	194,613	224,178	(29,565)
Maintenance and operations	756,471	526,318	230,153
Gatehouse	80,168	91,577	(11,409)
Community center	133,048	86,472	46,576
Total expenditures	<u>1,164,300</u>	<u>928,545</u>	<u>235,755</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	253,655	<u>\$ 253,655</u>
Fund balance - beginning		<u>1,384,966</u>	
Fund balance - ending		<u>\$ 1,638,621</u>	

See notes to required supplementary information

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT
OSCEOLA COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

Element	Comments
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	13
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2022	\$763,450
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 22
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$1,607.92 Debt service - Series 2015A - \$632.26 Debt service - Series 2017A - 1/3 & 1/2 acre - \$976.76 Debt service - Series 2017A - 65'- \$488.38 Debt service - Series 2017A - 85'- \$586.06
Special assessments collected FYE 9/30/2022	\$1,572,836
Outstanding Bonds:	
Series 2015, due May 1, 2035	see Note 6 page 20 for details
Series 2017, due May 1, 2031	see Note 6 page 20 for details

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

To the Board of Supervisors
Brighton Lakes Community Development District
Osceola County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Brighton Lakes Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 6, 2023.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

June 6, 2023

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

To the Board of Supervisors
Brighton Lakes Community Development District
Osceola County, Florida

We have examined Brighton Lakes Community Development District, Osceola County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

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

June 6, 2023

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

To the Board of Supervisors
Brighton Lakes Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Brighton Lakes Community Development District, Osceola County, Florida ("District") as of and for the fiscal year ended September 30, 2022 and have issued our report thereon dated June 6, 2023.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 6, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

June 6, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

Section 5
Public Hearing to Consider
the Adoption of the
FY2023/2024 Budget and
Imposing Special
Assessments

**Section 5A
Resolution 2023-06,
Ratifying Resetting of FY
2024 Budget**

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION 2023-05 TO RESET THE DATE, TIME, AND LOCATION OF THE PUBLIC HEARING REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2023/2024, RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIRMAN IN RESETTING SUCH PUBLIC HEARING; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Brighton Lakes Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted Resolution 2023-05, approving the proposed budget for Fiscal Year 2023/2024 and setting public hearing on said approved budget, pursuant to Chapter 190, *Florida Statutes*, for July 6, 2023, at 6:00 p.m. at Brighton Lakes Clubhouse, 4250 Brighton Lakes Blvd., Kissimmee, Florida 34746; and

WHEREAS, the District Manager in consultation with the Chairman reset the public hearing to be held on July 20, 2023, at 6:00 p.m. at Brighton Lakes Clubhouse, 4250 Brighton Lakes Blvd., Kissimmee, Florida 34746 and has caused published notices to be provided with the new public hearing information, consistent with the requirements of Chapter 190, *Florida Statutes*; and.

WHEREAS, the Board desires to ratify the District Manager and Chairman’s actions in resetting and noticing for the amended public hearing date.

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

SECTION 1. RATIFICATION OF PUBLIC HEARING RESET. The actions of the District Manager and Chairman in resetting the public hearing, the District Secretary in publishing the notice of public hearing pursuant to Chapter 190, *Florida Statutes*, are hereby ratified, confirmed and approved. Resolution 2023-05 is hereby amended to reflect that the public hearing is reset as provided in this Resolution.

SECTION 2. RESOLUTION 2023-05 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2023-05 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 20th day of July 2023.

ATTEST:

**BRIGHTON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair, Board of Supervisors

Section 5B Presentation of FY 2024 Budget

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Annual Operating Budget
Fiscal Year 2024

Version 3 - Modified Tentative Budget

Approved @ 05/04/23 Meeting

Prepared by:



BRIGHTON LAKES
Community Development District

Table of Contents

	<u>Page</u>
 <u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 2
Budget Narrative	3 - 7
Exhibit A - Allocation of Fund Balances	8
 <u>DEBT SERVICE BUDGETS</u>	
Series 2017	
Summary of Revenues, Expenditures and Changes in Fund Balances	9
Amortization Schedule	10
Series 2022-1	
Summary of Revenues, Expenditures and Changes in Fund Balances	11
Amortization Schedule	12
Series 2022-2	
Summary of Revenues, Expenditures and Changes in Fund Balances	13
Amortization Schedule	14
Budget Narrative	15
 <u>SUPPORTING BUDGET SCHEDULES</u>	
2024-2023 Non-Ad Valorem Assessment Summary	16

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Operating Budget
Fiscal Year 2024

BRIGHTON LAKES
Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET FY 2023	THRU MAY-2023	JUN - SEP-2023	PROJECTED FY 2023	BUDGET FY 2024
REVENUES							
Interest - Investments	\$ 3,421	\$ 6,104	\$ 1,700	\$ 35,788	17,894	\$ 53,682	\$ 30,000
Room Rentals	25	122	50	-	-	-	50
Interest - Tax Collector	77	2	52	1,159	-	1,159	52
Special Assmnts- Tax Collector	1,078,117	1,204,161	1,207,552	1,191,061	16,491	1,207,552	1,207,552
Special Assmnts- Discounts	(40,347)	(45,239)	(48,302)	(44,983)	-	(44,983)	(48,302)
Other Miscellaneous Revenues	92	4,529	-	6,950	-	6,950	-
Gate Bar Code/Remotes	2,416	2,834	1,500	1,848	924	2,772	1,500
Access Cards	-	-	100	-	100	100	100
Insurance Reimbursements	-	9,689	-	-	-	-	-
TOTAL REVENUES	1,043,801	1,182,202	1,162,652	1,191,823	35,409	1,227,232	1,190,952
EXPENDITURES							
<i>Administrative</i>							
P/R-Board of Supervisors	7,600	15,000	14,400	7,800	6,600	14,400	14,400
FICA Taxes	581	1,148	1,102	597	505	1,102	1,102
ProfServ-Arbitrage Rebate	-	-	600	-	600	600	600
ProfServ-Engineering	16,742	52,000	13,200	49,869	9,935	59,804	35,000
ProfServ-Legal Services	24,217	29,400	35,000	20,773	6,036	26,809	35,000
ProfServ-Mgmt Consulting Serv	57,255	57,255	57,255	38,170	19,085	57,255	58,973
ProfServ-Property Appraiser	241	379	751	387	-	387	387
ProfServ-Special Assessment	5,305	5,305	5,305	3,537	1,768	5,305	5,305
ProfServ-Trustee Fees	7,758	7,758	7,758	11,044	-	11,044	7,758
Auditing Services	3,500	3,600	3,600	3,700	-	3,700	3,600
Website Compliance	1,707	3,242	2,000	1,164	836	2,000	2,000
Communication - Telephone	14,271	14,034	14,000	9,196	4,598	13,794	14,000
Postage and Freight	1,676	762	1,500	310	909	1,219	1,200
Insurance - General Liability	11,392	12,123	15,630	10,239	5,391	15,630	18,756
Printing and Binding	2,269	1,013	2,500	47	1,594	1,641	1,500
Legal Advertising	2,584	5,118	2,500	291	2,209	2,500	2,500
Miscellaneous Services	2,510	1,801	2,000	180	90	270	500
Misc-Assessmnt Collection Cost	13,340	14,065	24,151	22,922	1,229	24,151	24,151
Office Supplies	280	-	250	-	250	250	250
Annual District Filing Fee	175	175	175	175	-	175	175
Total Administrative	173,403	224,178	203,677	180,401	61,634	242,035	227,156
<i>Field</i>							
ProfServ-Field Management	42,632	42,632	42,632	28,421	14,211	42,632	42,632
ProfServ-Field Management - Onsite Staff	61,991	62,166	61,991	41,327	20,664	61,991	61,991
Contracts-Landscape	217,848	217,848	217,848	145,232	72,616	217,848	217,848
Electricity - General	52,322	62,454	63,000	46,556	23,278	69,834	82,000
Utility - Water & Sewer	4,816	7,327	7,500	5,102	2,551	7,653	7,000
R&M-Common Area	40,246	64,604	60,000	60,662	(662)	60,000	60,000
R&M-Irrigation	13,178	18,019	11,000	7,154	3,577	10,731	15,000
R&M Lake	23,400	27,474	23,400	22,420	980	23,400	32,280

BRIGHTON LAKES
Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	JUN -	PROJECTED	BUDGET
			FY 2023	MAY-2023	SEP-2023	FY 2023	FY 2024
R&M-Tree Trimming	5,575	8,702	6,000	4,200	1,800	6,000	6,000
R&M-Emergency & Disaster Relief	-	-	-	4,300	-	4,300	-
R&M-Bush Hogging	-	-	12,000	6,000	3,000	9,000	6,000
Misc-Contingency	4,984	2,787	1,000	372	186	558	750
Total Field	466,992	514,013	506,371	371,746	142,201	513,947	531,501
Gatehouse							
Contracts-Security Services	83,003	76,794	77,168	50,208	26,960	77,168	74,574
R&M-Gate	185	14,783	3,000	10,825	5,413	16,238	3,000
Total Gatehouse	83,188	91,577	80,168	61,033	32,373	93,406	77,574
Capital Reserves							
Capital Reserve	-	-	263,100	11,280	-	11,280	263,100
Total Capital Reserves	-	-	263,100	11,280	-	11,280	263,100
Road and Street Facilities							
R&M-Roads & Alleyways	67,447	4,620	20,000	1,547	5,000	6,547	15,000
R&M-Sidewalks	-	4,281	8,000	-	2,000	2,000	5,000
R&M-Signage	1,392	3,404	2,000	1,450	500	1,950	1,000
Total Road and Street Facilities	68,839	12,305	30,000	2,997	7,500	10,497	21,000
Community Center							
Contracts-Security Services	28,967	50,378	55,480	35,863	19,617	55,480	61,028
R&M-Clubhouse	3,083	5,659	10,000	10,274	5,137	15,411	15,000
R&M-Pools	16,722	26,325	33,000	12,914	6,457	19,371	25,872
Miscellaneous Services	3,161	4,110	3,500	5,765	2,883	8,648	3,500
Capital Projects	-	-	40,000	-	10,000	10,000	5,068
Total Community Center	51,933	86,472	141,980	64,816	44,094	108,910	110,468
TOTAL EXPENDITURES	844,355	928,545	1,225,296	692,273	287,801	980,074	1,230,799
Excess (deficiency) of revenues							
Over (under) expenditures	199,446	253,657	(62,644)	499,550	(252,392)	247,158	(39,848)
Net change in fund balance	199,446	253,657	(62,644)	499,550	(252,392)	247,158	(39,848)
FUND BALANCE, BEGINNING	1,185,517	1,384,963	1,638,623	1,638,623	-	1,638,623	1,885,779
FUND BALANCE, ENDING	\$ 1,384,963	\$ 1,638,623	\$ 1,575,977	\$ 2,138,171	\$ (252,392)	\$ 1,885,779	\$ 1,845,931

Budget Narrative
Fiscal Year 2024

REVENUES

Interest - Investments

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

Room Rentals

Revenue from clubhouse rentals.

Interest – Tax Collector

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

Special Assessments - Tax Collector

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

Special Assessments - Discounts

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

Gate Bar code/Remotes

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

Access Cards

Revenue from the clubhouse access keys.

EXPENDITURES - Administrative

P/R - Board of Supervisors

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

FICA Taxes

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

Professional Services – Arbitrage Rebate

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

Budget Narrative
Fiscal Year 2024

EXPENDITURES – Administrative (continued)

Professional Services - Engineering

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

Professional Services - Legal Services

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

Professional Services - Management Consulting Services

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

Professional Services - Property Appraiser

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

Professional Services - Special Assessment

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

Professional Services - Trustee Fees

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

Auditing Services

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

Website Compliance

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

Communication - Telephone

The District telephone service charges from four Century Link accounts.

Budget Narrative
Fiscal Year 2024

EXPENDITURES – Administrative (continued)

Postage & Freight

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

Insurance - General Liability & Property

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

Printing & Binding

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

Legal Advertising

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

Miscellaneous - Services

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

Misc - Assessment Collection Costs

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

Office Supplies

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

Annual District Filing Fee

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

Professional Services - Field Management

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

Budget Narrative
Fiscal Year 2024

EXPENDITURES – Field

Professional Services - Field Management – Onsite Staff

Costs for personnel at the Amenity Center.

Contracts - Landscape

Annual contract with Blade Runners Landscaping.

Electricity - General

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

Utility – Water & Sewer

Expense for accounts with TOHO for water and sewer.

R&M - Common Area

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

R&M - Irrigation

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

R&M - Lake

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

R&M – Tree Trimming

Various tree trimming throughout district.

R&M – Bush Hogging

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

Misc - Contingency

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

EXPENDITURES- Gatehouse

Contracts - Security System

Annual contract with Envera Security System.

R&M Gate

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

Budget Narrative
Fiscal Year 2024

CAPITAL - Reserves

Capital Expenditures & Projects

Expenses related to new projects within the district.

EXPENDITURES- Road and Street Facilities

R&M - Roads & Alleyways

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

R&M - Sidewalks

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

R&M - Signage

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

EXPENDITURES- Community Center

Contracts - Security Services

Magnosec Corp. Pool Security

R&M - Clubhouse

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

R&M - Pools

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

R&M - Miscellaneous Services

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

Capital Projects

Expenses related to new projects within the district.

BRIGHTON LAKES
Community Development District

Exhibit "A"
Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Anticipated Beginning Fund Balance - Fiscal Year 2024	\$ 1,885,779
Net Change in Fund Balance - Fiscal Year 2024	(39,848)
Reserves - Fiscal Year 2024	263,100
Total Funds Available (Estimated) - 09/30/2024	2,109,031

ALLOCATION OF AVAILABLE FUNDS

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		241,925 ⁽¹⁾
Capital Reserve - Prior Year	480,951 ⁽²⁾	
Capital Reserve - FY23	263,100	
Less: FY 2023 Expenditures:	(11,280)	
Capital Reserve - FY24	<u>263,100</u>	995,871
Clubhouse		31,865 ⁽²⁾
Field		91,995 ⁽²⁾
Landscape		190,967 ⁽²⁾
Recreation Facilities		101,817 ⁽²⁾
Roadways		350,094 ⁽²⁾

Total Allocation of Available Funds	2,004,534
--	------------------

Total Unassigned (undesignated) Cash	<u>\$ 104,498</u>
---	--------------------------

Notes

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

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Debt Service Budgets
Fiscal Year 2024

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	JUN -	PROJECTED	BUDGET
			FY 2023	MAY-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ 5	\$ 4	\$ 500	\$ 4	\$ 2	\$ 6	\$ 4
Special Assmnts- Tax Collector	220,650	220,324	220,651	217,638	3,013	220,651	220,651
Special Assmnts- Discounts	(8,258)	(8,266)	(8,826)	(8,220)	-	(8,220)	(8,826)
TOTAL REVENUES	212,397	212,062	212,325	209,422	3,015	212,437	211,829
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	2,730	2,568	4,413	4,188	225	4,413	4,413
Total Administrative	2,730	2,568	4,413	4,188	225	4,413	4,413
<i>Debt Service</i>							
Principal Debt Retirement	147,000	152,000	157,000	157,000	-	157,000	162,000
Interest Expense	62,205	57,428	52,488	52,488	-	52,488	47,385
Total Debt Service	209,205	209,428	209,488	209,488	-	209,488	209,385
TOTAL EXPENDITURES	211,935	211,996	213,901	213,676	225	213,901	213,798
Excess (deficiency) of revenues Over (under) expenditures	462	66	(1,576)	(4,254)	2,790	(1,464)	(1,969)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	-	-	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	-	(1,576)	-	-	-	(1,969)
Net change in fund balance	462	66	(1,576)	(4,254)	2,790	(1,464)	(1,969)
FUND BALANCE, BEGINNING	57,179	57,641	57,708	57,708	-	57,708	56,244
FUND BALANCE, ENDING	\$ 57,641	\$ 57,708	\$ 56,133	\$ 53,454	\$ 2,790	\$ 56,244	\$ 54,275

AMORTIZATION SCHEDULE

SPECIAL ASSESSMENT BONDS

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

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

ACCOUNT DESCRIPTION	ACTUAL FY 2021	ACTUAL FY 2022	ADOPTED BUDGET FY 2023	ACTUAL THRU MAY-2023	PROJECTED JUN - SEP-2023	TOTAL PROJECTED FY 2023	ANNUAL BUDGET FY 2024
REVENUES							
Interest - Investments	\$ -	\$ 178	\$ -	\$ 2,768	\$ 1,384	\$ 4,152	\$ 1,225
Special Assmnts- Tax Collector	-	9,491	331,754	327,223	4,531	331,754	331,754
Special Assmnts- Discounts	-	66	(13,270)	(12,358)	-	(12,358)	(13,270)
TOTAL REVENUES	-	9,735	318,484	317,633	5,915	323,548	319,709
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	191	6,635	6,297	338	6,635	6,635
Total Administrative	-	191	6,635	6,297	338	6,635	6,635
<i>Debt Service</i>							
Principal Debt Retirement	-	-	220,000	220,000	-	220,000	226,000
Interest Expense	-	13,811	93,808	93,808	-	93,808	88,550
Total Debt Service	-	13,811	313,808	313,808	-	313,808	314,550
TOTAL EXPENDITURES	-	14,002	320,443	320,105	338	320,443	321,185
Excess (deficiency) of revenues			-				
Over (under) expenditures	-	(4,267)	(1,959)	(2,472)	5,577	3,105	(1,476)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer-In	-	3,289	-	-	-	-	-
Proceeds of Refunding Bonds	-	60,714	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	(1,959)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	64,003	(1,959)	-	-	-	-
Net change in fund balance	-	59,736	(1,959)	(2,472)	5,577	3,105	(1,476)
FUND BALANCE, BEGINNING	-	-	59,736	59,736	-	59,736	62,841
FUND BALANCE, ENDING	\$ -	\$ 59,736	\$ 57,777	\$ 57,264	\$ 5,577	\$ 62,841	\$ 61,365

BRIGHTON LAKES

Community Development District

Series 2022-1 Debt Service Fund

AMORTIZATION SCHEDULE

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

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

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

ACCOUNT DESCRIPTION	ACTUAL	ACTUAL	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	FY 2021	FY 2022	BUDGET	THRU	JUN -	PROJECTED	BUDGET
			FY 2023	MAY-2023	SEP-2023	FY 2023	FY 2024
REVENUES							
Interest - Investments	\$ -	\$ 78	\$ -	\$ 1,395	\$ 698	\$ 2,093	\$ 400
Special Assmnts- Tax Collector	-	-	179,405	176,955	2,450	179,405	179,405
Special Assmnts- Discounts	-	-	(7,176)	(6,683)	-	(6,683)	(7,176)
TOTAL REVENUES	-	78	172,229	171,667	3,148	174,815	172,628
EXPENDITURES							
<i>Administrative</i>							
Misc-Assessmnt Collection Cost	-	(1,588)	3,588	3,405	183	3,588	3,588
Total Administrative	-	(1,588)	3,588	3,405	183	3,588	3,588
<i>Debt Service</i>							
Principal Debt Retirement	-	80,000	125,000	125,000	-	125,000	128,000
Interest Expense	-	6,791	44,251	44,251	-	44,251	41,313
Cost of Issuance	-	72,134	-	-	-	-	-
Total Debt Service	-	158,925	169,251	169,251	-	169,251	169,313
TOTAL EXPENDITURES	-	157,337	172,839	172,656	183	172,839	172,901
Excess (deficiency) of revenues			-				
Over (under) expenditures	-	(157,259)	(610)	(989)	2,965	1,976	(273)
OTHER FINANCING SOURCES (USES)							
Interfund Transfer - In	-	108,918	-	-	-	-	-
Proceeds of Refunding Bonds	-	74,191	-	-	-	-	-
Contribution to (Use of) Fund Balance	-	-	(610)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	183,109	(610)	-	-	-	(273)
Net change in fund balance	-	25,850	(610)	(989)	2,965	1,976	(273)
FUND BALANCE, BEGINNING	-	-	25,848	25,849	-	25,849	27,825
FUND BALANCE, ENDING	\$ -	\$ 25,849	\$ 25,238	\$ 24,860	\$ 2,965	\$ 27,825	\$ 27,552

BRIGHTON LAKES

Community Development District

Series 2022-2 Debt Service Fund

AMORTIZATION SCHEDULE

Special Assessment Refunding Bond, Series 2022-2

Period Ending	Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2023	1,758,000			20,657	20,657	
5/1/2024	1,758,000	128,000	2.350%	20,657	148,657	169,313
11/1/2024	1,630,000			19,153	19,153	
5/1/2025	1,630,000	131,000	2.350%	19,153	150,153	169,305
11/1/2025	1,499,000			17,613	17,613	
5/1/2026	1,499,000	135,000	2.350%	17,613	152,613	170,227
11/1/2026	1,364,000			16,027	16,027	
5/1/2027	1,364,000	138,000	2.350%	16,027	154,027	170,054
11/1/2027	1,226,000			14,406	14,406	
5/1/2028	1,226,000	141,000	2.350%	14,406	155,406	169,811
11/1/2028	1,085,000			12,749	12,749	
5/1/2029	1,085,000	144,000	2.350%	12,749	156,749	169,498
11/1/2029	941,000			11,057	11,057	
5/1/2030	941,000	148,000	2.350%	11,057	159,057	170,114
11/1/2030	793,000			9,318	9,318	
5/1/2031	793,000	151,000	2.350%	9,318	160,318	169,636
11/1/2031	642,000			7,544	7,544	
5/1/2032	642,000	155,000	2.350%	7,544	162,544	170,087
11/1/2032	487,000			5,722	5,722	
5/1/2033	487,000	159,000	2.350%	5,722	164,722	170,445
11/1/2033	328,000			3,854	3,854	
5/1/2034	328,000	162,000	2.350%	3,854	165,854	169,708
11/1/2034	166,000			1,951	1,951	
5/1/2035	166,000	166,000	2.350%	1,951	167,951	169,901
Totals		1,758,000		280,097	2,038,097	2,038,097

Budget Narrative
Fiscal Year 2024

REVENUES

Interest - Investments

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

Special Assessment - Tax Collector

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

Special Assessment - Discounts

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

EXPENDITURES - Administrative

Misc. - Assessment Collection Costs

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

Expenditures- Debt Service

Principal Debt Retirement

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

Interest Expense

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

BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT

Supporting Budget Schedules
Fiscal Year 2024

BRIGHTON LAKES
Community Development District

All Funds

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

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

Section 5C

Public Comment

**Section 5D
Consideration of
Resolution 2023-07,
Adopting the FY 2024
Budget**

RESOLUTION 2023-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Brighton Lakes Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Brighton Lakes Community Development District for the Fiscal Year Ending September 30, 2024.”

- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 20TH DAY OF JULY 2023.

ATTEST:

BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

By: _____

Its: _____

Section 5E
Consideration of
Resolution 2023-08,
Annual Assessment
FY 2024

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Osceola County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Brighton Lakes Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 20th day of July 2023.

ATTEST:

**BRIGHTON LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A
Budget

Exhibit B
Assessment Roll

Section 6

Business Matters

Section 6A
Consideration of New
Remote Monitoring
Services Agreement
with Envera (*Under*
***Seperate Cover*)**

Section 6B Alternative Gate Security Services

Section 6Bi Securitas



A Security Proposal for Brighton Lakes CDD

Video Surveillance & Visitor Management Solutions With Remote Entry Management

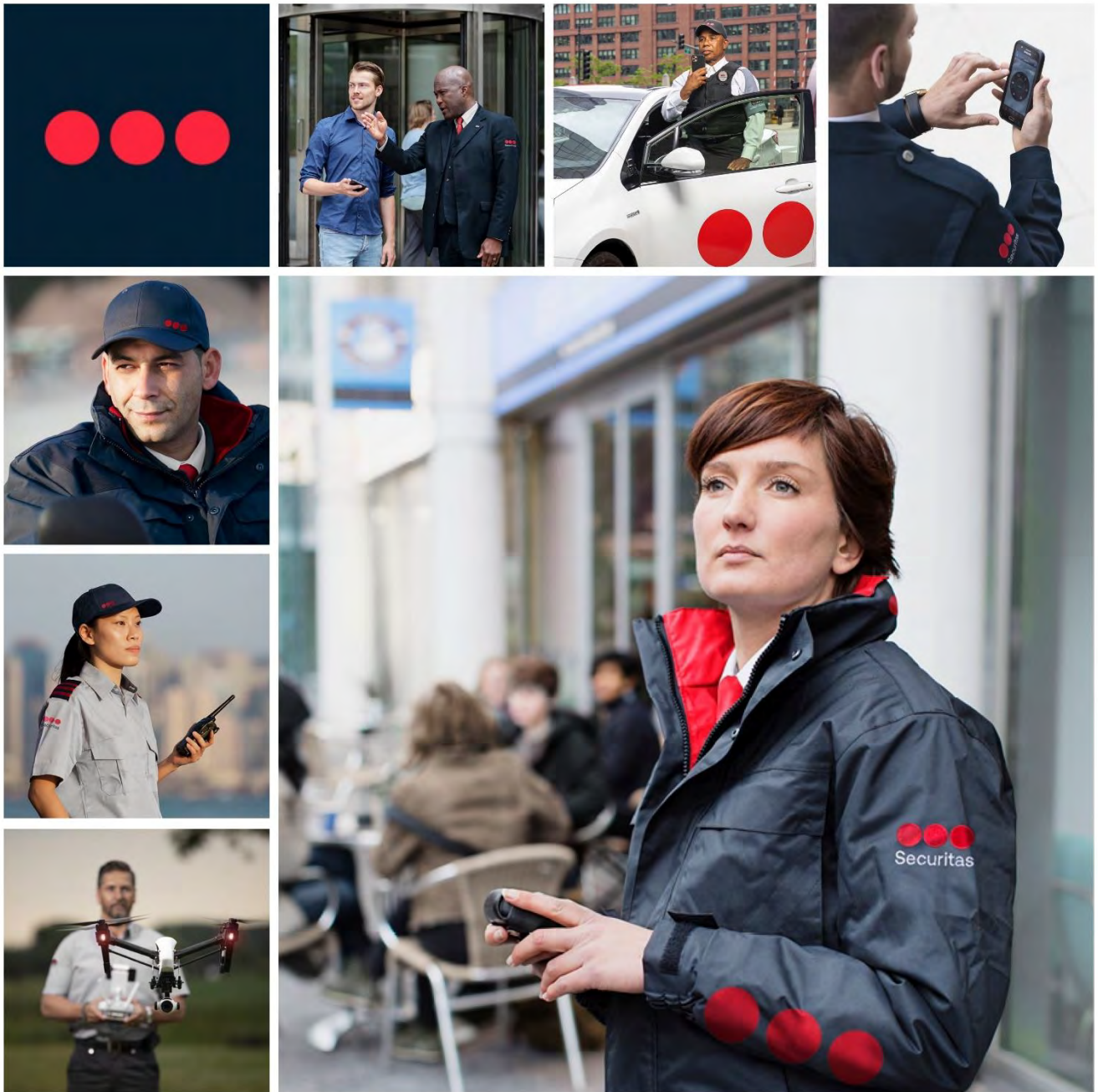
Michael Peters, Business Development Manager
July 10, 2023 | www.securitasinc.com

Securitas Security Services Inc.
7680 Universal Blvd, Suite 230
Orlando, FL. 32819



Confidentiality Statement

This entire proposal is considered confidential information by Securitas Security Services USA, Inc. and may not be distributed, in whole or in part, to any person, firm or corporation outside of BRIGHTON LAKES CDD. In addition, this proposal may be distributed only to those employees or affiliates within BRIGHTON LAKES CDD who have direct responsibility for the proposal/decision-making process.





SECURITAS INTEGRATED GUARDING

Securitas serves a wide range of customers in a variety of industries and customer segments. Our protective services, developed together with our customers, are designed to incorporate a high degree of technology content. While manned guarding still represents the cornerstone of Securitas, we continuously work to develop our offering. This enables us to meet customer-specific demands at a competitive price.

Securitas' strong focus and commitment to Integrated Guarding solutions are demonstrated by our tremendous investment in the growth and capabilities of our technology services and solutions support team.

Securitas USA is *The Leader in Protective Services*. The only security provider offering:

- A full spectrum of complementing integrated protective services.
- Over 112,000 security professionals.
- The largest security and Mobile footprint in North America.
- The most local focus with over 350 district offices and over 500 local district managers.





SECURITAS TIMELINE

1850

Our roots – particularly in North America – begin when Pinkerton’s National Detective Agency is formed by Allan Pinkerton. The roots of this organization were set in serving as an intelligence agency during the Civil War, establishing the first criminal database and acting as a forerunner for the secret service.



1934

Securitas is created as Erik Philip-Sörensen founds Hälsingborgs Nattvakt in Helsingborg, Sweden. The primary function of many of these officers was to watch for fire, respond to alarms, and guard gates and entrances. This company quickly expands as Sörensen acquires several other security companies in southern Sweden.



1999 – 2000

The establishment of Securitas in the USA starts in 1999 with the acquisition of Pinkerton – the number one security company in the U.S. In 2000, the second largest U.S. security company Burns is acquired.



2006

Securitas begins to deploy Integrated Guarding systems across the U.S. with the introduction of Guarding Technologies.

2012 – 2013

A team of engineers is deployed across the country with a focus on designing physical security programs for security guarding clients as a form of cost containment. The team grows and scope. The addition of regional technical directors provides strategic guidance as they offer feedback on technology needs across the country. Securitas begins to deploy different types of solutions, expanding into full system redesigns and security upgrades.

2012 – 2014

Securitas begins providing Remote Guarding and interactive video monitoring services to existing clients using custom technology solutions.



2015

Securitas acquires Diebold’s Electronic Security Division, now Securitas Technology (ST), thereby adding 1,100 techs in the field to support electronic security systems.



2016

The Securitas Operation Center in Charlotte, NC opens, establishing a client-centered facility, expanding our Remote Guarding footprint, and providing excellent service. This operation includes multiple support functions that truly allow us to support clients more holistically, with our Solutions Support Team, which includes sales support, remote troubleshooting support, service, and maintenance coordination.



2018

Securitas Technology (ST) acquires the integration company, Kratos Public Safety and Security (KPSS) division from Kratos Defense & Security Solutions. KPSS is ranked as a top 10 systems integrator in the United States and has 400 employees and expands Securitas’ capabilities for implementing, installing, and maintaining electronic security systems and solutions.





SECURITAS SOLUTIONS SUPPORT TEAM

Securitas has built a robust infrastructure designed to support our clients' physical, electronic, and remote security requirements. Within the same Securitas Operation Center in Charlotte, NC, we have a full spectrum of support consisting of multiple teams including:

Knowledge Team

Our centralized sales and knowledge team vets and tracks technology and integrated guarding opportunities, ensuring that proposed solutions fit client needs and Securitas' capabilities. This team is also capable of designing simple solutions remotely, allowing for quick turnaround, and additionally provides support in assembling new contracts and contract addendums.

Solutions Engineers

Within each of our regions, we have several strategically located engineers in the field. These professionals extend our ability to design more complex systems, visiting client sites, and gathering crucial information.

Project Management

Following the sale of an integrated guarding solution, a Project Manager from our Operations Team is assigned to the project and serves as a single point of communication for implementing new systems and services. They coordinate with our integration teams in the field, scheduling the installation, offering direction and guidance where needed, and providing status updates to all necessary parties.

Remote Solutions Support Desk

As many of our services depend on the connectivity and functionality of the electronic systems, we have individuals focused on ensuring that these systems are functioning properly and have the appropriate connectivity. Most Securitas-installed video systems with Remote Guarding services are connected to our Health Monitoring server in which all IP devices are pinged roughly every 20-30 seconds. If response feedback is not received within the acceptable time threshold, the Solutions Support Desk is alerted and can take steps to remedy the issue remotely. This helps to keep costs down for both Securitas and our clients and gets systems back online more quickly. If, however, on-site assistance is needed, this team also coordinates service and preventative maintenance of systems and can engage a service technician.

Commitment to Quality

Securitas partners with vendors that are focused on providing cutting-edge solutions that deliver tremendous value to the end-user. The technology that we use not only supports our Remote Guarding team in most cases but provides additional capabilities to our Officers in the field. For this reason, we select cameras and equipment that we have identified as high quality and capable of remote support. By doing this, we decrease the amount of equipment issues and the time it takes to restore the equipment if a failure occurs. We also offer a dedicated and secure internet connection for our equipment so that we can maintain service and monitoring connections with our devices in the field without compromising the bandwidth or security of client networks.

As technology is continuously evolving, a major initiative of our Solutions Support Team is staying up to date with the latest offerings. Our vendor partnerships remain a strong component of this, as does ongoing training and communication to our team members in the field.



REMOTE GUARDING OVERVIEW

Remote Guarding is built on Securitas USA's rich history of world-class guarding services. Alarm Verification, employee escorts, entry management, site patrol, and perimeter protection have long been the key to many of our offerings. Remote Guarding services are designed to provide clients with peace of mind, utilizing the most applicable resources to resolve issues effectively and efficiently while providing valuable insights to shape your evolving security program.



SECURITAS OPERATION CENTER

The Securitas Operations Center (SOC) is in Charlotte, North Carolina and is the home to our Remote Guarding Team. Chosen for the region's stable climate and the fact that it is not susceptible to the extreme weather conditions many other parts of the country must endure, the facility is easily accessible and was designed to accommodate high levels of bandwidth. Our facility has additional space to allow future expansion. Leveraging our SOC means that clients can take advantage of our business continuity plan, disaster recovery locations, redundant servers, and bandwidth that Securitas has already invested in.

REMOTE GUARDING OFFICERS

Heavily recruited from the military, law enforcement, and security, our Remote Guarding Officers are truly the key to our Remote Guarding Services. Experienced in understanding clients' security needs, our Remote Guarding Officers provide a high level of situational awareness to evaluate events and escalate as required. Officers are trained on investigating events, making data-driven decisions based on Securitas expertise, and engaging and coordinating local security resources only when necessary. Ongoing training is a routine part of our program, as we incorporate new technologies, add complexities to the services that we provide to tailor them to client needs, and strive to improve our performance and delivery.





REMOTE GUARDING SERVICE MODEL

Event-Based Approach

Remote Guarding is a continuation of the guarding services that Securitas has an in-depth experience and tradition of providing by leveraging technology and electronic security. As studies show that live monitoring is highly ineffective due to attention fatigue, complex variables, and numerous amounts of cameras, we implement an event-based model for our Remote Guarding services. This allows us to utilize triggers such as intelligent behavior video analytics, peripheral sensors, phone calls, and scheduled proactive patrols to create events with specific directives. This keeps Remote Guarding Officers more engaged and provides a more effective overall service to our clients.

Shared Service Model

Remote Guarding is performed as a shared service, meaning that Remote Guarding Officers are not dedicated to any one site or service. This allows for a more efficient service, keeping our average response time to events under thirty seconds, meaning that you have fresh eyes on each event within a short time. Having many Remote Guarding Officers interacting with many sites allows for them to utilize their situational information more effectively across similar types of clients, situations, and geographical locations, providing additional insight when able.

REMOTE GUARDING PLATFORM

We utilize a physical security information management software as our platform for bringing video in to alert our Remote Guarding Officers of alarms or activities that require their attention. Using this platform allows us to create those meaningful events, focusing on those activities that require supervision, interaction, or some form of a human component that technology alone cannot automate.

Each site has a unique script that has been customized for the type of service being performed. This provides a standard for how each event is handled, gathering all pertinent information, and provides consistent and meaningful metrics when compared over time and across multiple sites. These scripts are developed with our clients, with Securitas' expertise to guide the best scripts allowing for structured guidance while allowing Remote Guarding Officers to effectively utilize their knowledge and experience.

When handling an event, our Remote Guarding Officers will connect to video and audio equipment to view the location, gather required information as to the type of assistance needed, and escalate to the appropriate party based on the scripted decision tree that acts as our Standard Operating Procedures.

This platform automatically generates audit trails and Incident Reports for those events that require additional documenting. In addition, all events are documented and can be categorized to generate various reports.

Some of the materials herein contain information that is confidential or exempt from public disclosure in accordance with Florida Statutes. Information relating directly to or revealing security system or information in security system records and plans has been redacted per sections 119.071(3)(a) and/or 281.301, F.S.



GENERAL REQUIREMENTS

- Client to provide local expertise on critical information as needed. This may include items such as camera views, access privileges, desired responses to critical events, user access levels, etc.
- Scope of work does not include any applicable local licensing or permit fees
- Boring, Coring, and Roof Penetrations are by others (if required).
- Client to provide a secure space to mount the headend equipment
- Client responsible for providing 120Vac power as required
- Securitas will require full access to the facility for the installation and testing process. It will be the owner's responsibility to provide any site-specific rules, guidelines, or parameters prior to start.
- Securitas cannot be held responsible for project delays due to inclement weather or factors outside our control, including predecessor progress.
- Client responsible for providing and maintaining data for visitor management and access control systems.

WARRANTY AND SERVICE

- Securitas provides a five (5) year comprehensive warranty & maintenance agreement.
- Proposed warranty & maintenance services are inclusive of the Securitas-provided equipment only. Any existing system service is deemed to be outside of the Securitas scope of work and would be provided on a 'Time and Material' basis.
- Proposed warranty & maintenance services include manufacturer-provided software updates for Securitas-provided servers & workstations.
- Stated services do not include necessary repairs due to misuse, abuse, or acts of nature.

MAINTENANCE AND SERVICE PROGRAM

Securitas has provided excellent service for over a hundred years in the physical security industry and continues to provide excellent service in the age of technology.

We offer a full coverage maintenance plan for the equipment we install and a maintenance plan for client-owned equipment.



MAINTENANCE PLAN

In an effort to provide our clients with the technology needed at no capital expense, Securitas can amortize the cost of the equipment (including installation, full service, and maintenance) for contracts that include technology coupled with guarding services (e.g., On-Site, Mobile or Remote Guarding). All technology is maintained and serviced for the life of the contract, and this is included in the full bundled price (some exceptions apply).



PREVENTATIVE MAINTENANCE DETAILS

Video Surveillance Systems: Securitas will verify the live picture quality, field of view, all video and power cable connections, assure that there is adequate airflow around the recording device, and clean the exterior of the unit.

Typically, this includes:

- Cleaning, adjusting, and testing camera and access control systems
- Checking and updating software and firmware on various camera and access control systems
- Checking and assisting in the management of data storage and bandwidth usage

CLIENT-OWNED EQUIPMENT

Securitas recognizes the integrity of the equipment at client facilities is paramount to its security. We offer a thorough inspection of existing equipment by highly trained certified professionals to assess the functionality of the equipment and ensure industry-standard products are being used that our technicians are authorized to work on. Securitas technicians are certified to work on a wide range of equipment in many areas of electronic security.

EXCEPTIONS AND CLARIFICATIONS FOR MAINTENANCE PLANS

Does not cover acts of vandalism, negligence, unauthorized repairs or modifications, acts of nature (i.e., lightning damage, flood damage, etc.), power surges, and / or the misuse of equipment by personnel other than Securitas employees. The client is responsible for all costs for repair or replacement of equipment damaged or lost due to excluded events.



PRICING PROPOSAL

Integrated Guarding Estimated Pricing Summary	
Contract Term: 5 Years	Monthly
Technology Including Installation, Remote Guarding, Cellular Connection & Standard Corrective and Preventative Maintenance Programs	\$ 4,526.07

Client will be billed \$4,526.07/mo. for 60 months (5 Years). The 60-month (5 Year) term will begin once Company Equipment is installed.

PRICING VALIDITY

This quotation shall remain valid for a period of forty-five (45) days from the proposal date. Prices are based upon order and delivery of equipment within three (3) months from the submitted date. Prices quoted do not include Sales or Use tax. Applicable Sales and Use tax will be added to the quoted prices.

Securitas has endeavored to provide an accurate cost estimate; however, we recognize that changes can occur. Prior to the start of work, Securitas will verify the actual site conditions through a detailed project walkthrough. Securitas will present Brighton Lakes CDD with an updated cost estimate for approval prior to contract start should any of the following conditions arise: 1) actual site conditions differ from what was originally contemplated, 2) change in scope, 3) different requirements than originally contemplated, or 4) any difference which creates a material change to the scope of work.

Some of the materials herein contain information that is confidential or exempt from public disclosure in accordance with Florida Statutes. Information relating directly to or revealing security system or information in security system records and plans has been redacted per sections 119.071(3)(a) and/or 281.301, F.S.

Video Appliance

The new generation of Avigilon Video Appliances provide an all-in-one security solution with improved performance and higher capacity that help reduce installation time and overall complexity of the surveillance system. The Video Appliance line integrates our ACC™ video management software with a high-powered PoE switch and a client workstation to provide a cost effective recording and video management solution that is capable of supporting multi-megapixel IP cameras, up to our industry-leading 7K (30 megapixel) HD Pro camera line.



Avigilon Video Appliances can be easily added to an existing Avigilon video surveillance system, or as a standalone system for small to medium-scale surveillance deployments.

The compact and powerful 8-port model is an ideal turnkey solution for small video surveillance deployments.

The 16 and 24 port Pro models are suitable for larger installations requiring advanced functionality such as RAID protection, larger storage, increased camera support, and superior overall performance.

KEY FEATURES

- Preloaded and configured with ACC Video Management Software
- High performance of up to 400 Mbps (16 and 24 port) and 200 Mbps (8 port) of total throughput – simultaneous recording, playback, and live streaming
- Up to 24TB of recording capacity with the 1U rack mount appliances and 8TB of recording capacity with the 8-port model
- Front-accessible video storage hard drive streamlines maintenance
- Includes digital alarm inputs and outputs for integration with external systems
- Solid State Drive OS volume ensures high speed operation
- Embedded managed switch with powered PoE outputs provide up to 30 Watts of power per port on all ports
- Includes high-performance RAID 5 technology that protects and enables access to a drive's data in the event of failure, even while the drive is being replaced and rebuilt*
- Protected by a three-year warranty from Avigilon

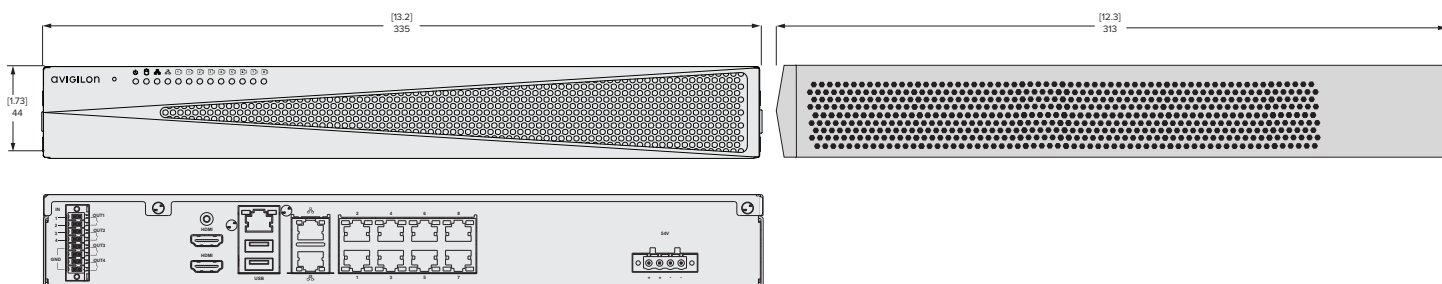
*On Pro models only

Outline Dimensions

Video Appliance — 8 Port

(VMA-AS3-8P)

[X.X]	INCHES
X	MM



Specifications

SYSTEM	Control Center Edition	Core; Standard and Enterprise compatible						
	Recording Rate	Up to 100 Mbps						
	Playback Rate	Up to 100 Mbps						
	Recording Image Rate	Up to 30 images per second per channel						
	Local Viewing	Yes						
	Operating System	Microsoft® Windows 10 IoT Enterprise						
	Hard Disk Drive Configuration	1 × 3.5" SATA						
	Recording Storage Capacity	Up to 8 TB						
	Memory	8 GB DDR4						
	Video Outputs	2 × HDMI ports						
	PoE+ Ports	8 × 10/100/1000 Mbps (IEEE 802.3at)						
	PoE Output	Up to 30W/Port (120W Total)						
	Camera Network Uplink	10/100/1000 Mbps						
	Corporate Network Uplink	10/100/1000 Mbps						
	External I/O Terminals	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)						
Switch Control	Managed Switch with Web-based UI							
USB	2 × USB 3.0							
MECHANICAL	Form Factor	Small form factor						
	Dimensions (LxWxH)	313 mm × 335 mm × 44 mm; 12.30" × 13.2" × 1.73"						
	Weight	3 kg; 6.4 lb						
ELECTRICAL	Power Input	100 to 240 VAC, 50/60 Hz						
	Power Supply	Single non-redundant						
	Power Consumption	80 W min.; 200 W max.						
ENVIRONMENTAL	Operating Temperature	0°C to 40°C (32°F to 104°F)						
	Storage Temperature	-40°C to 65°C (-40°F to 149°F)						
	Humidity	10 - 90% Relative humidity (non-condensing)						
CERTIFICATIONS	Certifications/Directives	UL	cUL	CE	RoHS	WEEE	RCM	
	Safety	UL 62368-1	CSA 62368-1	IEC/EN 62368-1				
	Electromagnetic Emissions	(Class B) FCC Part 15 Subpart B		IC ICES-003	EN 55032	EN 61000-6-3	EN 61000-3-2	EN 61000-3-3
	Electromagnetic Immunity	EN 55024	EN 61000-6-2					
ORDERING INFORMATION	PRODUCTS							
	VMA-AS3-8P2	HD Video Appliance 8 Port 2 TB. ACC licenses sold separately.						
	VMA-AS3-8P4	HD Video Appliance 8 Port 4 TB. ACC licenses sold separately.						
	VMA-AS3-8P8	HD Video Appliance 8 Port 8 TB. ACC licenses sold separately.						
	ACCESSORIES							
	RMS1U-B-AS3-8P	1U Rack Mountable Shelf for HDVA3 8-port						
	VMA-AS3-HDD02	HDVA3, 2TB Hard Drive Compatible with 8-Port, 16-Port						
	VMA-AS3-HDD04	HDVA3, 4TB Hard Drive Compatible with 8-Port, 16-Port, 24-Port						
	VMA-AS3-HDD08	HDVA3, 8TB Hard Drive Compatible with 8-Port, 24-Port						
	PS-270W-AS3-8P	HDVA3, 8-Port Power Supply - no power cord						
	LICENSES							
ACC7-COR	ACC 7 Core Edition camera license							
ACC7-STD	ACC 7 Standard Edition camera license							
ACC7-ENT	ACC 7 Enterprise Edition camera license							

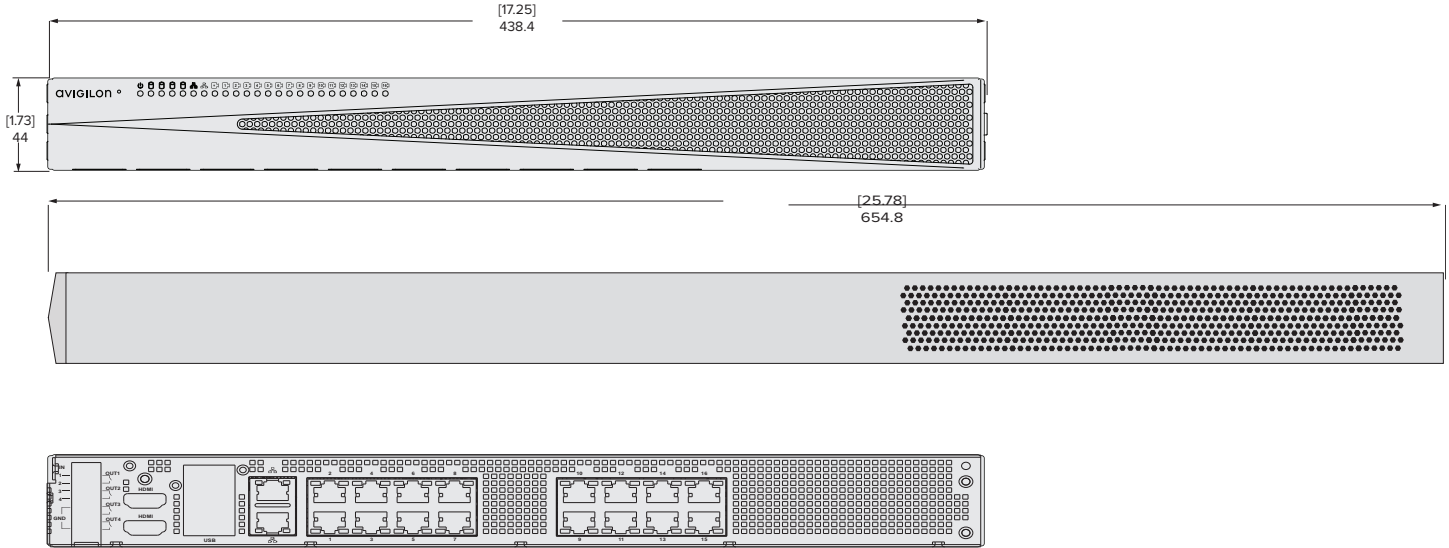


Outline Dimensions

Video Appliance Pro — 16 Port

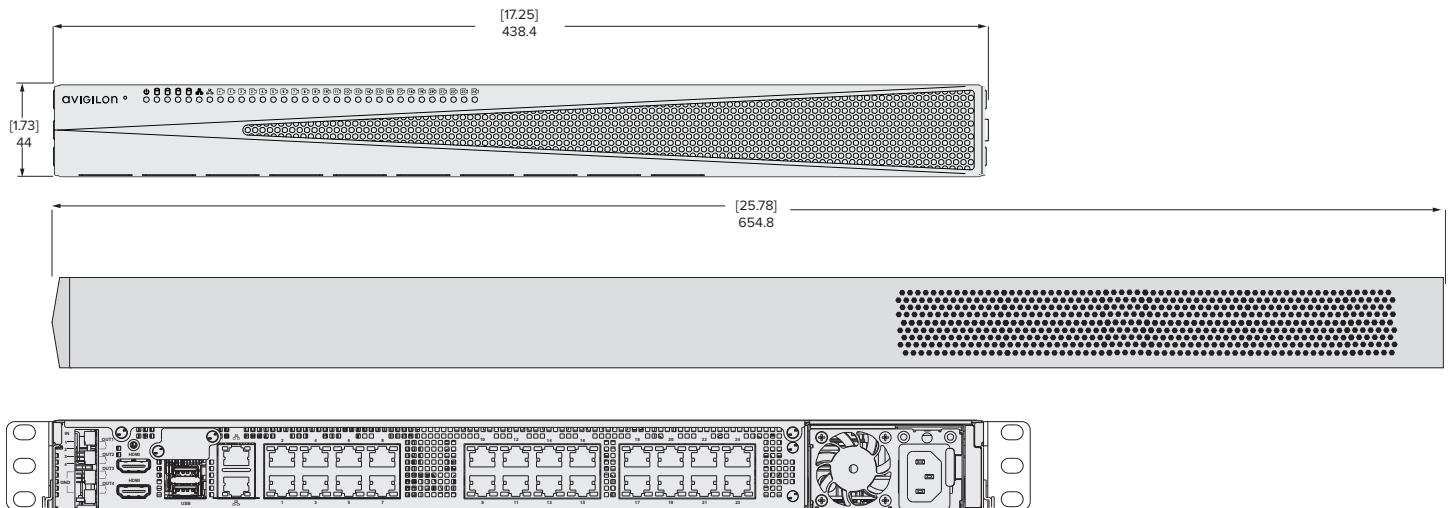
(VMA-AS3-16P)

[X.X]	INCHES
X	MM



Video Appliance Pro — 24 Port

(VMA-AS3-24P)



Specifications

SYSTEM

	VIDEO APPLIANCE PRO 16-PORT	VIDEO APPLIANCE PRO 24-PORT
Control Center Edition	Core, Standard and Enterprise compatible	Core, Standard and Enterprise compatible
Recording Rate	Up to 300 Mbps	Up to 300 Mbps
Playback Rate	Up to 100 Mbps	Up to 100 Mbps
Recording Image Rate	Up to 30 images per second per channel	Up to 30 images per second per channel
Local Viewing	Yes	Yes
Operating System	Microsoft Windows 10 IoT Enterprise	Microsoft Windows 10 IoT Enterprise
Hard Disk Drive Configuration	RAID 5 — Up to 4 × 3.5" SATA	RAID 5 — Up to 4 × 3.5" SATA
Recording Storage Capacity	Up to 12 TB	Up to 24 TB
Memory	8 GB DDR4	8 GB DDR4
Video Outputs	2 × HDMI ports	2 × HDMI ports
PoE+ Ports	16 × 10/100/1000 Mbps (IEEE 802.3at)	24 × 10/100/1000 Mbps (IEEE 802.3at)
PoE Output	Up to 30W/Port (240W Total)	Up to 30W/Port (360W Total)
Camera Network Uplink	10/100/1000 Mbps	10/100/1000 Mbps
Corporate Network Uplink	10/100/1000 Mbps	10/100/1000 Mbps
External I/O Terminals	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)	4 × Digital Inputs (25Vdc max.) and 4 × Relay Outputs (24Vdc/1A max.)
Switch Control	Managed Switch with Web-based UI	Managed Switch with Web-based UI
USB	2 × USB 3.0	2 × USB 3.0

MECHANICAL

Form Factor	1U
Dimensions (LxWxH)	654.8 mm × 438.4 mm × 44 mm; 17.25" × 25.78" × 1.73"
Weight	10 kg; 22 lb

ELECTRICAL

Power Input	100 to 240 VAC, 50/60 Hz
Power Supply	Single non-redundant
Power Consumption	200 W min.; 420 W max.

ENVIRONMENTAL

Operating Temperature	0°C to 40°C (32°F to 104°F)
Storage Temperature	-40°C to 65°C (-40°F to 149°F)
Humidity	10 - 90% Relative humidity (non-condensing)

CERTIFICATIONS

Certifications/Directives	UL	cUL	CE	RoHS	WEEE	RCM	
Safety	UL 62368-1	CSA 62368-1	IEC/EN 62368-1				
Electromagnetic Emissions	(Class A) FCC Part 15 Subpart B		IC ICES-003	EN 55032	EN 61000-6-4	EN 61000-3-2	EN 61000-3-3
Electromagnetic Immunity	EN 55024	EN 61000-6-2					

ORDERING INFORMATION

PRODUCT

VMA-AS3-16P06	HD Video Appliance Pro 16 Port 6TB. ACC licenses sold separately.
VMA-AS3-16P09	HD Video Appliance Pro 16 Port 9TB. ACC licenses sold separately.
VMA-AS3-16P12	HD Video Appliance Pro 16 Port 12TB. ACC licenses sold separately.
VMA-AS3-24P12	HD Video Appliance Pro 24 Port 12TB. ACC licenses sold separately.
VMA-AS3-24P18	HD Video Appliance Pro 24 Port 18TB. ACC licenses sold separately.
VMA-AS3-24P24	HD Video Appliance Pro 24 Port 24TB. ACC licenses sold separately.

ACCESSORIES

VMA-AS3-HDD02	HDVA3, 2TB Hard Drive Compatible with 8-Port, 16-Port
VMA-AS3-HDD03	HDVA3, 3TB Hard Drive Compatible with 16-Port
VMA-AS3-HDD04	HDVA3, 4TB Hard Drive Compatible with 8-Port, 16-Port, 24-Port
VMA-AS3-HDD06	HDVA3, 6TB Hard Drive Compatible with 24-Port
VMA-AS3-HDD08	HDVA3, 8TB Hard Drive Compatible with 8-Port, 24-Port
PS-920W-AS3-16/24P	HDVA3, 16/24-Port Power Supply - no power cord

LICENSES

ACC7-COR	ACC 7 Core Edition camera license
ACC7-STD	ACC 7 Standard Edition camera license
ACC7-ENT	ACC 7 Enterprise Edition camera license



CLIENTPOINT DOWNLOAD RECEIPT

DOWNLOADED: 07-13-2023

CLIENTPOINT ID: 873680

Section 6Bii

ButterflyMX



ButterflyMX
Property access made simple



The journey always starts at the **building entrance**

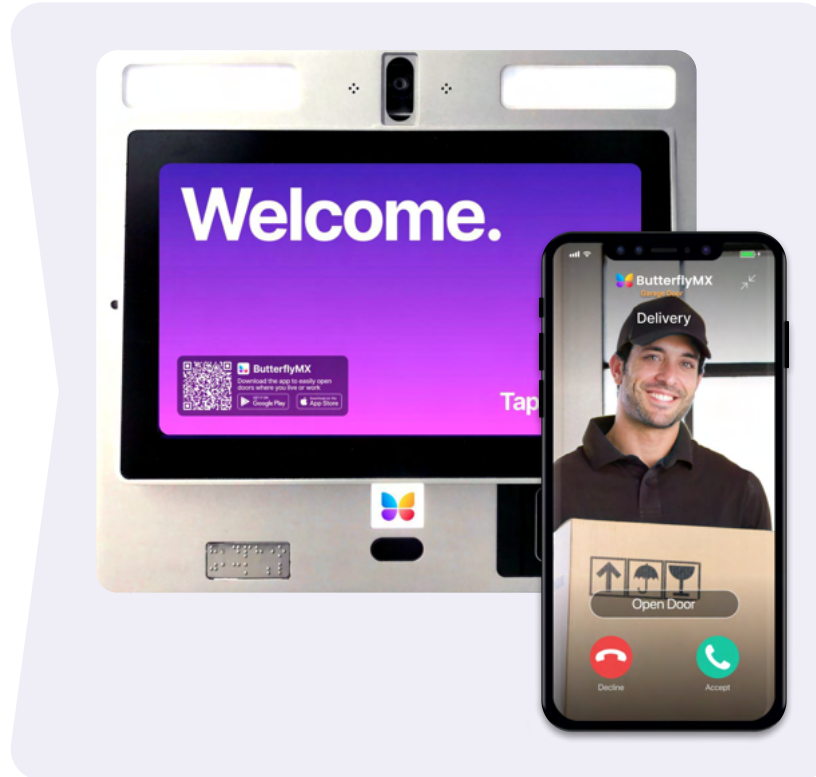




Is this how you want
your building's
journey to start?



Say goodbye to the past and hello to ButterflyMX



Why modernize?

Save money

No building wiring or in-unit hardware

Simple design

Cloud-based and mobile-first

Secure access

Live video and entry photos

Stay current

New software and features pushed out regularly

Syncs w/ PMS

Connects to Yardi, Entrata, RealPage, MRI, etc.

Loved by the most trusted brands in real estate

10,000+
buildings

1,000,000+
apartments

1.5M+
daily users

20,000+
5-star ratings





ButterflyMX is uniquely crafted for everyone...

Automatic updates & backups

First impressions matter

Easy installation

One mobile app to open all your doors

Enhanced security

Works with existing wiring



Prospective residents



Current residents



Onsite & remote staff



Deliveries & visitors



Developers & installers

Never miss a package

Audit trail of access

Delivery access and storage

Fits a mobile first lifestyle that is expected today

Temporary keys

Remotely manage building from your smartphone

Curb to couch

Seamless integration with PMS

Video verification



Demonstration

Let's bring this to life



ButterflyMX delivers the only complete property access experience



Video intercom

Entryway doors, gates, and parking garages



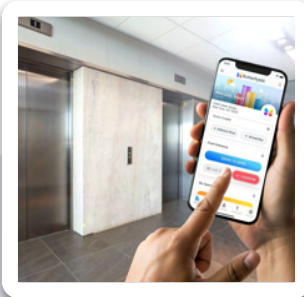
Package room

Accept, manage, and secure all deliveries



Access control

Amenity spaces and auxiliary entrances



Elevator control

Manage elevator access to individual floors



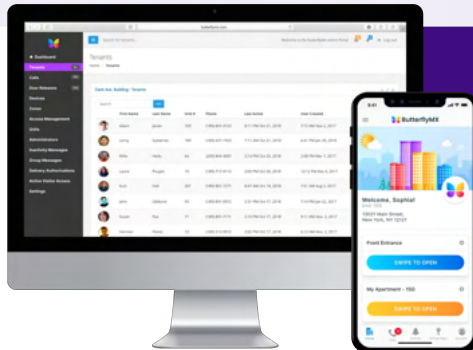
Vehicle access

Touchless access for garages & gates



Smart locks

Connect & manage 80+ smart locks



Manage access from anywhere



Pricing



Hardware pricing: Video intercoms



7" Recessed
\$4,495



7" Surface
\$3,995



11.6" Recessed
\$6,495



11.6" Surface
\$5,995

Use Cases

Small Entryway Service Entrance Secondary Entrance

Use Cases

Community Gate Parking Entrance Large Entryway

Vandal-resistant and waterproof (IP65)

Same wiring as telephone entry

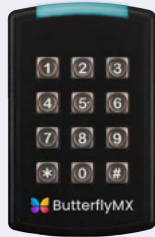
Pedestal mounts available

UL Listed

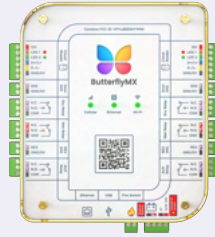
Included: 2-year hardware warranty



Mullion reader



Keypad reader



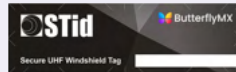
Access controller



Vehicle reader



Key fob



Windshield tag

Included: 2-year hardware warranty

Product

Price

Mullion reader

\$399

Single gang reader

\$499

Keypad reader

\$699

2-door access controller

\$699

Vehicle reader

\$2,995

Key fob & Vehicle sticker

**\$5 to \$7
each**

Key fob programmer

\$699

Vehicle sticker programmer

\$499



Hardware pricing: Package room

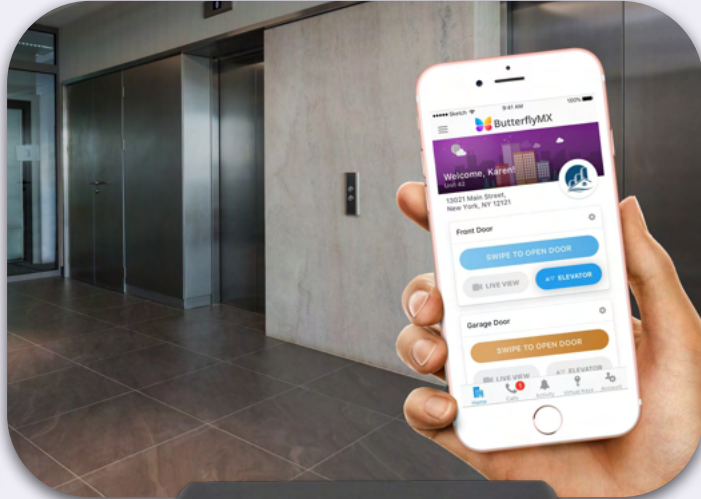


7" Surface

\$3,995

Included: 2-year hardware warranty

Hardware pricing: Elevator controls



Building Size

Price

Small (up to 8 floors)

\$800

Medium (from 9-16 floors)

\$1,595

Large (from 17-24 floors)

\$1,995

X-Large (from 25-32 floors)

\$2,395

Additional Floors

Custom

Included: 2-year hardware warranty



Hardware pricing: **Key locker**



Key locker

\$4,495

Included: 2-year hardware warranty



Why we're different



Why ButterflyMX

Smart, simple, secure access control

- Trusted partner installed in over 10,000 buildings
- User-friendly system designed for everyone
- Simplified visitor access
- Ensure package delivery
- Intuitive system management
- Improved property security
- Easy and affordable installation
- No ongoing maintenance
- Long-term cost savings
- Access to new features and software updates
- Excellent customer service



Offer the technology and experiences today's residents demand through our suite of mobile-access solutions







We have **20,000+** five-star ratings!



ButterflyMX has top NPS across intercom market

NPS stands for **Net Promoter Score**, a widely-used market research metric. NPS measures the customer experience and the loyalty of customers to a company.

NPS Score across retrofit and new construction customers

 ButterflyMX	37
 SWIFTLANE	22
 JKSDOOR KING	12
LATCH	6
 2N	-13

“

“Interface is intuitive, easy to set up and modify access, and customer service is good”

“Not as cheap as others, but functionality is spectacular — you get what you pay for”

“ButterflyMX is more established. From a video perspective, it's the best on the market today”

”



Cost savings

Package management

Enable couriers to effortlessly complete their deliveries without the involvement of building staff or residents, saving your staff hundreds of hours per year.

People flows

Automate resident move-ins and move-outs by connecting your PMS, eliminating the need for key handoff and retrieval.

Building operations

Automate manual processes like visitor management and deliveries to save time and reduce hassle for property staff.



New revenue

Amenity spaces

Easily monetize your amenity spaces such as gyms, rooftops, pools, and parking garages to generate additional income for your building.

Leasing velocity

Attract more prospective renters with smart technology that improves their lives and sign leases faster.

Rental rates

Increase the average rental rate of the apartments in your building by offering smart access solutions that improve residents' lives.



Thank you

800.398.4416 | sales@butterflymx.com | butterflymx.com



Products



Building wide property access



Secure solution

All transactions are logged with time- and date-stamped photo.

Video intercoms

Property access at entry doors, gates & garages

Access control

Amenity spaces, auxiliary rooms, parking garages

Smart locks

Apartment units and other private spaces

Key locker

Apartment units controlled by keys & fobs

Package room

Storage and management of packages

Elevator controls

Mobile control of key-fobbed elevators

Self-guided tours

Automatic tour booking & access for prospects



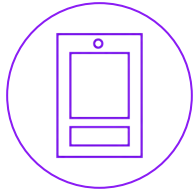
Video intercoms

Access for doors, gates & garages



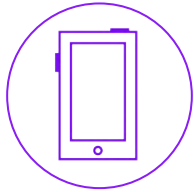


Video intercoms



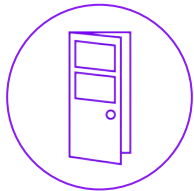
1. Call

A visitor uses our video intercom mounted at the property's entry door or gate to video call a resident or tenant.



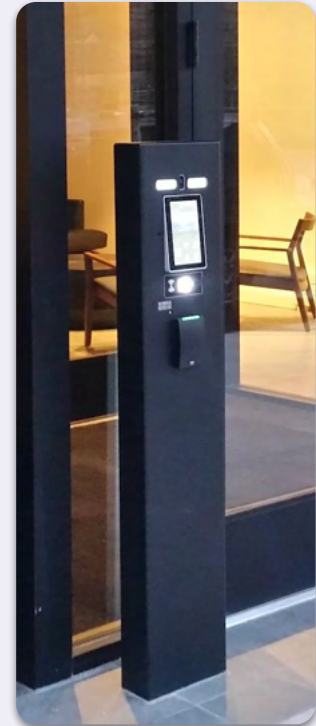
2. Answer

Residents and tenants answer the video call and grant property access via our mobile app — it works with any iOS or Android device.



3. Audit

All door and gate entries are stored with a time- and date-stamped photo in our online dashboard for 365 days.



Secure solution

All transactions are logged with time- and date-stamped photo.



Access control

Extend the simplicity of ButterflyMX



Keypad



Mullion reader



Access controller



Key Fobs



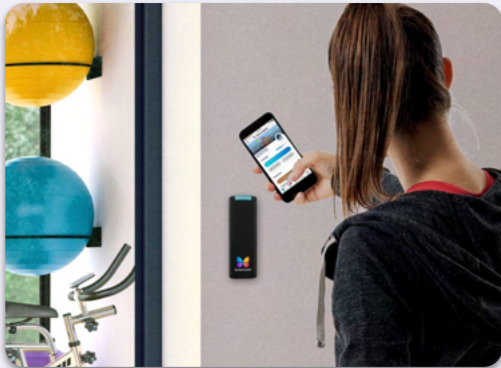


Access control

Unified access solution for front doors, amenity spaces, auxiliary rooms, parking gates, and garages

Key use cases:

- 1. **Replace fobs:** Enable access via the mobile app
- 1. **Self guided tours:** During a leasing tour, prospects can seamlessly enter important amenity spaces using a ButterflyMX Virtual Key



Secure solution

All transactions are logged with time- and date-stamped photo.



Smart lock integrations



- Manage all of your building's smart locks from one platform
- Open 80+ smart locks via the ButterflyMX mobile app

80+ smart lock integrations
including

STRATIS.

Kwikset

SALTO

KABA

SCHLAGE

ASSA ABLOY

Yale®

Eugust



Key locker

Key and fob management





Key locker



Secure solution

All transactions are logged with time- and date-stamped photo.



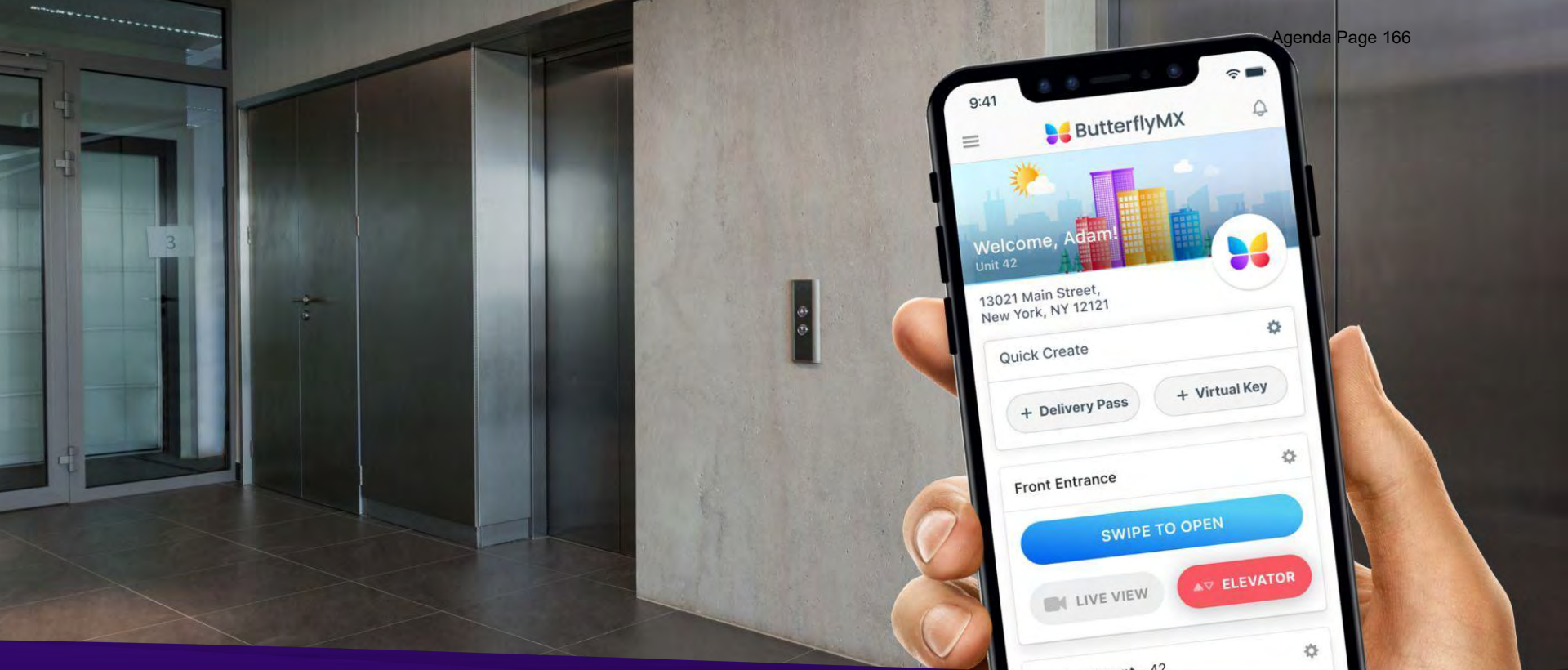
Key sharing lock box installed in building lobby



Relieves onsite staff of the burden of managing resident keys



Enhances building security by reducing the number of outstanding and unaccounted for keys



Elevator controls

Mobile control of key-fobbed elevators

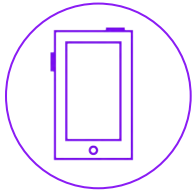


Elevator controls



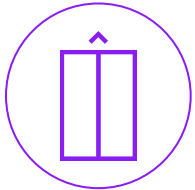
1. Visitor calls tenant

Visitor uses our smart video intercom to video call the resident or tenant.



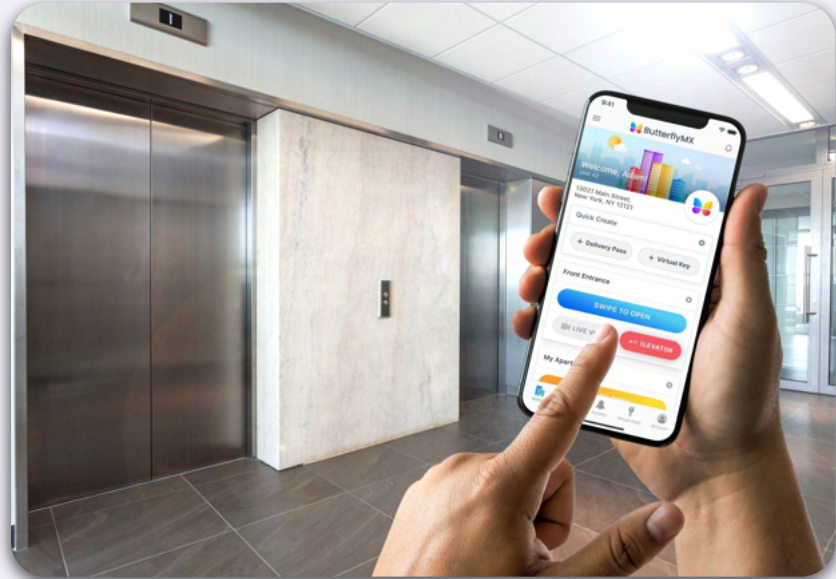
2. Tenant grants access

The resident or tenant grants property access to the visitor via our mobile app, which temporarily unlocks the elevator.



3. Visitor uses elevator

The visitor enters the property and is able to use the elevator for a temporary amount of time.



Secure solution

All transactions are logged with time- and date-stamped photo.

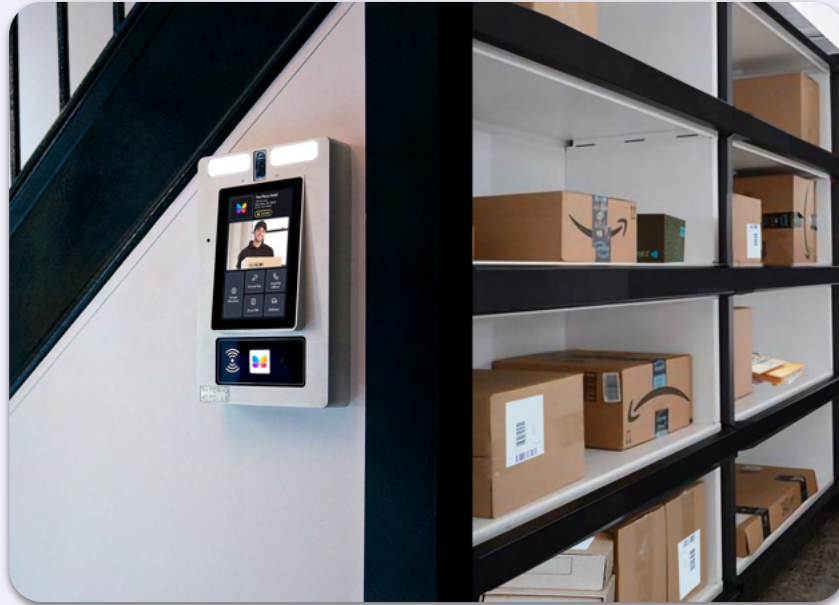


Delivery solutions



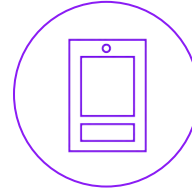


Package room



Secure solution

All transactions are logged with time- and date-stamped photo.



1. Courier PINs

Courier enters unique PIN into our smart video intercom to enter the building as well as the package room, where they deposit residents' packages.



2. Tracking & notifications

ButterflyMX takes pictures of each courier entering the property and the package room and notifies residents of their delivery.

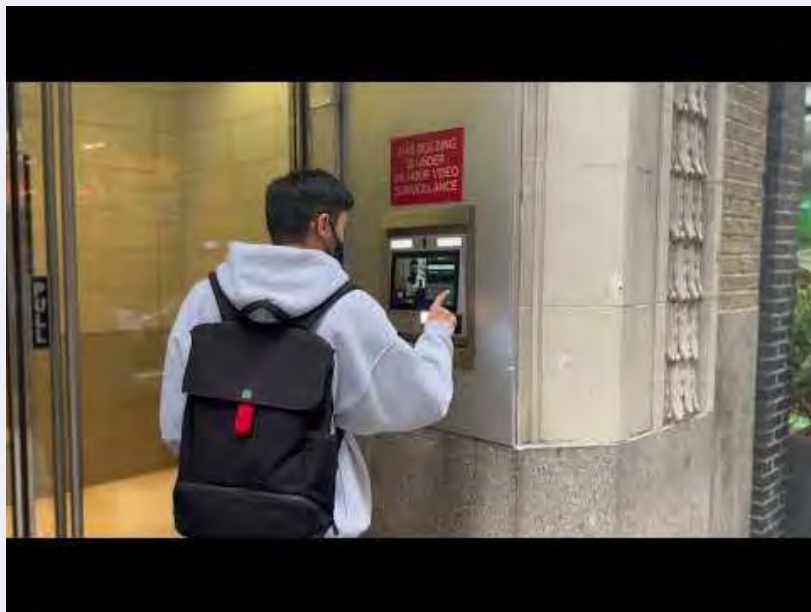


3. Resident retrieves

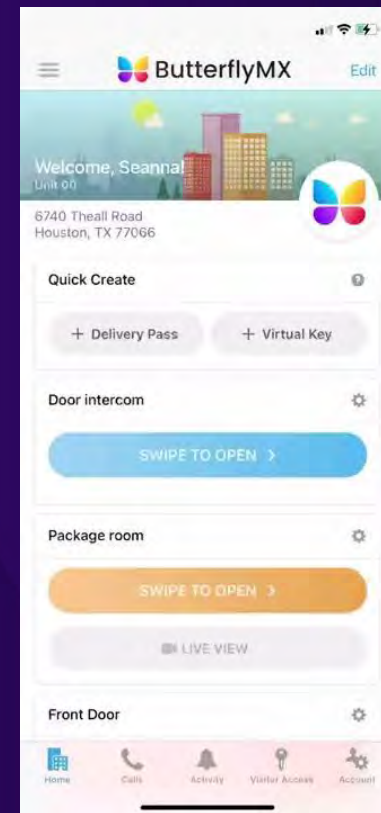
Residents use our mobile app or enter unique PIN code at package room to enter and retrieve their package.



Delivery pass: single- and recurring-use PINs



butterflymx.com





Self-guided tours

Sign more leases faster





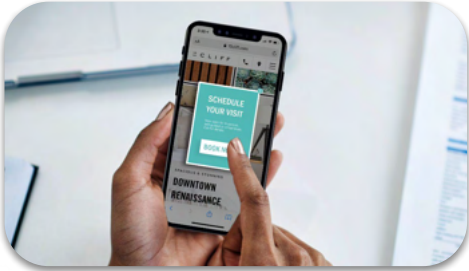
Self-guided building tours

Self guided touring app
Scheduling and ID verification

Smart access platform
Enables access into and throughout the property



Self-guided tours



Book tour



Amenities access



Follow up



Building access

Unit access



Ongoing prospect tour notifications + leasing agent communications



**Watch how self-guided
tours work**





These hardware products enable self-guided touring

- High rise
- Mid-rise
- Gated



Building/gate access:
video intercom



Amenities access:
keypad



Unit access:
Key locker or smart locks

- Open Breezeway/
Garden





Integrations



Online dashboard: door management & data insights



Analytics

Insights for better decision making



Security

Time and date-stamped entry photos stored for 365 days



Alerts

Notifications of activity at the property



Scalable

Manage multiple buildings from one online dashboard



Integration

Integrate with other cloud-based systems such as PMS, access controls, and smart locks

YARDI

REALPAGE
Outperform

entrata

MRI



Appendix



Appendix: surface intercom installations



7" Surface



11.6" Surface



11.6" Surface



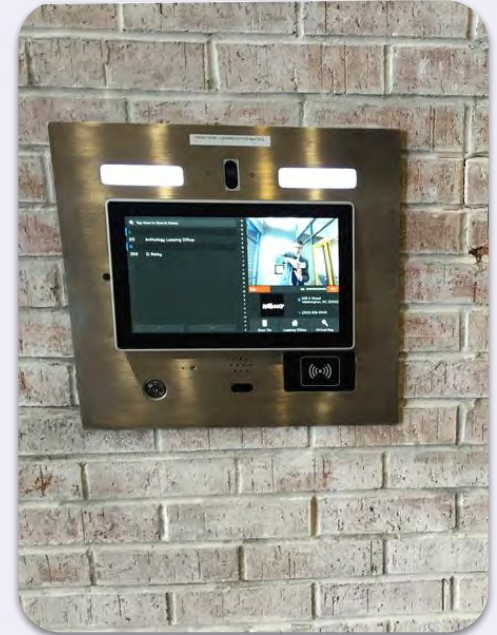
Appendix: recessed intercom installations



7" Recessed



11.6" Recessed



11.6" Recessed



Appendix: pedestal installations



11.6" Recessed



7" Recessed



11.6" Surface



7" Recessed



Appendix: gated entry installation

11.6" Surface



Use cases

Gated communities

Drive-up entrances

Garden style apartments

Parking garage entrances



Appendix: pedestals available through [PedestalPro.com](https://www.PedestalPro.com)



11.6" Recessed column



7" Surface column



Standard pedestal



Gooseneck pedestal

Intercom sold separately.

Partnerships & integrations: ButterflyMX integrates with other proptech providers

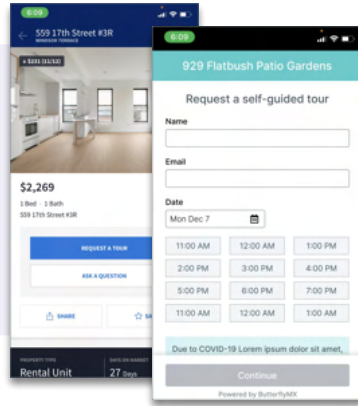


Market Niche	Current Integrations	Pipeline Integrations
PMS	Yardi, RealPage, MRI, Entrata, Greystar, Appfolio, Rent Manager	
Smart Locks	SaltoKS, Stratis powered by Schlage	
Access Control	PDK, Braxos	Brivo, KeyScan Aurora (Dormakaba)
Smart Home	Brilliant, Point Central, Stratis, Entrata, Iotas	Dwelo
Package Management	Position Imaging	
Logistics / Delivery	Amazon	Fedex, UPS
Resident Apps	Carson	
Short Term Rentals	Airbnb, Operto	
Security	Rhombus	
Self Guided Tours		Tour24, Rently

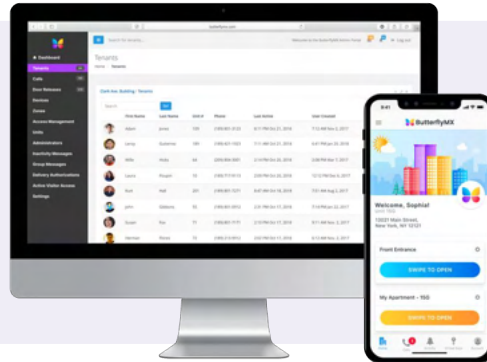


Self guided tours: increase leasing velocity while saving time & money

Self guided touring app
complete solution that schedules the tour, verifies the prospect's identity, and grants access to the property



Smart access platform
Comprehensive access solution that facilitates access to the building, amenity spaces, apartment units, and garages





ButterflyMX modernizes every building & delivers convenience, security, and savings



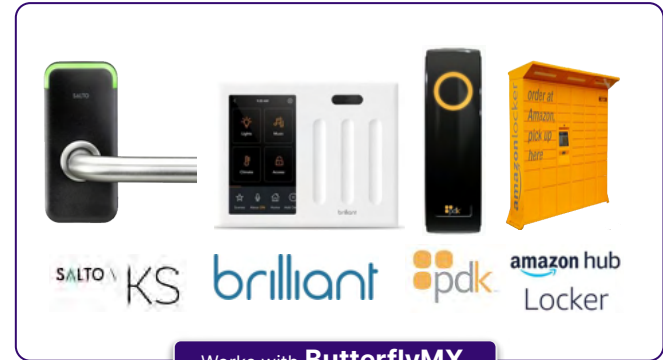
ButterflyMX software



Works with ButterflyMX



ButterflyMX hardware



Works with ButterflyMX



Thank you

800.398.4416 | sales@butterflymx.com | butterflymx.com

Property access made simple

108



Property access made simple

Open and manage doors, gates & garages from a smartphone



10,000+
buildings

1,000,000+
apartments

20,000+
5-star reviews

The features you'll love:

- ✓ Intuitive & durable touchscreen
- ✓ Mobile app for iOS and Android
- ✓ Two-way audio & video calling
- ✓ Telephone compatibility
- ✓ Virtual keys for visitor access
- ✓ Single- and recurring-use Delivery PINs
- ✓ Remote door entry & management
- ✓ 365 days of cloud storage
- ✓ Time- and date-stamped entry photos
- ✓ Property management system integrations
- ✓ Access control integrations
- ✓ Smart lock integrations
- ✓ Package management
- ✓ Elevator controls
- ✓ New features & updates
- ✓ 24/7 support



Company Address	44 West 28th Street, 4th Floor, New York, NY 10001	Created Date	May 5, 2023
Opportunity Name	Brighton Lakes	Quote Number	wneM1HRlkH53H39n
Prepared By	Nate Ibrahim	Name	Gabriel Mena
Email	nate.ibrahim@butterflymx.com	Phone	7543998440
		Email	gabriel.mena@inframark.com
Bill To Name	Inframark, IMS	Ship To Name	Inframark, IMS
Bill To	FL, United States	Ship To	

Product	List Price	Sales price	Quantity	Terms (Yrs)	Total Price	Discount %	Item Description
2 Year Hardware Warranty	\$0	\$0	1	2	\$0	0%	
Software Subscription (Multi-Family)	\$42	\$33	751	1	\$24,783	21.43%	
Shipping: Intercom	\$50	\$50	1	-	\$50	0%	
7" Surface Intercom	\$3,995	\$1,995	1	-	\$1,995	50.06%	

Annual Subscription	\$24,783
One-Time Total	\$2,045
Total Price	\$26,828

<p>Annual Software Subscription Pricing Includes:</p> <ol style="list-style-type: none"> 1. ButterflyMX platform maintenance, uptime and hosting 2. 12 months of stored door transactions with time date stamped photos in a searchable cloud based database 3. ButterflyMX platform updates including new features 4. Support and compatibility with current and future smart devices and mobile/tablet operating systems 5. On boarding & training for property managers 6. 16 hour daily live technical support 7. 24/7 remote monitoring of software and hardware
<p>Software Services Include:</p> <ol style="list-style-type: none"> 1. Implementation Services - Includes setup of the Services and initial training for property manager. 2. Support and Maintenance - Provider shall provide the Services support and maintenance services set forth in the Property Management Software during the Subscription Term. Does not include maintenance of the hardware Products. <p>Installation Services: Installation services will be billed directly by third party, unless ButterflyMX provides installation services.</p>

This Order Form is entered into pursuant to the Standard Terms and Conditions available online at (the "Terms").

Signatures

Accepted & Agreed "Subscriber"	
Name	
Title	
Signature	
Date	

Accepted & Agreed ButterflyMX Inc. "Provider"	
Name	Nate Ibrahim
Title	Sales Director
Signature	
Date	

BUTTERFLYMX - ORDER FORM TERMS

Standard Terms and Conditions. This Order Form is governed by the Terms located at: [\[https://butterflymx.com/property-management-software/\]](https://butterflymx.com/property-management-software/). By executing this Order Form, Customer is (i) acknowledging that Customer has read and understood the Terms, and (ii) agreeing to be bound by the terms and conditions set forth in the Terms. Capitalized terms used but not defined herein have the definitions set forth in the Terms.

Term and Termination. The initial term of Customer's subscription to the Services under this Order Form will be one year starting on the date this Order Form is executed by Customer and Provider ("Initial Term"). Customer's subscription will automatically renew for successive one-year periods (each, a "Renewal Term") unless either party notifies the other party in writing of its intent not to renew at least thirty (30) days prior to the expiration of the then-current term. Either party may terminate Customer's subscription to the Services under this Order Form for convenience upon 90 days' written notice to the other party.

Fees and Payment. Customer is responsible for providing complete and accurate billing and contact information to Provider and notifying Provider of any changes to such information. If Customer provides credit card information to Provider, Customer authorizes Provider to charge such credit card for all Services listed in this Order Form for the Initial Term and any Renewal Term(s). Such charges will be made in advance, either annually or in accordance with any different billing frequency stated in this Order Form. If this Order Form specifies that payment will be by a method other than a credit card, Provider will invoice Customer in advance and otherwise in accordance with this Order Form. Unless otherwise stated in the Order Form, invoiced fees are due within [thirty] days from the invoice date. Any fees that are not paid when due will accrue interest at 1.5% per month, or at the highest rate permissible by law, whichever is lower. Except as otherwise specified herein or in the Terms, fees are based on Services subscriptions purchased and not actual usage and payment obligations are non-cancelable and fees paid are non-refundable.

Taxes. The fees are exclusive of any applicable sales, use, gross receipts, excise, value-added, personal property, or other similar taxes, which will be separately itemized and payable by Customer. If Provider has the legal obligation to pay or collect any taxes that Customer is responsible for, the appropriate amount will be invoiced to Customer and paid accordingly.

Disputes. Customer may dispute an invoice by providing Provider with written notice to invoices@butterflymx.com and the relevant documentation or information evidencing the error that gave rise to the dispute within thirty days of the invoice date. If Customer does not notify Provider within this timeframe, Customer waives its right to dispute such invoice. Notwithstanding any disputes, Customer will pay any undisputed amount of an invoice on or before the due date. In the event of dispute, the parties will use commercially reasonable efforts to promptly resolve it. Provider can suspend Customer's access to the Services until all undisputed amounts that are due have been paid.

Section 7 Vendor Report

Section 7A Bladerunners



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: 1 OF: 3

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

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

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

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

PROPERTY: Brighton Lakes

NAME: _____

DATE: _____ TIME: _____

PAGE: 3 OF: 3

CURRENT

ADJUSTED

A START TIME	
B START TIME	

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

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

ZONE NUMBER	25	26	27	28	29	30	31	32										
SPRAY OR ROTOR S OR R	S/R	S/R	S	R	R	R	R/S	S/R										
CURRENT	20	20	20	20	20	20	20	20										
ADJUSTED RUN TIME																		
MAINTENANCE REPAIR																		
PARTIAL CLOG																		
ARC OR RADIUS ADJ.																		
HEAD STRAIGHTENED																		
HEAD MISSING/BROKEN																		
CHANGE 4" TO 6" POP UP																		
CHANGE 6" TO 12" POP UP																		
HEAD RAISED SHIRTB																		
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 1/7 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: May 2023 TIME: _____

PAGE: _____ OF: _____

CURRENT

ADJUSTED

*timer B
pool*

A START TIME	11:00 pm
B START TIME	

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

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
SPRAY OR ROTOR S OR R	R	S	-	R	R	R	R	S	R	R	R	S
CURRENT	20	20	-	30	30	30	30	30	30	30	80	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 SHIRE B												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

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

PROPERTY: Brighton Lakes
 NAME: _____

DATE: _____ TIME: _____

PAGE: _____ OF: _____

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

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
SPRAY OR ROTOR S OR R	S	S	S	S	R	S	S	S	R	S	S	R	S
CURRENT	20	20	20	20	20	20	20	20	20	20	20	15	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 SHURE B													
SEVERE CLOG													
INCORRECT NOZZLE													
RELOCATION													
LEAK IN HEAD													
LEAK IN PIPE													
HEAD NOT ROTATING													
VALVE NOT OPERATING													
OTHER - SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

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

PROPERTY: Brighton Lakes

NAME: _____

DATE: _____ TIME: _____

PAGE: _____ OF: _____

CURRENT

ADJUSTED Timer E

A START TIME	11:00 pm
B START TIME	

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

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	
SPRAY OR ROTOR S OR R	S	S	S	S	S	S	S	S	S	S	R	
CURRENT	15	15	15	15	15	15	15	15	15	13	15	
ADJUSTED RUN TIME												
MAINTENANCE REPAIR												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
CHANGE 6" TO 12" POP UP												
HEAD RAISED SHIRUB												
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: 1 OF: 3

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

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

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

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

PROPERTY: Brighton Lakes

NAME: _____

DATE: _____ TIME: _____

PAGE: 3 OF: 3

CURRENT

ADJUSTED

A START TIME	
B START TIME	

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

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

ZONE NUMBER	25	26	27	28	29	30	31	32										
SPRAY OR ROTOR S OR R	S/R	S/R	S	R	R	R	R/S	S/R										
CURRENT	20	20	20	20	20	20	20	20										
ADJUSTED RUN TIME																		
MAINTENANCE REPAIR																		
PARTIAL CLOG																		
ARC OR RADIUS ADJ.																		
HEAD STRAIGHTENED																		
HEAD MISSING/BROKEN																		
CHANGE 4" TO 6" POP UP																		
CHANGE 6" TO 12" POP UP																		
HEAD RAISED SHIRTB																		
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: May 2023 TIME: _____

PAGE: _____ OF: _____

CURRENT

ADJUSTED

*timer B
pool*

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

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
SPRAY OR ROTOR S OR R	R	S	-	R	R	R	R	S	R	R	R	S
CURRENT	20	20	-	30	30	30	30	30	30	30	80	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 SHIRE B												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER - SEE COMMENTS												

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

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

PROPERTY: Brighton Lakes
 NAME: _____

DATE: _____ TIME: _____

PAGE: _____ OF: _____

Timer C

CURRENT

ADJUSTED

A START TIME	10:00 pm
B START TIME	

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

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
SPRAY OR ROTOR S OR R	S	S	S	S	R	S	S	S	R	S	S	R	S
CURRENT	20	20	20	20	20	20	20	20	20	20	20	15	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 SHURE B													
SEVERE CLOG													
INCORRECT NOZZLE													
RELOCATION													
LEAK IN HEAD													
LEAK IN PIPE													
HEAD NOT ROTATING													
VALVE NOT OPERATING													
OTHER - SEE COMMENTS													

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH



COMMERCIAL LANDSCAPING ORLANDO, LLC.

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

PROPERTY: Brighton Lakes

NAME: _____

DATE: _____ TIME: _____

PAGE: _____ OF: _____

CURRENT

ADJUSTED Timer E

A START TIME	11:00 pm
B START TIME	

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

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

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

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

INSPECTED BY BLADE RUNNERS TECH

Section 7B Sitex



AQUATIC INSPECTION / TREATMENT REPORT


Account Name: Brighton lakes

Applicator: John Tracey Date: 6/17/2023 Time: 9.00

WEED TREATMENT - SERVICE PERFORMED

POND NUMBER	ALGAE	GRASS	UNDER WATER	FLOATING/TERRSTRIAL	PRODUCTS USED / AMOUNT
7	-	-	✓	-	Aquathal K
1-9	✓	-	-	-	Eco Glyphosate

COMMENTS: Treated Pond 7 for Hydrilla
treated all shorelines

SIGNATURE:  DATE: 6/17/2023

From: [Fiallo, Elizabeth](#)
To: [Porter, Ashley](#)
Subject: FW: Brighton Lakes Treatment Report
Date: Wednesday, June 7, 2023 9:02:46 AM
Attachments: [image001.png](#)
[image002.png](#)

Please see attached and below.

Thank you!!

Elizabeth Fiallo | Administrative Assistant II



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

From: Office Sitex Aquatics <office@sitexaquatics.com>
Sent: Wednesday, June 7, 2023 8:48 AM
To: Mena, Gabriel <Gabriel.mena@inframark.com>; Blanco, Freddy <freddy.blanco@inframark.com>; Perez, Brett <Brett.Perez@inframark.com>; Fiallo, Elizabeth <Elizabeth.Fiallo@inframark.com>
Subject: Brighton Lakes Treatment Report

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

Good morning,

Attached is May's treatment report for Brighton Lakes. Service was completed on 05/17/23. Our tech wrote the month of June, but it was for May.

Thank you,

Andrea Craig
Office Manager
Sitex Aquatics, LLC
o: 813-564-2322

Section 8 CDD Liaison

Section 8A Monthly Report

CDD Monthly Board Report

July 6, 2023

The following is a result of inspection as of 6/23/2023

Completed Projects

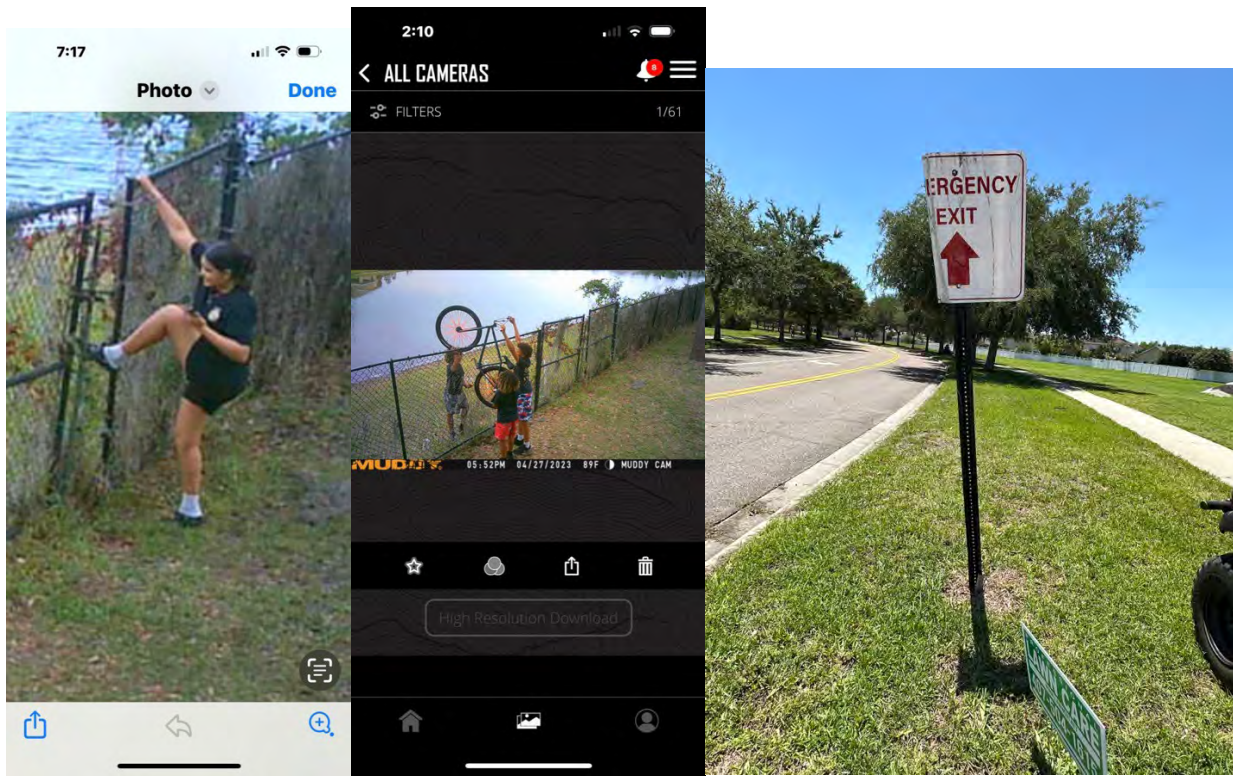
- Volta irrigation pump #1 repaired and working
- Large Tree removed at front entrance
- Biel Ct. fence repaired, camera hung and a NO TRESPASSING sign hung. Seems to have helped a little with the traffic and with the tearing down of the fence
- Front walls to Brighton lakes patched
- Pleasant Hill Rd. Sidewalks all repaired from damages of Team Fishel
- Road repaving seems completed except for repairs to staging areas also cracks on Maggiore Circle and sinkhole on Stargrass etc.
- Churchhill Pools is now gone and new vendor seems to be doing a good job

Pending Projects

- SweetSpire Park bench needs to have Graffiti removed
- Community Center: Ceiling fan blades need to be replaced, signs installed on black poles at both entrances saying Club Habitat
- 2 ballasts on Volta need to be painted bright yellow.
- Brush between Lowes warehouse & Patrician trees need to be removed and a lot of brush from homeowners. Dead trees all over
- Need sign made NO DUMPING, CRIME WATCH MEETING
- Emergency exit sign at Maracaibo needs to be replaced and reset.

- PHR between BLB and Pine Ridge; the County needs to be notified about pushing brush back so we can see oncoming traffic.
- Tag lights still out at visitor entrance, 25' aluminum pole 2 lights & install LED spotlight from Volta kiosk strike.
- Ballasts protecting kiosks still need to be installed.
- Lane dividers at Main entrance need to be reinstalled
- Pool light pedestal at rear is out.
- Ponds 5 thru 9 still need to be treated and dyed (please spray pencil reeds)
- Speed bumps need to be installed (another bad accident on BLB near exit)
- Inspection needed of all roadways before Middlesex final date
- Road cracks all along Maggiore Circle and sinkhole on Stargrass Circle
- 2413 MaraCaibo fence is blocking Buffer
- Homeowner at 4316 Heliotrope Loop installing pool directed crews to bring equipment between 4322 Heliotrope and 4350 Fox Glen Loop damaging homeowners lawns and CDD property for about 120 yards
- Trees along BLB need lifting
- Repairs need to be made to Middlesex Paving staging areas and concrete they busted etc.
- Baykal Pond light still not working, I replaced on and off pins and all breakers are ok
- Lock box on Community Center storage closet door does not work and cannot gain access

Denny Hisler^[1]_{SEP}
CDD Landscaping and Maintenance Liaison
CDD Board, Do Not Reply to All







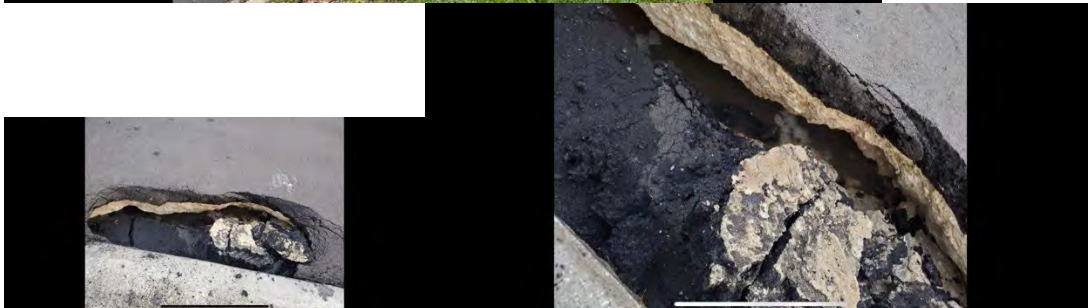






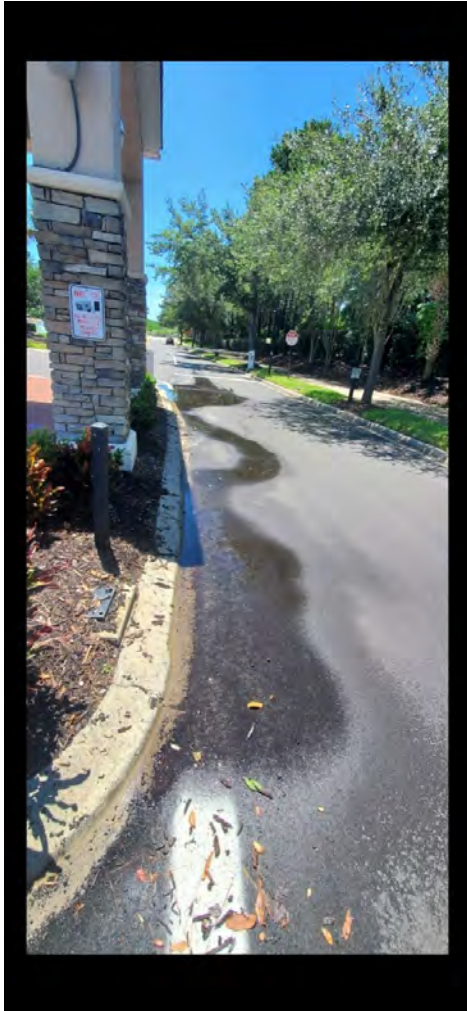












Section 9

Field Management Report

Section 9A Field Report

MAY 2023 FIELD INSPECTION

Brighton Lakes CDD

Wednesday, May 17, 2023

Prepared For Board Of Supervisors

16 Item Identified

Freddy Blanco Field
Manager
Inframark





Item 1

Assigned To Bladerunner
Landscaping
Small dead tree removal is completed.



Item 2

Assigned To Bladerunner
Landscaping
Irrigation leak at the basketball court is completed.



Item 3

Assigned To Inframark
Drinking water fountain drainage
pipe repair is repaired.



Item 4

Assigned To Inframark
Provide Proposal for floor lamps in-
stallation at Brighton Lakes Blvd.
near to the main entrance.



Item 5

Assigned To Board Of Supervisors
Sidewalks replacement at Pleasant Hill Blvd. is completed by KUA.



Item 6

Assigned To Bladerunner
Landscaping
Trim repair is still pending after dead palm tree removal service.



Item 7

Assigned To Bladerunner
Landscaping

Trim repair is still pending after dead
palm tree removal service.



Item 8

Assigned To Bladerunner
Landscaping

Palms tree trimming service is ongo-
ing along the Brighton Lakes Blvd.



Item 9

Assigned To Bladerunner

Landscaping

Palms tree trimming service at Kari-ba Ct. is still pending for schedule.



Item 10

Assigned To Sitex

Excessive Algae is still present at the pond located behind the recreation center.



Item 11

Assigned To Bladerunner

Landscaping

Mowing service behind the backyards at Patrician Cir. Is still pending.



Item 12

Assigned To Sitex

Excessive growth algae is still present on the pond located at Brighton Lakes Blvd. near to Sweet-spire Cir.



Item 13

Assigned To Bladerunner
Landscaping

Provide Proposal for remove dead palm tree located Next to the lift station 170 at Brighton Lakes Blvd. and Sweetspire Cir.



Item 14

Assigned To Bladerunner
Landscaping

Mowing and edging service is completed along the Brighton Lakes Blvd.



Item 15

Assigned To Bladerunner
Landscaping

Mowing service behind the backyards at Sweetspire Cir and Juneberry Way.



Item 16

Assigned To Bladerunner
Landscaping

Mowing service along the PVC fence located behind Star Grass Cir. Is completed.

JUNE 2023 FIELD INSPECTION

Brighton Lakes CDD

Thursday, June 15, 2023

Prepared For Board Of Supervisors

32 Item Identified

Freddy Blanco Field
Manager
Inframark





Item 1

Assigned To Bladerunner
Landscaping

Provide weeds control service
around the pool equipment areas.



Item 2

Assigned To Inframark

Follow up with the electrician issue
with lamp s located behind the pool
area.



Item 3

Assigned To Inframark

Provide Proposal for new pool signs.



Item 4

Assigned To Bladerunner

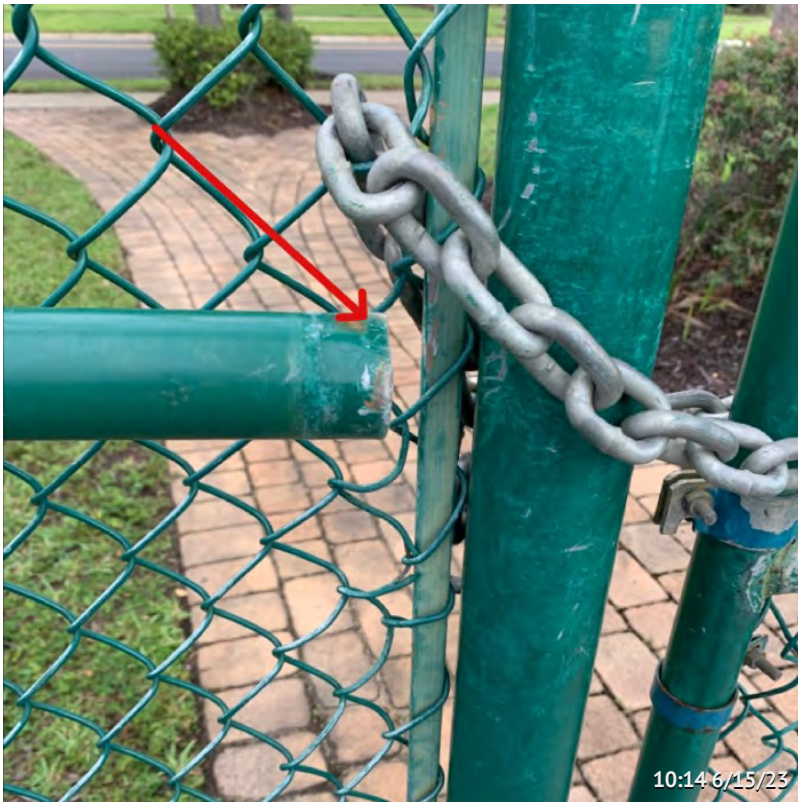
Landscaping

Provide schedule for the weeds control around the pool area.



Item 5

Assigned To Tecni Pools
Provide schedule for black algae control.



Item 6

Assigned To Inframark
Create a work order for replacement of broken parts on the basketball court fence.



Item 7

Assigned To Inframark

Create schedule for clamps adjustments on the basketball court fence.



Item 8

Assigned To Inframark

Create an schedule for remove dirt from the basketball court corners.



Item 9

Assigned To Inframark
Follow up with the recreation center technician the basketball court fence repair.



Item 10

Assigned To Board Of Supervisors
Few water marks spots are visible at the gym ceiling.



Item 11

Assigned To Inframark

Create a work order for replacement of broken lighting cabinet diffuser at the recreation center.



Item 12

Assigned To Exercise System

Follow up with the vendor the delivery status of the new treadmill machine.



Item 13

Assigned To Inframark
Storm Drains cleaning service is ongoing.



Item 14

Assigned To Sitex
Provide Proposal for weeds control to the drainage areas located behind Chapala Dr.



Item 15

Assigned To District Engineer
Provide schedule for inspection of
CDD easement behind Maracaibo Dr.



Item 16

Assigned To Bladerunner
Landscaping
Mowing service behind Patrician Cir.
Is completed according to the
schedule.



Item 17

Assigned To Bladerunner
Landscaping

Mowing service behind Patrician Cir.
Is completed according to the
schedule.



Item 18

Assigned To Bladerunner
Landscaping

Mowing service behind Patrician Cir.
Is completed according to the
schedule.



Item 19

Assigned To Bladerunner
Landscaping

Mowing service behind Sweetspire Cir. Next to Juneberry Way Is ongoing.



Item 20

Assigned To Bladerunner
Landscaping

Provide Proposal for sods repair at Sweetspire Cir. (damage caused by pool vendor)



Item 21

Assigned To Bladerunner

Landscaping

Provide Proposal for sods repair at Sweetspire Cir. (damage caused by pool vendor)



Item 22

Assigned To Bladerunner

Landscaping

Provide Proposal for remove dead palm tree located next to the lift station at Brighton Lakes Blvd.



Item 23

Assigned To Sitex

Pond # 7 need more algae control.



Item 24

Assigned To Sitex

Pond # 7 need more algae control.



Item 25

Assigned To Bladerunner
Landscaping
Mowing and edging service along
the Brighton Lakes Blvd is
completed.



Item 26

Assigned To Sitex
Pond # 7 need more algae control.



Item 27

Assigned To Sitex

The pond # 5 need immediate garbage collection.



Item 28

Assigned To Bladerunner

Landscaping

Mowing service along the Viburnums edge is completed.



Item 29

Assigned To Bladerunner

Landscaping

Mowing service around the ponds is completed.



Item 30

Assigned To Board Of Supervisors

Sidewalk repair at PHR is completed (KUA)



Item 31

Assigned To Inframark
Provide Proposal for move the bridge light photocell around 12 feet from the electrical panel.



Item 33

Assigned To Bladerunner
Landscaping
Provide schedule to complete the trim repair at PHR.

JULY 2023 FIELD INSPECTION

Brighton Lakes CDD

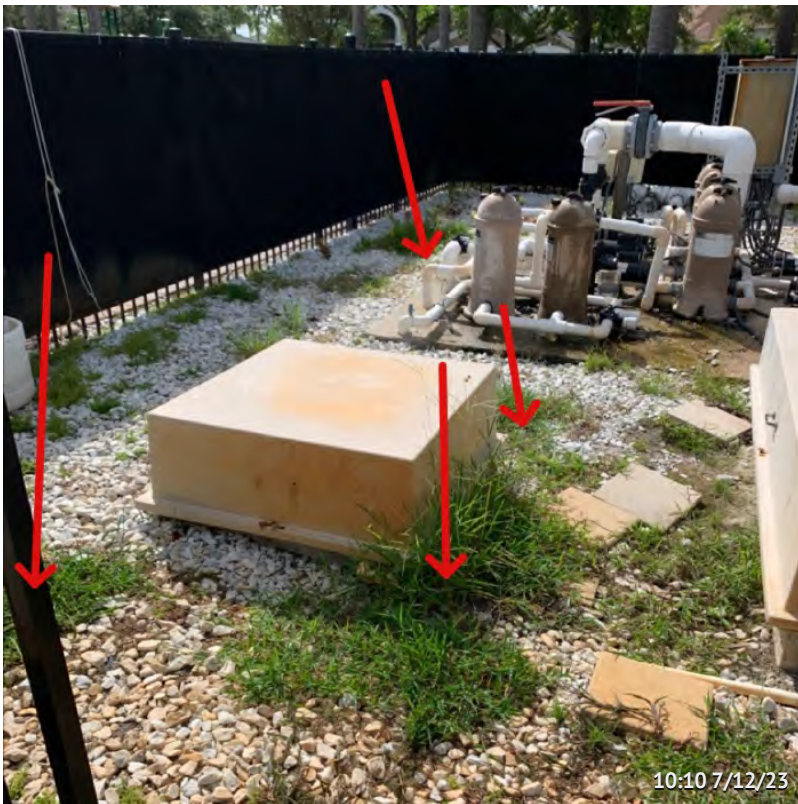
Wednesday, July 12, 2023

Prepared For Board Of Supervisors

29 Item Identified

Freddy Blanco Field
Manager
Inframark





Item 1

Assigned To Bladerunner
Landscaping

Provide weeds control service at the
pool equipment area.



Item 2

Assigned To Tecnni Pools

Provide Proposal for installation of
plastic caps to avoid damage to the
pool surface.



Item 3

Assigned To Bladerunner
Landscaping

Provide schedule for ligustrums tree
trimming service at the recreation
center.



Item 4

Assigned To Inframark

Provide Proposal for replacement of
pool signs



Item 5

Assigned To Inframark
Follow up with the pool attendant
the cleaning service schedule for the
life rings cabinet



Item 6

Assigned To Bladerunner
Landscaping
Mowing service around the ponds is
ongoing.



Item 7

Assigned To Inframark

Follow up with the pool attendant the cleaning service schedule for the life rings cabinet.



Item 8

Assigned To Inframark

Install new life ring and rope at the pool area.



Item 9

Assigned To Inframark
Install floor anchors to the exercise equipment at the gym.



Item 10

Assigned To Bladerunner
Landscaping
Beds at the recreation center is showing improvement.



Item 11

Assigned To Bladerunner
Landscaping
Mowing service behind the back-
yards at Patrician Cir is ongoing.



Item 12

Assigned To Bladerunner
Landscaping
Mowing service behind the back-
yards at Patrician Cir is ongoing.



Item 13

Assigned To Sitex

Ponds # 7 still is showing excessive growth algae.



Item 14

Assigned To Bladerunner

Landscaping

Mowing and edging service along the Brighton Lakes Blvd. is ongoing.



Item 15

Assigned To Inframark

Provide Proposal for installation new street name sign at StarGrass Cir.



Item 16

Assigned To Bladerunner

Landscaping

Mowing and edging service along the Brighton Lakes Blvd. is ongoing.



Item 17

Assigned To Sitex

Ponds # 6 is showing excessive growth algae.



Item 18

Assigned To Bladerunner

Landscaping

Mowing service at Maracaibo Dr. is completed.



Item 19

Assigned To District Engineer

The line painting service is sloppy and show poor quality.



Item 20

Assigned To District Engineer

The line painting service is sloppy and show poor quality.



Item 21

Assigned To Inframark
Provide Proposal for install new
street name sign at Biel Ct.



Item 22

Assigned To Bladerunner
Landscaping
Provide Proposal for repair irrigation
leak at Brighton Lakes Blvd near to
Baykal Dr



Item 23

Assigned To Bladerunner
Landscaping

Provide schedule for replacement of dead viburnums and mulch installation at Pleasant Hill Road area.



Item 24

Assigned To Inframark

Follow up with Envera exposed communication box located at Volta Cir. Entrance.



Item 25

Assigned To Bladerunner
Landscaping

Annual flowers Bed located at the community entrance is showing improvement .



Item 26

Assigned To Inframark

Follow up with Sprint company the broker identification pole located at Pleasant Hill Road



Item 27

Assigned To Inframark

Follow up with Sprint company the broker identification pole located at Pleasant Hill Road



Item 28

Assigned To Bladerunner

Landscaping

Mowing and edging service at the community entrance is completed according to the schedule.



Item 29

Assigned To District Engineer

The line painting service is sloppy and show poor quality.

Section 9B Proposals

Section 9Bi
Best Choice Roofing
#43107

ESTIMATE

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

Sales Representative
 Damon Jarrell
 damon.jarrell@bestchoiceroofing.com



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

Estimate #	Best Choice Roofing Central Florida, LLC43107
Date	6/9/2023

Item	Description
Remove tile	remove all existing tile down to decking
Install shingles- Laminated	Install shingles- Laminated/Architectural (Includes limited lifetime Transferable manufacturer warranty)
Re-nailing of Roof Sheathing- complete re-nail	Re-nailing of Roof Sheathing (Florida Code - Nailing roof every 6")
Rhino Synthetic Underlayment	Rhino Roof created a Water resistant Synthetic underlayment. 2x stronger than most competitive brands.
Asphalt starter - universal	Asphalt starter - universal starter
Drip edge -	Drip Edge (Beige, White, Brown, or Black)
Caulking - butyl rubber	Caulking - butyl rubber
Ridge cap/hip cap	Ridge cap/hip cap (Owens Corning Pro Edge)
Off Ridge Vent 4'	Off Ridge Exhaust Vent 4' (White, Brown, Gray or Black)
Pipe jack - lead	R & R Flashing - pipe jack - lead (White, Brown, Gray or Black)
Pipe Jack Boot- Lead 3in.	Pipe Jack Boot- Lead 3in.
Dump fee -	Dump Fee
Permit	Permit

Sub Total	\$29,500.00
Total	\$29,500.00

SPECIAL INSTRUCTIONS

SCOPE OF WORK:

Tear off original roof down to decking. Inspect all decking, replace any rotted decking per code. Re-nail decking to current Florida building codes. Install NEW synthetic underlayment, starter strip, drip edge, pipe jack boots, ridge vents. Install Architectural/Laminated shingles, install hip and ridge caps. Clean up and haul away debris as well as pulling all necessary Permits and NOCS.

** Damaged Decking in need or repair must be replaced by the contractor at a cost to the property owner(s) of \$90.00 per 4' x 8' sheet of decking and \$8 per liner foot of slat decking, which is billed separately and in addition to the base contract price.**

ROOF SIZE: 38.66 SQs
Roof W/Waste: 44.33 SQs
Additional Rolled Roofing:

UPGRADES:

- > (Included with estimate) \$0 per SQ for Owens Corning -Tru Definition Duration Series upgrade
(The MOST Hurricane resistant rectangular shingle on the market- 130MPH Wind Rating with 4Nails **Florida Building Code requires 6 Nails**)
 - = +\$ (total for the duration upgrade)
- > \$25 per SQ for Owens Corning - Duration Designer Series Upgrade
(These shingles are Layered and Colored like no other, if you want to stand out with a beautiful color selection that no other neighbor has this is a great investment)
 - =+\$ (total for the duration designer upgrade)
- > \$50 per SQ for Lifetime Warranty
(Must have at least a Tru-Definition Duration shingle in order to add on the Lifetime Warranty) This will extend the Platinum Preferred Warranty from Owens Corning to a 50year warranty.
 - =+\$ (total for the lifetime warranty upgrade)
- > \$75 per SQ for Ice/Water barrier (peel and stick) underlayment upgrade
(Essentially giving you a water proof roof, making it leak proof and Hail proof)
 - = +\$ (for the upgraded underlayment)
- > \$16 per Linear Foot for New Gutters
(Color Options - White, Black, Grey, Brown, Beige)
 - = \$ (total for new gutters)
- > Metal Roof Pricing must Include a minimum of 20% waste (**waste varies on complexity of the roof**)

Standard Residential would be Exposed - 26 Gauge which is Galvanized Steel - Priced at \$1250/SQ *No Color*
Standard Residential would be Exposed - 26 Gauge which is Galvanized Steel - Priced at \$1350/SQ *Color Options*

Stand-In-Seem for Residential would be also 26 Gauge Galvanized Steel - Priced at Priced at \$1350/SQ *No Color*
Stand-In-Seem for Residential would be also 26 Gauge Galvanized Steel - Priced at Priced at \$1450/SQ *Color*

EXPECTATIONS:

Install date varies and is dependent on the weather but on average takes 4-6weeks from contract signing & if all necessary paperwork is completed correctly.

As for the permits, it is the homeowners responsibility to get them notarized. Either they can come into the office and our in house notary will assist them or they can find their own notary. Upon contract signing we will need the initial deposit in order to get our production staff to start working on pulling all needed permits & NOCs as well as begin with the material order. Our production staff will not begin work with no money on file.

Once material has been delivered to the job site the install should follow in about a weeks time, again that is dependent on the weather and if all of the homeowners obligations have been met up to this point.

Before installation or production staff involvement there are payment plans that must be agreed upon and met.

Payment options:

- 50% Upfront & 50% Upon completion
- 1/3 Upfront then 1/3 Upon Material Drop & Final 1/3 Upon Completion - Financing Options are also available but are based on eligibility.

Dump Fees & Estimated time frame may vary by Material

Section 9Bii
Best Choice Roofing
#43103

ESTIMATE

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

Sales Representative
 Damon Jarrell
 damon.jarrell@bestchoiceroofing.com



Elizabeth Fiallo - Brighton Lakes Security House
Brighton Lakes Blvd
Kissimmee, FL 34786

Estimate #	Best Choice Roofing Central Florida, LLC43103
Date	6/9/2023

Item	Description
Remove tile	remove all existing tile down to decking
Install shingles- Laminated	Install shingles- Laminated/Architectural (Includes limited lifetime Transferable manufacturer warranty)
Re-nailing of Roof Sheathing- complete re-nail	Re-nailing of Roof Sheathing (Florida Code - Nailing roof every 6")
Rhino Synthetic Underlayment	Rhino Roof created a Water resistant Synthetic underlayment. 2x stronger than most competitive brands.
Asphalt starter - universal	Asphalt starter - universal starter
Drip edge -	Drip Edge (Beige, White, Brown, or Black)
Caulking - butyl rubber	Caulking - butyl rubber
Ridge cap/hip cap	Ridge cap/hip cap (Owens Corning Pro Edge)
Pipe Jack Boot- Lead 3in.	Pipe Jack Boot- Lead 3in.
Gutters R&R	*Spiked* Remove and Reset the Current Gutter System.
Dump fee -	Dump Fee
Permit	Permit

Sub Total	\$8,500.00
Total	\$8,500.00

SPECIAL INSTRUCTIONS

SCOPE OF WORK:

Tear off original roof down to decking. Inspect all decking, replace any rotted decking per code. Re-nail decking to current Florida building codes. Install NEW synthetic underlayment, starter strip, drip edge, pipe jack boots, ridge vents. Install Architectural/Duration Laminated shingles, install hip and ridge caps. Clean up and haul away debris as well as pulling all necessary Permits and NOCS.

** Damaged Decking in need or repair must be replaced by the contractor at a cost to the property owner(s) of \$90.00 per 4' x 8' sheet of decking and \$8 per liner foot of slat decking, which is billed separately and in addition to the base contract price.**

ROOF SIZE: 9 SQs
Roof W/Waste: 10.33 SQs
UPGRADES:

- > (Included with Estimate) \$0per SQ for Owens Corning -Tru Definition Duration Series upgrade
(The MOST Hurricane resistant rectangular shingle on the market- 130MPH Wind Rating with 4Nails **Florida Building Code requires 6 Nails**)
= +\$ (total for the duration upgrade)
- > \$25per SQ for Owens Corning - Duration Designer Series Upgrade
(These shingles are Layered and Colored like no other, if you want to stand out with a beautiful color selection that no other neighbor has this is a great investment)
=+\$ (total for the duration designer upgrade)
- > \$50 per SQ for Lifetime Warranty
(Must have at least a Tru-Definition Duration shingle in order to add on the Lifetime Warranty) This will extend the Platinum Preferred Warranty from Owens Corning to a 50year warranty.
- > 75\$ per SQ for Ice/Water barrier (peel and stick) underlayment upgrade
(Essentially giving you a water proof roof, making it leak proof and Hail proof)
= +\$ (for the upgraded underlayment)
- > Metal Roof Pricing must Include a minimum of 20% waste (**waste varies on complexity of the roof**)

Standard Residential would be Exposed - 26 Gauge which is Galvanized Steel - Priced at \$1250/SQ *No Color*
Standard Residential would be Exposed - 26 Gauge which is Galvanized Steel - Priced at \$1350/SQ *Color Options*

Stand-In-Seem for Residential would be also 26 Gauge Galvanized Steel - Priced at Priced at \$1350/SQ *No Color*
Stand-In-Seem for Residential would be also 26 Gauge Galvanized Steel - Priced at Priced at \$1450/SQ *Color*

EXPECTATIONS:

Install date varies and is dependent on the weather but on average takes 4-6weeks from contract signing & if all necessary paperwork is completed correctly.

As for the permits, it is the homeowners responsibility to get them notarized. Either they can come into the office and our in house notary will assist them or they can find their own notary. Upon contract signing we will need the initial deposit in order to get our production staff to start working on pulling all needed permits & NOCs as well as begin with the material order. Our production staff will not begin work with no money on file.

Once material has been delivered to the job site the install should follow in about a weeks time, again that is dependent on the weather and if all of the homeowners obligations have been met up to this point.

Before installation or production staff involvement there are payment plans that must be agreed upon and met.

Payment options:

- 50% Upfront & 50% Upon completion
- 1/3 Upfront then 1/3 Upon Material Drop & Final 1/3 Upon Completion - Financing Options are also available but are based on eligibility.

Dump Fees & Estimated time frame may vary by Material



TruDefinition®
DURATION®

Shingles with Patented SureNail® Technology

Tejas con tecnología patentada SureNail®



Driftwood®





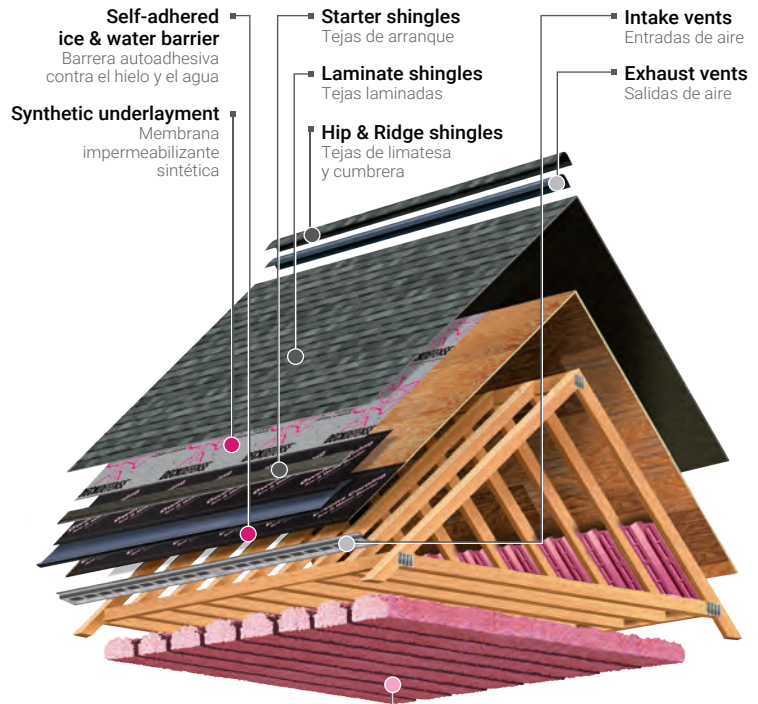
TOTAL PROTECTION SIMPLIFIED™

It takes more than just shingles to protect a home. It takes an integrated system of components and layers designed to perform in three critical areas. The Owens Corning® Total Protection Roofing System® gives you the assurance that all of your Owens Corning® roofing components are working together to help increase the performance of your roof.

PROTECCIÓN TOTAL SIMPLIFICADA™

Se necesita más que simplemente tejas para proteger su vivienda. Se necesita un sistema integral de componentes y capas diseñadas para desempeñarse en tres áreas críticas. El Total Protection Roofing System® de Owens Corning® le garantiza que todos sus componentes para cubiertas de Owens Corning® funcionan en conjunto para mejorar el desempeño de su techo.

<p>SEAL.</p> <p>HELPS CREATE A WATER-PROOF BARRIER AYUDA A CREAR UNA BARRERA IMPERMEABLE</p>	<p>DEFEND.</p> <p>HELPS PROTECT AGAINST NATURE'S ELEMENTS PROTEGE CONTRA LOS ELEMENTOS CLIMÁTICOS</p>	<p>BREATHE.</p> <p>FOR BALANCED ATTIC VENTILATION PARA UNA VENTILACIÓN EQUILIBRADA DEL ÁTICO</p>
--	---	--



+ COMFORT.

ADD COMFORT AND ENERGY PERFORMANCE
MÁS CONFORT Y DESEMPEÑO ENERGÉTICO

PINK® Fiberglas® blown-in attic insulation
Aislamiento para áticos PINK®
Fiberglas® aplicado por impulsión

REGISTER YOUR WARRANTY

Registering your Owens Corning® warranty ensures it's easily referenced should you ever need to access it. The process is easy—just have your installation date, shingle type, shingle color and number of squares ready. Then go online to www.owenscorning.com/roofingstandardwarranty or call 1-800-ROOFING (1-800-766-3464) to finish the process.



REGISTRE SU GARANTÍA

Al registrar su garantía de Owens Corning® la podrá consultar rápidamente si fuera necesario acceder a ella. El proceso es simple: tenga a mano la fecha de instalación, el tipo y color de tejas y la cantidad de cuadrados. Luego, visite www.owenscorning.com/roofingstandardwarranty o llame al 1-800-ROOFING (1-800-766-3464) para completar el proceso.



SCAN TO REGISTER YOUR WARRANTY

Escanee para registrar su garantía

DEEP DIMENSION OUTSTANDING PERFORMANCE

Duration® Shingles offer:

- The high-performance of SureNail® Technology
- A TruDefinition® Color Platform
- A Limited Lifetime Warranty*[†] for as long as you own your home
- The protection of a 130-MPH* wind warranty
- StreakGuard™ Protection with a 25-year Algae Resistance Limited Warranty^{3/§}

UNA NUEVA DIMENSIÓN DESEMPEÑO SOBRESALIENTE

Las tejas Duration® ofrecen:

- El gran desempeño de la tecnología SureNail®
- La gama de colores TruDefinition®
- Una garantía limitada de por vida*[†] mientras sea propietario de la vivienda
- La protección de una garantía contra vientos de hasta 210 km/h (130 mph)*
- Protección StreakGuard™ con una garantía limitada de 25 años de resistencia a las algas ^{3/§}



Don't let black streaks lower the value or curb appeal of your home.

Owens Corning blends specialized copper-lined granules, developed by 3M, a leading producer of roofing granules, into our colorful shingles. This helps resist blue-green algae growth.*

No deje que las manchas de algas afecten al valor o aspecto de su vivienda.

En sus coloridas tejas, Owens Corning añade gránulos especiales con recubrimiento de cobre, desarrollados por 3M, un productor líder de gránulos para techos. Esto ayuda a prevenir la proliferación de algas azul-verdosas.*



THE FINISHING TOUCH

OWENS CORNING® HIP & RIDGE SHINGLES

Owens Corning® Hip & Ridge Shingles are uniquely color matched to TruDefinition® Duration® Shingles. The multiple color blends are only available from Owens Corning® Roofing and offer a finished look for the roof.

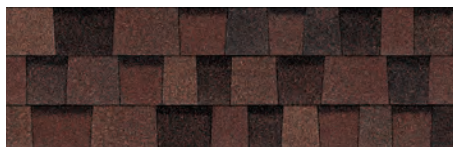
EL TOQUE FINAL

TEJAS DE LIMATESA Y CUMBRERA DE OWENS CORNING®

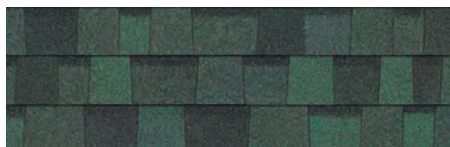
Las tejas de limatesa y cumbrera de Owens Corning® se ofrecen en una exclusiva gama de colores para combinar con las tejas Duration® TruDefinition®. Esta gran variedad de combinaciones de colores es una exclusividad de Owens Corning® Roofing para lograr techos con un acabado único.

TruDefinition®
DURATION®

Shingles with Patented SureNail® Technology | Tejas con tecnología patentada SureNail®



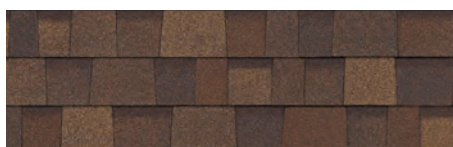
Brownwood¹



Chateau Green¹



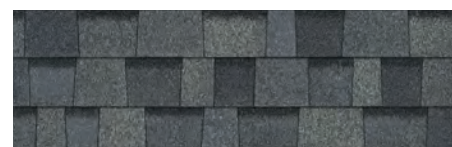
Colonial Slate¹



Desert Rose¹



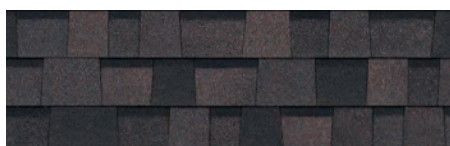
Driftwood¹



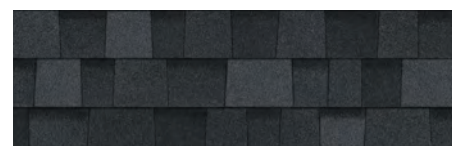
Estate Gray¹



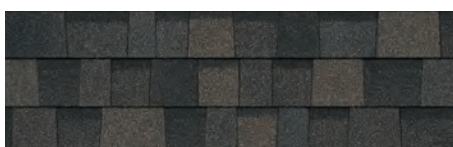
Harbor Blue¹



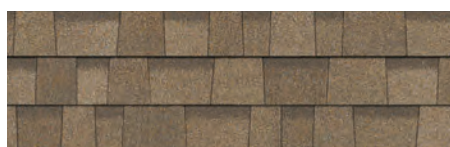
Midnight Plum¹



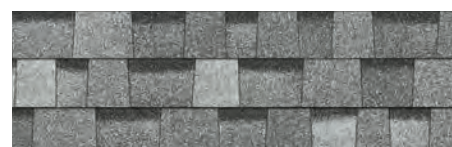
Onyx Black¹



Peppercorn¹



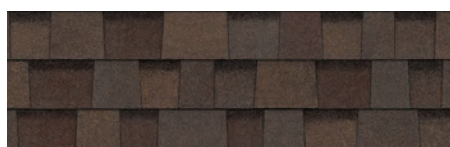
Sand Castle¹



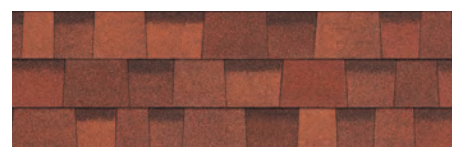
Sierra Gray¹



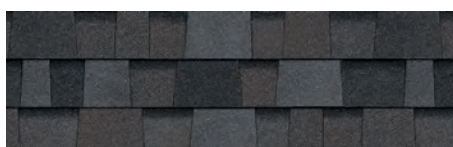
Slatestone Gray¹



Teak¹



Terra Cotta¹



Williamsburg Gray¹

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.

THERE'S A LINE BETWEEN A GOOD SHINGLE AND A GREAT SHINGLE.[®]

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having Patented SureNail[®] Technology, only from Owens Corning.

HAY UNA GRAN DIFERENCIA ENTRE UNA BUENA TEJA Y UNA TEJA EXCELENTE[™]

Es la línea de clavado en su tejas. La diferencia entre una buena teja y una teja excelente es la tecnología patentada SureNail[®], una exclusividad de Owens Corning.

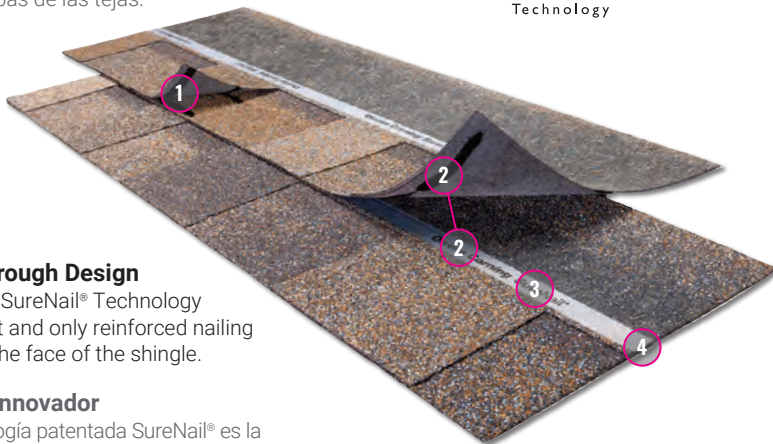
1

Excellent Adhesive Power

Helps keep the shingle layers laminated.

Excelente poder adhesivo

Ayuda a conservar el laminado de las capas de las tejas.



2

Breakthrough Design

Patented SureNail[®] Technology is the first and only reinforced nailing zone on the face of the shingle.

Diseño innovador

La tecnología patentada SureNail[®] es la primera y la única que provee un área de clavado reforzada en la cara de la teja.

"No Guess" Wide Nailing Zone

This tough, engineered woven-fabric strip is embedded in the shingle to create an easy-to-see, strong, durable fastener zone.

Área de clavado ancha, sin cálculos "a ojo"

Esta banda resistente de tela mecánica tejida está incrustada en la teja para proveer un área de sujeción resistente, duradera y fácil de detectar.

3

Outstanding Grip

The SureNail[®] strip enhances the already amazing grip of our proprietary Tru-Bond[®] sealant for exceptional wind resistance of a 130-MPH wind warranty.

Agarre excepcional

La banda SureNail[®] mejora el excelente agarre de nuestro sellador patentado Tru-Bond[®] con una garantía de resistencia al viento excepcional de 210 km/h (130 mph).

4

Triple Layer Protection^{®+}

A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, providing increased protection against "nail pull" from the wind.

Triple Layer Protection^{®+}

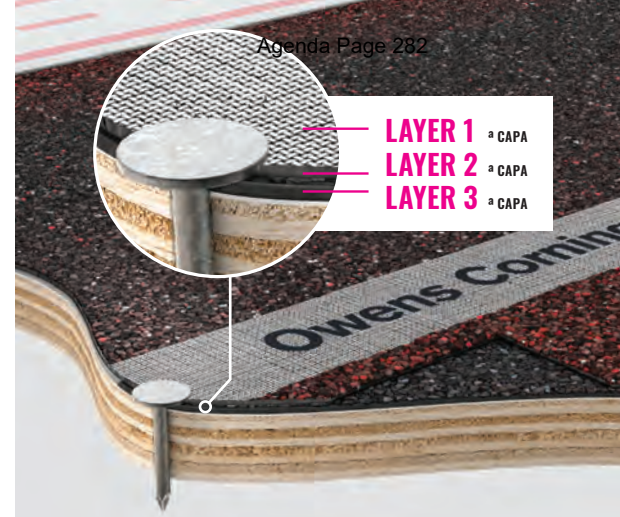
Cuando la tela cubre las dos capas de la teja, se forma una "triple capa" de refuerzo excepcional que ofrece una mayor protección ante el "arranque de clavos" debido al viento.

Double the Common Bond

SureNail[®] features up to a 200% wider bond between the shingle layers in the nailing zone over standard shingles.

Duplica la adherencia común

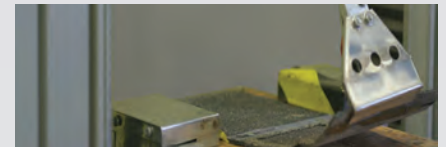
En comparación con las tejas comunes, SureNail[®] ofrece un área de unión hasta un 200 % más ancha entre las capas de la teja en el área de clavado.



LAYER 1 = CAPA
LAYER 2 = CAPA
LAYER 3 = CAPA

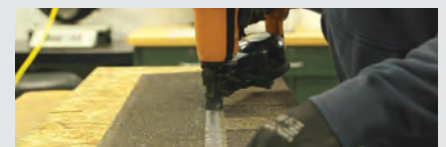
THE PROOF IS IN THE PERFORMANCE

LA PRUEBA ESTÁ EN EL DESEMPEÑO



Up to
2.5X
BETTER
NAIL PULL-THROUGH RESISTANCE

Hasta
2.5
VECES MEJOR
RESISTENCIA A LA TRACCIÓN DE LOS CLAVOS



Up to
9X
BETTER
NAIL BLOW-THROUGH RESISTANCE

Hasta
9
VECES MEJOR
RESISTENCIA AL DESPRENDIMIENTO DE LOS CLAVOS



Up to
2X
BETTER
DELAMINATION RESISTANCE

Hasta
2
VECES MEJOR
RESISTENCIA A LA DELAMINACIÓN

Product Attributes

Warranty Length*

Limited Lifetime†
(for as long as you own your home)

Wind Resistance Limited Warranty*

130-MPH

Algae Resistance Limited Warranty*[§]

25 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years



TruDefinition® Duration® Shingles Product Specifications

Size	13¼" x 39¾"
Application Exposure	5% [†]
Shingles per Bundle	Not less than 20
Average Shingle Count per 3 Bundles	64
Average Coverage per 3 Bundles	98.4 sq. ft.

Applicable Standards and Codes

ASTM D3462

ASTM D228

ASTM D3018 (Type 1)

ICC-ES AC438[#]

ASTM D3161 (Class F Wind Resistance)

ASTM D7158 (Class H Wind Resistance)

ASTM E108/UL 790 (Class A Fire Resistance)

PRI ER 1378E01

Florida Product Approval

Miami-Dade County Product Approval²

Características del producto

Período de garantía*

Garantía limitada de por vida†
(mientras sea propietario de la vivienda)

Garantía limitada de resistencia al viento*

210 km/h (130 mph)

Garantía limitada de resistencia a las algas*[§]

25 años

Período no prorrateado de garantía limitada TRU PROtection®

10 años



Especificaciones de las tejas Duration® TruDefinition®

Tamaño	33.65 × 100 cm (13¼ × 39¾ pulg)
Exposición de aplicación	14.3 cm (5% pulg)
Tejas por paquete	20 como mínimo
Cantidad promedio de tejas por 3 paquetes	64
Cobertura promedio por 3 paquetes	9.14 m ² (98.4 pies ²)

Normas y códigos pertinentes

ASTM D3462

ASTM D228

ASTM D3018 (Tipo 1)

ICC-ES AC438[#]

ASTM D3161 (Resistencia al viento, Clase F)

ASTM D7158 (Resistencia al viento Clase H)

ASTM E108/UL 790 (Resistencia al fuego Clase A)

PRI ER 1378E01

Aprobación del producto en el estado de Florida

Producto aprobado por el condado de Miami-Dade²

* See actual warranty for complete details, limitations and requirements.

† 40-Year Limited Warranty on commercial projects.

‡ Owens Corning testing against competing products with wide, single-layer nailing zones when following manufacturers' installation instructions and nailing in the middle of the allowable nailing zone.

** Tru-Bond® is a proprietary premium weathering-grade asphalt sealant that is blended by Owens Corning Roofing® and Asphalt, LLC.

+ The amount of Triple Layer Protection® may vary on shingle-to-shingle basis.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners, pipe boots and wood decking.

1 See Color Disclaimer information on page 2 for additional details.

2 Applies to all areas that recognize Miami-Dade Notice of Acceptance (NOA).

3 Shingles are algae resistant to control the growth of algae and discoloration.

§ This coverage is effective 1/1/2023; Installation must include use of an Owens Corning® Hip & Ridge product. See actual warranty for details.

For Patent information, please visit owenscorning.com/patents.

SureNail® Technology is not a guarantee of performance in all weather conditions.

4 Owens Corning® Black Sable shingle includes a patented design.

* Consulte la garantía para obtener una lista completa de detalles, limitaciones y requisitos.

† Garantía limitada de 40 años para proyectos comerciales.

‡ Ensayos comparativos de Owens Corning con productos de la competencia con zonas de clavado ancho de una sola capa cuando se siguen las instrucciones de instalación del fabricante y se clava en el medio de la zona de clavado permitida.

** Tru-Bond® es un sellador asfáltico patentado de calidad premium formulado por Owens Corning Roofing® and Asphalt, LLC.

+ La cantidad de Triple Layer Protection® puede variar entre una teja y otra.

Criterios de aceptación de los servicios de evaluación del Consejo Internacional de Códigos para tejas asfálticas alternativas.

^ Se excluyen productos para techos no fabricados por Owens Corning®, como tapajuntas, sujetadores, bases de tubos y estructuras de soporte de madera.

1 Para obtener más información, consulte el Descargo de responsabilidad sobre los colores, en la página 2.

2 Aplicable a todas las zonas que reconocen el Aviso de aceptación (NOA, Notice of Acceptance) del condado de Miami Dade.

3 Las tejas son resistentes a las algas para controlar su desarrollo y la decoloración.

§ Esta cobertura entra en vigor el 1 de enero de 2023; la instalación debe incluir el uso de un producto para limatesa y cumbre de Owens Corning®.

Para información sobre la patente, visite www.owenscorning.com/patents.

La tecnología SureNail® no es una garantía de desempeño en todos los tipos de condiciones climáticas.

4 Las tejas Black Sable de Owens Corning® incluyen un diseño patentado.



OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659

1-800-GET-PINK® | 1-800-438-7465
www.owenscorning.com

Section 9Biii
Best Choice Roofing Tile
Roof Replacement for
Clubhouse and Security
Office

ESTIMATE

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

Sales Representative
 Damon Jarrell
 damon.jarrell@bestchoiceroofing.com



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

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

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

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

SPECIAL INSTRUCTIONS

Section 9Biv
Sky Light Roofing Inc. for
Roof Replacement



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

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

ROF ESTIMATE

04/24/2023

Claim Information

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

Job: Elizabeth 450 b fiallo

Roofing full replacement Section

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

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

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

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

	Qty	Unit
ROOF INVESTMENT	0.00	EA
		--

TOTAL **\$48,989.00**

Starting at **\$489/month** with **Acorn** • [APPLY](#)

ADDITIONAL CONTRACT TERMS

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

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

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

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

.....

Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

Section 9Bv
Sky Light Roofing Inc. for
Roof Repair



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

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

ROOF REPAIR

04/24/2023

Claim Information

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

Job: Elizabeth 450 b fiallo

Roofing Repair Section

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

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

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

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

	Qty	Unit
ROOF INVESTMENT	0.00	EA
		--

TOTAL **\$7,800.00**

Starting at **\$144/month** with **Acorn** FINANCE • **APPLY**

ADDITIONAL CONTRACT TERMS

1. Owner agrees to pay Contractor its normal selling price for all additions, alterations, or deviations. Other than rotted woodwork, no additional work shall be done without prior written authorization of Owner and agreed to by Contractor on a fully signed Change Order. Any such authorization shall only be on a written Change Order form signed by both parties, which shall become part of this

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

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

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



Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date

Section 9Bvi
Sky Light Roofing Inc. for
Roof Replacement Tile to
Shingle



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

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

ROOF ESTIMATE TILE TO SHINGLES

05/18/2023
Claim Information

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

Job: Elizabeth fiallo

Roofing full replacement CLUB HOUSE AND SECURITY POINT BUILDING

- Remove one layer of existing roof TILE and underlayment to expose decking*.
- Replace any rotten wood. ~SEE PRICE DETAILS BELOW
- Install 2½in. coil nails along all trusses, every 6in., to properly secure decking.
- Install synthetic RHINO underlayment as dry in application per 2021 FL BLDG Code.
- Install 2½in. drip edge around perimeter of the roof. COLOR: _____
- Install peel n stick and valley metal in all valleys.
- Install new (_1_) 2in. & (_1_) 3in. lead boots.
- Install (_1_) new exhaust vents.
- Install OOF REDGE VENT 3
- Install OWENS CORNING TruDefinition SureNail Technology balance performance architect shingles with a 130mph wind resistance.
- Shingles will be installed six nails per shingle.
- Ground will be swept with a magnet at the end of each working day.
- Clean entire work area and haul away all debris.

-> MATERIAL WARRANTIES AS PROVIDED BY THE MANUFACTURERS & FIVE- YEARS LABOR (To Start after Payment Completion)

- Price includes the specified roofing materials, labor, taxes and all permitting fees.

*The price is based on the existing roof having only one layer of roofing material. If removal of the roof covering reveals. the existing roof has more than 1 layer, there will be \$25/sq. extra charge for removal and disposal of the additional material to be documented in a change order signed by the Owner.

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

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

	Qty	Unit
ROOF INVESTMENT	0.00	EA
		--

TOTAL **\$39,765.00**

Starting at **\$397/month** with **Acorn** FINANCE • [APPLY](#)

ADDITIONAL CONTRACT TERMS

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

conditions of this Contract shall apply equally to such additional work. If this contract is cancelled after 15days of being signed, the homeowner agrees and understand that a fee of 20% of the contract amount is a fair payment for pre-construction arrangements already done.

2. Any change in the written job specifications or construction necessary to conform to existing or future building codes, zoning laws, or regulations of inspecting Public Authorities shall be considered additional work to be paid for by Owner as additional work.

3. If the quantity of material required under this Contract is increased, the Owner shall be obligated to reimburse Contractor for additional expense incurred plus 20% as overhead and profit on such materials. If the Owner or agent of the Owner furnishes material or performs labor on any portion of the work in progress, any loss to the Contractor that results thereof shall be charged to the Owner. Any changes made under this Contract will not affect the validity of this document.

4. The Contractor shall NOT be responsible for any damage or delays occasioned by the Owner or Owner’s agent, Acts of Nature, earthquake, storm, undisclosed conditions, or other causes beyond the control of Contractor.

5. The Contractor shall NOT be responsible for any damage during the performance of his work using normal construction practices or dusting inside the house if the Contractor damages or contacts any other existing components including, but not limited to, water pipes, sewer pipes, gas lines, electrical wiring, ventilation and/or other wiring, conduits, pipes, tubes and vents that have been incorrectly installed within the roof deck or roof truss area.

6.The time to start and complete the work does not include and will be extended by the time during which the Contractor is delayed in his work by (a) the acts of the Owner or their agents or employees or those claiming under agreement with or grant from Owner, or by (b) any Acts of Nature which Contractor could not have reasonably foreseen and provided against, or by (c) stormy or inclement weather which necessarily delays the work, or by (d) strikes, boycotts or like obstructive actions by employees or labor organizations which are beyond the control of the Contractor and which he cannot reasonably overcome, or by (e) extra work requested by the Owner, or by (f) failure of the Owner to promptly pay for any work, or by (g) unforeseen delays cause by Public Authority; or by (h) defective roof decking, roof structure, concealed conditions, or other construction that delays the job or requires additional work by the Contractor, and such time shall be added to the time for completion, plus a reasonable allowance of costs incurred plus 20% overhead and profit, as compensation for such delays & any additional work.

7. Contractor shall, at his own expense, carry all workers' compensation insurance and public liability insurance for the protection of the Contractor and the Owner during the progress of the work in amounts required by law. Owner agrees to procure at his own expense, prior to the commencement of any work, property insurance with fire insurance, Course of Construction, all Physical Loss and Vandalism and Malicious Mischief clauses attached in a sum equal to the total cost of all improvements on the property. Such insurance shall be written to protect the Owner and Contractor and Lien Holder, as their interests may appear. Should Owner fail to do so, Contractor may procure such insurance, as agent for Owner, but is not required to do so, and Owner agrees on demand to reimburse Contractor in cash for the cost thereof.

8. Where colors are to be matched, Contractor shall make every reasonable effort to do so using standard colors and materials but does not guarantee a perfect match.

9. Contractor shall be entitled to be paid as agreed above and in full upon completion. Should either party hereto bring suit in court to enforce the terms of this Agreement, the prevailing party shall be entitled to court costs and reasonable attorney’s fees, plus interest at the legal rate, for pursuit, litigation and appellate attorney’s fees.

10.Unless expressly otherwise noted in this Agreement, the price quoted does not include repair or removing fascia, trim, sheathing, rafters, structural members, siding, masonry, caulking, metal edging, flashing of any type, or repairing or replacing any other components attached to the roof, decking or trusses. If, during the course of the work, it should become apparent that any such portions of the structure should be repaired or replaced, Owner and Contractor shall agree to a signed Change Order, or Owner shall have such work done by others and pay Contractor for any additional work and materials required to be provided by Contractor to protect the structure as additional compensation.

11. The Owner is solely responsible for providing Contractor with water, and electricity during the course of construction.

12. The Contractor shall not be responsible for damage to existing walks, stairways, curbs, driveways, cesspools, septic tanks, water or gas lines, arches, shrubs, lawn, trees, clotheslines, telephone or electric lines, etc. by the Contractor, subcontractor, or supplier incurred in the normal use, the performance of the work or in the delivery of materials for the job.

13. Owner hereby warrants and represents that he shall be solely responsible for the conditions of the building site over which the Contractor has no control and subsequently results in unforeseen costs, damage to the building or injury to persons or property. Contractor agrees to complete the work in a workmanlike and timely manner but is not responsible for: (a) failure or defect that result from work done by others prior to, at the time of, or subsequent work done under this Agreement; (b) failure to keep gutters, downspouts and valleys clear of obstructions; (c) failure of Owner to authorize Contractor to undertake needed repairs or replacement of fascia, vents, defective or deteriorated roofing or roofing felt, trim, sheathing, structural members, siding, masonry, caulking, metal edging, flashing of any type, or other repairs, and unforeseen or concealed circumstances.

14. FOR ANY DEFECTIVE WORKMANSHIP RESULTING IN ANY LEAK, CONTRACTOR WILL, DURING THE FIRST FIVE YEARS AFTER COMPLETION, PROVIDE THE LABOR AND MATERIALS TO REPAIR THE LEAK. CONTRACTOR MAKES NO OTHER WARRANTY, EXPRESSED OR IMPLIED, (DISCLAIMING ANY WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, OR MERCHANTABILITY). ANY WARRANTY OR LIMITED WARRANTY FOR THE MATERIALS USED IN THE PROJECT, SHALL BE LIMITED TO THAT PROVIDED SOLELY BY THE MANUFACTURER(S) OF THE PRODUCTS AND MATERIALS USED IN CONSTRUCTION. HOMEOWNER WAIVES AND RELEASES CONTRACTOR FROM ANY LIABILITY FOR ANY OTHER CLAIMS OR DAMAGES RELATING TO THE STRUCTURE, ANY PROPERTY, PERSONAL INJURY, OR DEATH.

15. Owner hereby grants Contractor the right to display signs and advertising at the building site.

16. This Agreement constitutes the entire contract, and the parties are not bound by oral representation by any party or agent of either party.

17. The price quoted for completion of the work is valid for thirty (30) days & Contractor is entitled to rebid the job if not performed within that time.

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



Company Authorized Signature

Date

Customer Signature

Date

Customer Signature

Date





















Section 9Bvii TechniPools #1486



TECHNI-POOLS

Estimate 1486

+1 4077661281
info@techni-pools.com

ADDRESS Brighton Lakes CDD 4250 Brighton Lakes Blvd Kissimmee, FL 34746	DATE 06/21/2023	TOTAL \$5,573.35
---	--------------------	---------------------

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Repair 10 Inch Pull Valve repair kit (special ordered through VAK PAK)	2	364.25	728.50
	Repair 24 inch life ring (white)	1	96.58	96.58
	Repair Life hook (without pole)	1	64.40	64.40
	Repair Stenner pump with installation kit	1	599.60	599.60
	Repair Filter Cartridge Hayward cx900RE	2	148.76	297.52
	Repair Duraglass splash pump volute replacement (labor + parts)	1	288.95	288.95
	Repair ORP System complete	1	3,497.80	3,497.80

TOTAL	\$5,573.35
--------------	-------------------

THANK YOU.

Accepted By

Accepted Date

From: [Andres de la Cerda](#)
To: [Blanco, Freddy](#)
Subject: Brighton Lakes swimming pool initial inspection
Date: Wednesday, June 21, 2023 7:44:48 PM

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

Hi Freddy,

A couple weeks ago we performed our first service to Brighton Lakes community pool as you requested. On our first visit we performed a throughout inspection of the pool and found several issues that wanted to call to your attention. I will list them in order of priority and follow this email with an estimate for repairs of each item:

SWIMMING POOL

1. Pool Vak-Pak slide valves are not sealing and will not isolate pool from well, these need to be addressed ASAP.
2. One Life Ring is in very bad shape and needs to be replaced. (see pic)
3. One life hook is missing
4. Ph feeder pump is not operational and needs to be replaced

SPLASH POOL

1. Filter cartridges (2) need to be replaced. (see pic)
2. Splash main pump is leaking through volute and needs repairs. (see pic)
3. Splash does not have any kind of automatic feeders. On a small body of water it is very important to install an ORP system and two automatic feeders to level the sanitizer and PH levels and automatically since water chemistry is very vulnerable to high bathing load. We recommend installing an ORP system with two feeders for the Splash pool.

I will follow this email with a ESTIMATE for jobs described above.

Please let me know if you have any questions.

Section 9Bviii Bladerunners #449



Estimate

19 N Texas Ave
Orlando, FL 32805

Date	Estimate #
5/8/2023	449

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

Description	Qty	Rate	Total
Clean up trees behind Patricia Circle.	1	3,250.00	3,250.00
Thank you for your business.		Total	\$3,250.00

Section 9Bix Exercise Systems #051



6881 Kingspointe Pkwy, Ste. 10
 Orlando, FL 32819 (SHOWROOM)
 Phone: 407-996-8890/ 877-370-0220

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

Sales Rep: John Young
 Quote Number: 051
 Date: 7/5/2023
Quote Expires in 90 days

Repair Proposal

Part#		Description	Price	Qty	Extend
6851901	LF	<u>LIFEFITNESS BICEP/TRICEP</u> bicep cable	\$149.00	1	\$149.00
		shipping	\$21.00	1	\$21.00
		trip charge- no charge, return visit	\$80.00	0	\$0.00
		labor	\$80.00	1	\$80.00

Please fax signed proposal to 407-292-1438

Signed: _____

Sub-Total	\$250.00
Tax	
Total	\$250.00

REMIT PAYMENTS TO:
3818 SHADOWIND WAY GOTHA FL 34734
for billing questions, call Pam Young at 407.325.2523

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

Section 10 Staff Reports

Section 10A

District Engineer

**Section 10Ai
Consideration of
Preliminary Certificate
of Substantial
Completion**



HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

July 13, 2023

Brighton Lake Community Development District
 c/o Mr. Gabriel Mena, District Manager
 313 Campus Street
 Celebration, FL 34747

Re: Preliminary Certificate of Substantial Completion

Project: Brighton Lakes CDD Roadway Resurfacing Project
HWA Project No. 3758-43-04

Dear Mr. Mena:

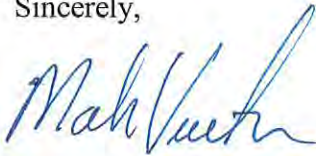
On June 29, 2023 we received notification of substantial completion from Middlesex Paving, LLC (the "Contractor") for the subject Brighton Lakes Community Development District roadway resurfacing project ("Project"). On July 5, 2023, a preliminary inspection of the Project was performed by my firm, which was attended by a representative of the Contractor, Supervisor Peters, and yourself. As a result of such preliminary inspection, please accept on behalf of the District this preliminary certificate of substantial completion for the Project which has been found to be functional in its current state and in substantial compliance with the contract plans and specifications subject to the below preliminary punch list of items to be completed or corrected prior to final payment.

1. Complete installation permanent thermoplastic striping & blue RPMs
2. Install speed humps.
3. Provide asphalt core test results.
4. Re-sod laydown yard.
5. Remove and replace sidewalk near laydown yard at Maracaibo Dr. and Brighton Lakes Blvd.
6. Remove and replace sidewalk near secondary staging area on Brighton Lakes Blvd.
7. Install manhole risers.
8. Adjust water valve can to match finished grade at the secondary staging area on Brighton Lakes Blvd.
9. Heat and add fines to areas of exposed aggregate.
10. Clean debris from curbs and gutters
11. Pressure wash pavers.
12. Address standing water.
13. Address curbing that has cracked.
14. Address asphalt that has cracked.
15. Address uneven asphalt at intersections.

Per the contract executed in connection with the Project, within seven (7) days after receipt of this certificate, please let me know if you have any objections to this certificate or any modifications to the included punch list. If no objections or modifications, my firm will provide the Contractor with a final certificate of substantial completion which will include a final punch list of items to complete or correct prior to final payment. After the punch list items are complete and we receive from Contractor a notice of final completion, we will arrange for a final inspection of the Project and coordinate the scheduling thereof with you.

Please contact me should you have any questions or require further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Vincutonis". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Mark Vincutonis, P.E.
Project Manger

Section 10Aii
Consideration of Change
Order Regarding Roadway
Repave Contract

To Brighton Lakes CDD,

May this letter act as a change order request for an additional **20 days** of Contract Time to the Brighton Lakes CDD Roadway Resurfacing Project. Middlesex Paving LLC. appreciates the patience of Brighton Lakes with our existing national shortage of aggregate rock, weather, and adjustments with the recent change order of a Stamped Asphalt Guardhouse. Middlesex Paving LLC. has currently finished majority of the project and only has the remainder thermos striping and speed hump installation. Due to the recent guardhouse change order, rain weather conditions, and third-party delays in asphalt material, our addition of 20 days will allow all asphalt to cure for thermo-striping, speed humps installed, and all parties to complete any repairs necessary by July 21, 2023.

Thank you,

Sage Attwood
Project Manager

To Brighton Lakes CDD,

May this letter act as a change order request for an additional **20 days** of Contract Time to the Brighton Lakes CDD Roadway Resurfacing Project. Middlesex Paving LLC. appreciates the patience of Brighton Lakes with our existing national shortage of aggregate rock, weather, and adjustments with the recent change order of a Stamped Asphalt Guardhouse. Middlesex Paving LLC. has currently finished majority of the project and only has the remainder thermos striping and speed hump installation. Due to the recent guardhouse change order, rain weather conditions, and third-party delays in asphalt material, our addition of 20 days will allow all asphalt to cure for thermo-striping, speed humps installed, and all parties to complete any repairs necessary by July 21, 2023.

Thank you,

Sage Attwood
Project Manager

Section 10B

District Counsel

Section 10C

District Manager