

**BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE
September 7, 2023 – 6:00 p.m.**

**Join on your computer or mobile app
[Click here to join the meeting](#)**

**Or call in (audio only)
[646-838-1601, 679937019](tel:646-838-1601)**



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

Brighton Lakes Community Development District

Board Members

Marcial Rodriguez, Jr. Chairman
 John Crary, Vice-Chair
 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 & Maint. Liaison

Meeting Agenda

Thursday, September 7, 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 July 20, 2023, Meeting..... Page 3
 - B. Acceptance of Financial StatementsPage 13
 - C. Approval of Check Register and InvoicesPage 30
- 5. VENDOR REPORT**
 - A. Bladerunner
 - i. Irrigation ReportPage 37
 - B. Envera
 - C. Sitex
 - D. Magnosec
- 6. CDD LIAISON**
 - A. September ReportPage 43
- 7. FIELD MANAGEMENT REPORTS**
 - A. Field Report.....Page 62
 - i. Blade Runners Responses to Field ReportPage 75
 - B. Weekly Updates
 - C. ProposalsPage 76
- 8. BUSINESS MATTERS**
 - A. Approval of FY 2024 Meeting and Workshop SchedulePage 84
 - B. Consideration to Purchase a MulePage 85
 - C. Roadway Repave Project
 - i. Consideration of Preliminary Certificate of Substantial CompletionPage 86
 - ii. Consideration of Change Order Regarding Roadway Repave ContractPage 89
- STAFF REPORTS**
 - A. District Engineer
 - i. Update on Fence at 2413 Maracaibo
 - B. District Counsel
 - C. District Manager
- 10. SUPERVISOR REQUESTS**
- 11. ADJOURNMENT**

The next scheduled workshop is on October 12, 2023, at 6:00 p.m.

District Office:

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

Meeting Location:

Brighton Lakes Clubhouse
 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746
 Call In: 646-838-1601, 679937019#

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**MINUTES OF
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT**

The workshop of the Board of Supervisors of the Brighton Lakes Community Development District was held Thursday, July 20, 2023, at 6:03 p.m. at the Brighton Lakes Clubhouse, 4250 Brighton Lakes Boulevard, Kissimmee, FL 34746.

Present and constituting a quorum were:

- | | |
|--------------------|---------------------|
| Marcial Rodriguez | Chairperson |
| John Crary | Vice Chairman |
| Michelle Incandela | Assistant Secretary |
| Mark Peters | Assistant Secretary |
| Nadine Singh | Assistant Secretary |

Also participating were:

- | | |
|-----------------|-------------------|
| Gabriel Mena | District Manager |
| Ryan Dugan | District Counsel |
| Peter Glasscock | District Engineer |
| Sage Atwood | Middlesex |
| John Gimple | Middlesex |
| Kim Bittar | Envera |
| Dylan Townsend | Envera |
| Juan Ramirez | Bladerunners |

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.

Joe Kulsko, residing at 40248 Savan Way, is requesting a sign to be installed for speed bumps due to insufficient notice when approaching them. Joe Kulsko has expressed concerns regarding asphalt or tar adhering to tires. According to Ms. Atwood, this issue is expected to resolve itself over time, as the heat hasn't been conducive to the curing process. Pete mentioned that the presence of pebbles is normal; however, the tar should no longer be adhering to the tires.

Brighton Lakes CDD
July 20, 2023, meeting

48 Addressing concerns from Mel Graham of Milano Place South: Plans are
49 underway to install appropriate signage for the speed bumps. There is an observation
50 of water pooling immediately after rain, indicating a potential drainage issue.
51 Additionally, the streets being dirty have led to water leaving a stain, which is also
52 being acknowledged.

53
54 Michael Rainford has raised concerns about the presence of pebbles and gravel.

55
56 **THIRD ORDER OF BUSINESS**

Discussion Items

57
58 **A. Middlesex**

**Consideration of Change Order
Regarding Roadway Repave
Contract**

59
60 Middlesex is requesting a 30-day extension beyond the deadline due to material
61 shortage. Deviation from the 20-day agenda to seek a 30-day extension, targeting a
62 revised deadline of July 31st. Motion to approve the requested 30-day deadline
63 extension.
64

65
66
67
68 On MOTION by Mr. Crary, seconded by Ms. Incandela,
69 with all in favor, unanimous approval was given to accept
70 the motion to grant the 30-day extension, as amended.

71
72 District Counsel Ryan Dugan inquired: When can we anticipate reaching substantial
73 completion? A discussion ensued regarding the impact of the requested change order
74 on the timeline for achieving certification of substantial completion. It was brought
75 to our attention that a certain section had been inadvertently omitted. To rectify this
76 oversight, a change order is required to address the omission that occurred in the
77 original plan. Motion proposed to approve the change order for the repair of 111 feet
78 in Lugano Ct at the contract price. This motion is presented with the assurance that
79 the associated costs remain within the bounds of the available budget.
80

81 On MOTION by Mr. Peters, seconded by Ms. Incandela,
82 with all in favor, unanimous approval was given to accept
83 the motion to approve the change order for the repair of
84 111 feet in Lugano Ct, as amended.

85
86 Issue regarding hole on Stargrass Avenue: During the discussion, Ms. Atwood
87 brought to our attention the existing hole on Stargrass Avenue. According to Ms.
88 Atwood, the hole's dimensions have remained unchanged, and there is no evidence
89 of growth. The suggested solution involves performing a saw cut and subsequently
90 filling the hole with asphalt. The engineer's perspective on this matter differs. The
91 engineer recommends employing flowable fill for the repair, citing its advantages for
92 future maintenance if similar issues arise. Ms. Atwood emphasized that although this
93 isn't Middlesex's area of expertise, they are willing to provide assistance. A motion
94 was raised for consideration. This motion pertains to authorizing Middlesex to
95 proceed with filling the hole using asphalt. It also proposes that the District Engineer
96 and Middlesex collaborate to secure a contractor under the current contract, with the

Brighton Lakes CDD
July 20, 2023, meeting

97 specified cost not exceeding \$15,000. The motion seeks authorization for the
98 Chairman to approve as needed, treating this situation as an emergency contract. The
99 contract would be valid until the upcoming September 7th meeting.

100
101 On MOTION by Ms. Incandela, seconded by Ms. Singh,
102 with all in favor, unanimous approval was given to accept
103 the motion to approve authorization for the chairman to
104 approve as needed, treating this situation as an emergency
105 contract, as amended.

106
107 Preliminary Cert of Substantial Completion:

108
109 The board is not in a position to issue the certification today. It is anticipated that the
110 certification process will be delayed, leading to an extension of the original deadline.

111
112 Board supervisor John Crary informed the board that all emails from John have been
113 sent to the engineer. Additionally, a matter concerning Maggiore Circle requires
114 Middlesex’s attention. The road has experienced cracking along its entire length.

115
116 **B. Bladerunners**

117
118 Ongoing Irrigation Work Update:

- 119
120
 - Work on irrigation systems is currently in progress.
 - 121 • The task of replacing sod on Pleasant Hill is scheduled to commence
 - 122 tomorrow.
 - 123 • The application of granular fertilizer is planned for next week.
 - 124 • Tree trimming along Boulevard is set to begin next week.
 - 125 • The mowing around retention ponds has been hampered due to excessive
 - 126 moisture.

127
128 Proposal 449: Cleanup of Trees on Patrician Circle.

129
130 Proposal 449 has been put forth for consideration, totaling \$3250, aimed at
131 addressing the tree cleanup requirements on Patrician Circle.

132
133 On MOTION by Mr. Crary, seconded by Ms. Incandela,
134 with all in favor, unanimous approval was given to accept
135 the motion to approve Proposal 449 for tree clean up on
136 Patrician Circle, as amended.

137
138 Supervisor Rodriguez informed the board about a sand washout. This issue has been
139 addressed and resolved.

140
141 **C. Sitex**

- 142
 - Issues with Can Lights:
 - 143 • Dye Application Update

Brighton Lakes CDD
July 20, 2023, meeting

- 144 • Pond Filter Check Needed

145 **Report from John Crary:**

- 146 • Upcoming Conference Call with John:
- 147 • Removal by Will Bert – Cost Consideration
- 148 • Clarification on Items Not Being Removed

149 **D. Magnosec**

150
151 Application dates: August 5,12,19 and 26.

152 **E. Envera**

153
154 No report.

155
156 **FOURTH ORDER OF BUSINESS** **Administrative Matters**

157
158 **Acceptance of the Minutes from April 13,**
159 **2023, Workshop and May 4, 2023,**
160 **Meeting**

161
162 Motion to Approve all three sets of Minutes.

163
164 On MOTION by Mr. Crary, seconded by Ms. Incandela,
165 with all in favor, unanimous approval was given to accept
166 the motion to approve the minutes for April 13, 2023,
167 Workshop, and May 4, 2023, as amended.

168
169 **Financial Statements and Check Register**

170
171 Motion to accept financial statements and check register.

172
173 On MOTION by Mr. Crary, seconded by Ms. Incandela,
174 with all in favor, unanimous approval was given to accept
175 the motion to accept financial statements and check
176 register, as amended.

177
178
179 **Acceptance of the Final Audit Fiscal year**
180 **2022**

181
182 On MOTION by Mr. Crary, seconded by Ms. Incandela,
183 with all in favor, unanimous approval was given to accept
184 the motion to accept final audit for FY 2022, as amended.

185
186 **FIFTH ORDER OF BUSINESS** **Motion to Open the Public Hearing**

187

Brighton Lakes CDD
July 20, 2023, meeting

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On MOTION by Ms. Incandela, seconded by Mr. Peters, with all in favor, unanimous approval was given to accept the motion to open the public hearing, as amended.

Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget and Imposing Special Assessments

Resolution 2023-06, Ratifying Resetting of Fiscal Year 2024 Budget

On MOTION by Ms. Rodriguez, seconded by Ms. Incandela, with all in favor, unanimous approval was given to accept the motion to ratify the resolution 2023-06 resetting of FY 2024 budget, as amended.

Presentation of Fiscal year 2024 Budget

Public Comment

- Joe Klesko at 4208 Savannah Way expressed Gratitude.
- Mel Graham Discussion on roof replacement.

Consideration of Resolution 2023-07, Adopting the Fiscal Year 2024 Budget

On MOTION by Mr. Crary, seconded by Ms. Incandela, with all in favor, unanimous approval was given to accept the resolution 2023-07 adopting the FY 2024 budget, as amended.

Consideration of Resolution 2023-08, Annual Assessment Fiscal Year 2024

On MOTION by Mr. Peters, seconded by Ms. Rodriguez, with all in favor, unanimous approval was given to accept the resolution 2023-08 annual assessment FY 2024, as amended.

Motion to Close Public Hearing

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

Brighton Lakes CDD
 July 20, 2023, meeting

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SIXTH ORDER OF BUSINESS Business Matters

Updates:

- Dylan Townsend had a meeting with Eric from Station 64, during which he provided instructions on operating the YELP system.
- The equipment box at the Volta gate has been confirmed not to be associated with Enerva.

Consideration of New Remote Monitoring Services Agreement with Enerva

Ryan Dugan provided insights on several modifications to the current agreement outlies in section 7:

- In section 7B, there’s a reporting requirement; Enerva will furnish metrics upon request.
- In section 7J, concerning attendance, Enerva commits to making their best effort to attend.
 - a. This will be revised to state “attend every regular board meeting in person unless otherwise specified.”
- The renewal period in section 8, currently set at 120 days for auto-renewal notice, will be addressed.
- Regarding the early termination fee outlined in section 11, Enerva expressed willingness to cap the maximum penalty at 50% and adjust it based on the term.
 - a. Mr. Cray inquired about the possibility of establishing a one-year contract at this stage.
 - b. Ryan explained that the primary period of 36 months is vital for warranty purposes.
- Mr. Cray had a question about section 10.
 - a. Mr. Cray sought clarification on the charges involved.
- The topic of upgrading kiosks was raised, and Enerva indicated that no upgrades are planned. There was a discussion about the feasibility of offering a discount for automated entry, and the potential for further discounts or alternative arrangements was explored.
- Mr. Peters aimed for value under \$5000, and Enerva agreed to a price of \$4950.
- Mr. Cray proposed a modification, suggesting altering the term “primary period” to one year.
- Ms. Bittar expressed readiness to adjust to 35/25/20.

Installation of new cameras, implementation of automated entry system

Brighton Lakes CDD
July 20, 2023, meeting

284 Monthly cost \$4950, penalty distribution 35/25/20, mandatory in-person attendance for
285 all regular meetings.
286

287 On MOTION by Mr. Crary, seconded by Ms. Incandela,
288 with all in favor, unanimous approval was given to Enerva
289 for installation of new cameras, implementation of
290 automated entry system, a monthly cost of \$4950, penalty
291 distribution 35/25/20 and mandatory in-person attendance
292 for all regular meetings, as amended.

293
294 **Alternative Gate Security Services**

295 **i. Securitas**

- 296
- 297 • Monthly cost: \$4526, totaling \$54,312 per annum.
- 298 • The equipment can be bought upfront or financed over a 5-year period. There
- 299 is no termination fee, but the equipment cost must be settled.
- 300 • Services include camera system and monitoring.
- 301 • A 5-year warranty and maintenance agreement are included.
- 302

303 **ii. ButterflyMX**

- 304
- 305 • At the moment there is no CCTV element; the system seamlessly complements
- 306 any object nearby.
- 307 • They weren't certain about the meaning of a CDD.
- 308 • Presently, you can purchase the screen you prefer along with access control, and
- 309 the monthly services is included.
- 310

311 No actions were taken regarding these items.

312
313 **SEVENTH ORDER OF BUSINESS**

Vendor Reports

314
315 **Bladerunners**

316 No report.

317
318 **Sitex**

319 No report.

320
321 **Magnosec**

322 No report.

323
324 **Envera**

325 No report.

326
327 **EIGHTH ORDER OF BUSINESS**

CDD Liaison

328
329 **Monthly Report**

- 330
- 331 a. Update on the fence at 2413 Maracaibo
- 332

Brighton Lakes CDD
July 20, 2023, meeting

- 333 b. Proposal to instruct engineer to conduct initial measurements, draft a letter from legal
- 334 counsel for removal and establish a not-to-exceed (NTE) limit of \$1500 for a survey to
- 335 validate property lines in case of disputes.

337 On MOTION by Ms. Rodriguez, seconded by Mr. Crary,

338 with all in favor, unanimous approval was given to

339 engineer to conduct measurements and for legal counsel to

340 draft a letter for removal and establish a NTE limit for

341 \$1500 for a survey to validate property lines, as amended.

342 **NINTH ORDER OF BUSINESS**

Field Management Report

**Fast Signs estimate 22240 for \$727
and estimate 22242 at \$262.75.**

344 Motion to approve these pending chair approval.

345 On MOTION by Mr. Crary, seconded by Ms. Rodriguez,

346 with all in favor, unanimous approval was given to approve

347 Fast Signs estimate 22240 in the amount of \$727 and

348 estimate 22242 in the amount of \$262.75, as amended.

349 Mr. Crary inquired about the current status of the “No Dumping Sign”.

Proposals

- 354 i. Roof Replacement for Clubhouse by Best Choice Roofing #43107
- 355 ii. Roof Replacement for Security Office by Best Choice Roofing #43103
- 356 iii. Tile Roof Replacement for Clubhouse and Security Office by Best Choice Roofing.
- 357 iv. Roof replacement by Sky Light Roofing Inc
- 358 v. Roof Repair by Sky Light Roofing Inc.
- 359 vi. Tile to Shingle Roof Replacement by Sky Light

360 Motion to approve contingent upon Counsel's approval, for a total of \$39,765.

361 Authorization is granted to Ms. Singh to determine color preference if required before

362 the upcoming meeting.

363 On MOTION by Mr. Peters, seconded by Mr. Crary, with

364 all in favor, unanimous approval was given to approve

365 proposals for a total of \$39,765 contingent on District

366 Counsel's approval, as amended.

367 Freddy will obtain swatches.

- 368 vii. Technipools proposal #1486. Initiate Docusign for approval.

369 On MOTION by Ms. Rodriguez, seconded by Mr. Peters,

370 with all in favor, unanimous approval was given to approve

371 proposal #1486 for Technipools, as amended.

Brighton Lakes CDD
 July 20, 2023, meeting

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viii. Bladerunners proposal # 449 for cleanup of trees behind Patricia Circle, was previously approved.

ix. Exercise System proposal # 051.
 Motion to authorize \$250 for the repair of the bicep cable.

On MOTION by Ms. Rodriguez, seconded by Ms. Incandela, with all in favor, unanimous approval was given to approve proposal #051 for the Exercise System in the amount of \$250, as amended.

x. Mr. Peters brought up a matter regarding his wife’s fall in the gym, expressing apprehensions about cleaning activities by staff while the gym is in use. He explained that his wife sustained broken bones in her back due to the fall, and he also raised concerns about the repositioning of a bench, which could potentially lead to people tipping over it.

TENTH ORDER OF BUSINESS Staff Reports

District Engineer (11:08 p.m.)

a. Raised concerns about Middlesex’s pressure washing of bricks at the bridge and entrance. Planning to request them to recompact the sand in the affected areas.

District Counsel

No Report.

District Manager

a. Mr. Mena inquired the board about the potential cancellation of the August 10th workshop meeting, and they responded with yes.

b. Kristi Lambert expressed her opinion that the matter might not be all under Sedona’s jurisdiction and could potentially pertain to the master HOA. She clarified that she isn’t responsible for managing that aspect.

ELEVENTH ORDER OF BUSINESS Supervisors’ Requests

There are none.

TWELFTH ORDER OF BUSINESS Adjournment

On MOTION by Ms. Rodriguez, seconded by Ms. Incandela, with all in favor, unanimous approval was given to adjourn the meeting at 11:15 p.m., as amended.

Brighton Lakes CDD
July 20, 2023, meeting

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Gabriel Mena, Secretary

Chairman

BRIGHTON LAKES
Community Development District

Financial Report

July 31, 2023

Prepared by:



BRIGHTON LAKES
 Community Development District

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)

July 31, 2023

BRIGHTON LAKES

Community Development District

Governmental Funds

Balance Sheet
July 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>
<u>ASSETS</u>						
Cash - Checking Account	\$ 285,486	\$ -	\$ -	\$ -	\$ -	\$ 285,486
Due From Other Funds	-	3,042	4,572	2,473	-	10,087
Investments:						
Money Market Account	1,674,104	-	-	-	-	1,674,104
SBA Account	13,450	-	-	-	-	13,450
Construction Fund	-	-	-	-	2,026,160	2,026,160
Interest Account	-	-	2	1	-	3
Reserve Fund	-	21,050	-	-	-	21,050
Revenue Fund	-	32,513	57,641	25,016	-	115,170
Prepaid Items	102	-	-	-	-	102
TOTAL ASSETS	\$ 1,973,142	\$ 56,605	\$ 62,215	\$ 27,490	\$ 2,026,160	\$ 4,145,612
<u>LIABILITIES</u>						
Accounts Payable	\$ 51,575	\$ -	\$ -	\$ -	\$ -	\$ 51,575
Due To Other Funds	10,087	-	-	-	-	10,087
TOTAL LIABILITIES	61,662	-	-	-	-	61,662

BRIGHTON LAKES

Community Development District

Governmental Funds

Balance Sheet
July 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>
<u>FUND BALANCES</u>						
Nonspendable:						
Prepaid Items	102	-	-	-	-	102
Restricted for:						
Debt Service	-	56,605	62,215	27,490	-	146,310
Capital Projects	-	-	-	-	2,026,160	2,026,160
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:	423,140	-	-	-	-	423,140
TOTAL FUND BALANCES	\$ 1,911,480	\$ 56,605	\$ 62,215	\$ 27,490	\$ 2,026,160	\$ 4,083,950
TOTAL LIABILITIES & FUND BALANCES	\$ 1,973,142	\$ 56,605	\$ 62,215	\$ 27,490	\$ 2,026,160	\$ 4,145,612

BRIGHTON LAKES

Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ 1,700	\$ 1,417	\$ 51,196	\$ 49,779	3011.53%
Room Rentals	50	42	-	(42)	0.00%
Interest - Tax Collector	52	52	1,233	1,181	2371.15%
Special Assmnts- Tax Collector	1,207,552	1,207,552	1,207,552	-	100.00%
Special Assmnts- Discounts	(48,302)	(48,302)	(44,488)	3,814	92.10%
Other Miscellaneous Revenues	-	-	6,950	6,950	0.00%
Gate Bar Code/Remotes	1,500	1,250	1,817	567	121.13%
Access Cards	100	100	-	(100)	0.00%
TOTAL REVENUES	1,162,652	1,162,111	1,224,260	62,149	105.30%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	14,400	12,000	10,000	2,000	69.44%
FICA Taxes	1,102	918	765	153	69.42%
ProfServ-Arbitrage Rebate	600	600	-	600	0.00%
ProfServ-Engineering	13,200	11,000	77,299	(66,299)	585.60%
ProfServ-Legal Services	35,000	29,167	35,529	(6,362)	101.51%
ProfServ-Mgmt Consulting	57,255	47,713	47,713	-	83.33%
ProfServ-Property Appraiser	751	751	387	364	51.53%
ProfServ-Special Assessment	5,305	4,421	4,421	-	83.34%
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	1,667	1,553	114	77.65%
Communication - Telephone	14,000	11,667	11,579	88	82.71%
Postage and Freight	1,500	1,250	392	858	26.13%
Insurance - General Liability	15,630	15,630	13,652	1,978	87.34%
Printing and Binding	2,500	2,083	47	2,036	1.88%
Legal Advertising	2,500	2,083	439	1,644	17.56%
Miscellaneous Services	2,000	1,667	180	1,487	9.00%
Misc-Assessment Collection Cost	24,151	24,151	23,261	890	96.31%
Office Supplies	250	208	-	208	0.00%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	203,677	178,509	242,136	(63,627)	118.88%
Field					
ProfServ-Field Management	42,632	35,527	35,527	-	83.33%
ProfServ - Field Management Onsite Staff	61,991	51,659	51,659	-	83.33%
Contracts-Landscape	217,848	181,540	181,540	-	83.33%
Electricity - General	63,000	52,500	62,444	(9,944)	99.12%
Utility - Water & Sewer	7,500	6,250	5,150	1,100	68.67%
R&M-Common Area	60,000	50,000	63,641	(13,641)	106.07%

BRIGHTON LAKES

Community Development District

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

For the Period Ending July 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
R&M-Irrigation	11,000	9,167	9,190	(23)	83.55%
R&M-Lake	23,400	19,500	28,100	(8,600)	120.09%
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	10,000	6,000	4,000	50.00%
Misc-Contingency	1,000	833	437	396	43.70%
Total Field	506,371	422,976	452,188	(29,212)	89.30%
<u>Gatehouse</u>					
Contracts-Security Services	77,168	64,307	62,883	1,424	81.49%
R&M-Gate	3,000	2,500	11,367	(8,867)	378.90%
Total Gatehouse	80,168	66,807	74,250	(7,443)	92.62%
<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	20,000	1,547	18,453	7.74%
R&M-Sidewalks	8,000	6,000	83,150	(77,150)	1039.38%
R&M-Signage	2,000	1,500	1,450	50	72.50%
Total Road and Street Facilities	30,000	27,500	86,147	(58,647)	287.16%
<u>Community Center</u>					
Contracts-Security Services	55,480	46,233	44,527	1,706	80.26%
R&M-Clubhouse	10,000	8,333	17,015	(8,682)	170.15%
R&M-Pools	33,000	27,500	17,826	9,674	54.02%
Miscellaneous Services	3,500	2,917	6,033	(3,116)	172.37%
Capital Projects	40,000	-	-	-	0.00%
Total Community Center	141,980	84,983	85,401	(418)	60.15%
TOTAL EXPENDITURES	1,225,296	780,775	951,402	(170,627)	77.65%
Excess (deficiency) of revenues Over (under) expenditures	(62,644)	381,336	272,858	(108,478)	-435.57%
<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)	\$ 381,336	\$ 272,858	\$ (108,478)	-435.57%
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,638,621	1,638,621	1,638,621		
FUND BALANCE, ENDING	\$ 1,575,977	\$ 2,019,957	\$ 1,911,479		

BRIGHTON LAKES

Community Development District

Series 2017 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ 417	\$ 113	\$ (304)	22.60%
Special Assmnts- Tax Collector	220,651	220,651	220,651	-	100.00%
Special Assmnts- Discounts	(8,826)	(8,826)	(8,129)	697	92.10%
TOTAL REVENUES	212,325	212,242	212,635	393	100.15%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	4,413	4,413	4,250	163	96.31%
Total Administration	4,413	4,413	4,250	163	96.31%
<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	213,901	213,738	163	99.92%
Excess (deficiency) of revenues Over (under) expenditures	(1,576)	(1,659)	(1,103)	556	69.99%
<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)	\$ (1,659)	\$ (1,103)	\$ 556	69.99%
FUND BALANCE, BEGINNING (OCT 1, 2022)	57,708	57,708	57,708		
FUND BALANCE, ENDING	\$ 56,132	\$ 56,049	\$ 56,605		

BRIGHTON LAKES

Community Development District

Series 2022-1 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ -	\$ 3,146	\$ 3,146	0.00%
Special Assmnts- Tax Collector	331,754	331,754	331,754	-	100.00%
Special Assmnts- Discounts	(13,270)	(13,270)	(12,222)	1,048	92.10%
TOTAL REVENUES	318,484	318,484	322,678	4,194	101.32%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	6,635	6,635	6,391	244	96.32%
Total Administration	6,635	6,635	6,391	244	96.32%
<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	320,443	320,199	244	99.92%
Excess (deficiency) of revenues					
Over (under) expenditures	(1,959)	(1,959)	2,479	4,438	-126.54%
<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)	\$ (1,959)	\$ 2,479	\$ 4,438	-126.54%
FUND BALANCE, BEGINNING (OCT 1, 2022)	59,736	59,736	59,736		
FUND BALANCE, ENDING	\$ 57,777	\$ 57,777	\$ 62,215		

BRIGHTON LAKES

Community Development District

Series 2022-2 Debt Service Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ -	\$ 1,553	\$ 1,553	0.00%
Special Assmnts- Tax Collector	179,405	179,405	179,405	-	100.00%
Special Assmnts- Discounts	(7,176)	(7,176)	(6,610)	566	92.11%
TOTAL REVENUES	172,229	172,229	174,348	2,119	101.23%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	3,588	3,588	3,456	132	96.32%
Total Administration	3,588	3,588	3,456	132	96.32%
<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	172,839	172,707	132	99.92%
Excess (deficiency) of revenues					
Over (under) expenditures	(610)	(610)	1,641	2,251	-269.02%
<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)	\$ (610)	\$ 1,641	\$ 2,251	-269.02%
FUND BALANCE, BEGINNING (OCT 1, 2022)	25,849	25,849	25,849		
FUND BALANCE, ENDING	\$ 25,239	\$ 25,239	\$ 27,490		

BRIGHTON LAKES

Community Development District

Series 2022-1 Capital Projects Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ -	\$ 101,793	\$ 101,793	0.00%
TOTAL REVENUES	-	-	101,793	101,793	0.00%
<u>EXPENDITURES</u>					
<u>Debt Service</u>					
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	-	-	(1,713,623)	(1,713,623)	0.00%
Net change in fund balance	\$ -	\$ -	\$ (1,713,623)	\$ (1,713,623)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	3,739,783		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 2,026,160		

Notes to the Financial Statements

July 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 September.
- **Prepaid Items** - Pest & access control.

▶ **Liabilities**

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

▶ **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

July 31, 2023

Financial Overview / Highlights

- ▶ Total Non-Ad valorem special assessments are 100% collected and total revenue is 105% of adopted budget.
- ▶ General Fund expenditures are 78% 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	\$ 77,299	586%	Board meetings & fees related to the paving project.
ProfServ-Legal Services	\$ 35,000	\$ 35,529	102%	Legal fees through July '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.
Insurance - General Liability	\$ 15,630	\$ 13,652	87%	Florida Municipal Insurance Trust (FMIT) payments for Liability and property coverage.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fees paid in full.
<u>Field</u>				
Electricity - General	\$ 63,000	\$ 62,444	99%	Electricity usage higher than prior year.
R&M-Common Area	\$ 60,000	\$ 63,641	106%	Improvements to Star Glass Circle & supplies.
R&M-Irrigation	\$ 11,000	\$ 9,190	84%	Various repairs done after inspection was performed.
R&M-Lake	\$ 23,400	\$ 28,100	120%	Monthly lake & fountain maintenance over budget.
<u>Gatehouse</u>				
R&M-Gate	\$ 3,000	\$ 11,367	379%	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-Sidewalks	\$ 8,000	\$ 83,150	1039%	Inframark work order for sidewalk repairs.
<u>Community Center</u>				
R&M - Clubhouse	\$ 10,000	\$ 17,015	170%	A/C repairs, new treadmill, pest control & maintenance.
Miscellaneous Services	\$ 3,500	\$ 6,033	172%	New video surveillance system & supplies.

BRIGHTON LAKES
Community Development District

Supporting Schedules

July 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
06/15/23	26,735	(795)	546	26,486	16,492	3,013	4,531	2,450
TOTAL	\$ 1,830,555	\$ 71,450	\$ 37,358	\$ 1,939,362	\$ 1,207,552	\$ 220,651	\$ 331,754	\$ 179,405
% COLLECTED				100%	100%	100%	100%	100%
Total O/S				\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)

Cash and Investment Report

July 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%	\$ 285,486 ⁽¹⁾
Money Market Account	BankUnited	MMA	N/A	5.03%	⁽²⁾ \$ 1,674,104
Operating Account- Fund A	SBA	Local Gov. Surplus Trust Fund	N/A	5.39%	\$ 13,450
				GF Subtotal	<u>\$ 1,973,040</u>
<u>DEBT SERVICE FUNDS</u>					
Series 2017 Reserve Account	US Bank	Open-Ended CP	N/A	5.35%	\$ 21,050
Series 2017 Revenue Account	US Bank	Open-Ended CP	N/A	5.35%	\$ 32,513
Series 2022-1 Interest Account	US Bank	Open-Ended CP	N/A	4.93%	\$ 2
Series 2022-1 Revenue Fund	US Bank	Open-Ended CP	N/A	4.93%	\$ 57,641
Series 2022-2 Interest Fund	US Bank	Open-Ended CP	N/A	4.93%	\$ 1
Series 2022-2 Revenue Fund	US Bank	Open-Ended CP	N/A	4.93%	\$ 25,016
				DS Subtotal	<u>\$ 136,223</u>
<u>CAPITAL PROJECTS FUNDS</u>					
Series 2022-1 Construction Fund	US Bank	Open-Ended CP	N/A	4.93%	\$ 2,026,160
				CP Subtotal	<u>\$ 2,026,160</u>
				Total	<u><u>\$ 4,135,423</u></u>

Note (1) - Transferring \$10K to US Bank for Debt Service in September.

Brighton Lakes CDD

Bank Reconciliation

Bank Account No. 9878 Bank United GF
 Statement No. 07-23
 Statement Date 7/31/2023

G/L Balance (LCY)	285,485.71	Statement Balance	394,799.66
G/L Balance	285,485.71	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	394,799.66
Subtotal	285,485.71	Outstanding Checks	109,313.95
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	285,485.71	Ending Balance	285,485.71
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
7/26/2023	Payment	965	BLADE RUNNERS COMMERCIAL	18,154.00	0.00	18,154.00
7/26/2023	Payment	966	INFRAMARK, LLC	83,150.25	0.00	83,150.25
7/26/2023	Payment	967	SITEX AQUATICS, LLC	2,990.00	0.00	2,990.00
7/26/2023	Payment	968	TECHNI-POOLS	579.00	0.00	579.00
7/31/2023	Payment	969	MARCIAL RODRIGUEZ	184.70	0.00	184.70
Total Outstanding Checks.....				109,313.95		109,313.95

BRIGHTON LAKES
Community Development District

Check Register and Invoices

June to July 2023

BRIGHTON LAKES

Community Development District

**Payment Register by Fund
For the Period from 06/01/23 to 07/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 935								
001	06/02/23	ENVERA SYSTEMS LLC	727494	GATE ACCESS JUNE 2023	Contracts-Security Services	534037-53904	\$6,184.15	
							Check Total	<u>\$6,184.15</u>
CHECK # 936								
001	06/02/23	FEDEX	8-118-52528	APRIL POSTAGE - AGENDA PACKAGE	Postage and Freight	541006-51301	\$55.95	
							Check Total	<u>\$55.95</u>
CHECK # 940								
001	06/13/23	ENVERA SYSTEMS LLC	00064415	REPAIRS- MAIN GATE LOOP INSTALLATION	R&M Gate	546034-53904	\$1,860.00	
							Check Total	<u>\$1,860.00</u>
CHECK # 941								
001	06/13/23	FLORIDA MUNICIPAL INSURANCE TR	INV-38375-R1H1	INSURANCE INSTALLMENT #4	Insurance - General Liability	545002-51301	\$3,413.00	
							Check Total	<u>\$3,413.00</u>
CHECK # 942								
001	06/13/23	KUTAK ROCK LLP	3225562 3423-1	LEGAL COUNSEL THRU APRIL 2023	ProfServ-Legal Services	531023-51401	\$2,812.50	
001	06/13/23	KUTAK ROCK LLP	3225564 3423-4	ROAD RESURFACING PROJECT	ProfServ-Legal Services	531023-51401	\$200.50	
							Check Total	<u>\$3,013.00</u>
CHECK # 943								
001	06/20/23	BLADE RUNNERS COMMERCIAL	458470	FIX MALE ADAPTER FOR PUMP	R&M-Irrigation	546041-53901	\$358.91	
							Check Total	<u>\$358.91</u>
CHECK # 944								
001	06/20/23	CHURCHILLS POOLS	31612	MAY POOL SVCS	R&M-Pools	546074-57204	\$711.00	
001	06/20/23	CHURCHILLS POOLS	31633	INSTALL NEW PH CHEMICAL FEED PUMP	R&M-Pools	546074-57204	\$795.00	
001	06/20/23	CHURCHILLS POOLS	31637	POOL CHEMICALS	R&M-Pools	546074-57204	\$325.00	
001	06/20/23	CHURCHILLS POOLS	31465	POOL - INSTALL ADA LIFT COVER	R&M-Pools	546074-57204	\$529.00	
							Check Total	<u>\$2,360.00</u>
CHECK # 945								
001	06/29/23	BLADE RUNNERS COMMERCIAL	458430	JUNE 2023 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$18,154.00	
							Check Total	<u>\$18,154.00</u>
CHECK # 946								
001	06/29/23	SUNSTATE AWNING & GRAPHIC DESI	061623	50% DEPOSIT RECOVER EXISTING GABLE AWNING	R&M-Common Area	546016-53901	\$1,276.00	
							Check Total	<u>\$1,276.00</u>
CHECK # 947								
001	07/06/23	ENVERA SYSTEMS LLC	728532	GATE ACCESS JULY 2023	Contracts-Security Services	534037-53904	\$6,184.15	
001	07/06/23	ENVERA SYSTEMS LLC	728533	SEC SVC 07/01-09/30/23	Contracts-Security Services	534037-53904	\$246.00	
							Check Total	<u>\$6,430.15</u>
CHECK # 948								
001	07/12/23	EXERCISE SYSTEMS INC	051552	NEW TREADMILL & INSTALL	R&M-Clubhouse	546015-57204	\$4,732.00	
							Check Total	<u>\$4,732.00</u>
CHECK # 949								

BRIGHTON LAKES

Community Development District

**Payment Register by Fund
For the Period from 06/01/23 to 07/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	07/12/23	HANSON, WALTER & ASSOCIATES	5287268	ATTEND CDD MTG 05/31/23	ProfServ-Engineering	531013-51501	\$375.00
001	07/12/23	HANSON, WALTER & ASSOCIATES	5287269	ENGG SVCS THRU MAY 2023	ProfServ-Engineering	531013-51501	\$11,121.25
Check Total							\$11,496.25
CHECK # 950							
001	07/12/23	HOME DEPOT	060523-7008	FLOOD LIGHTS/DEADBOLT/SUPPLIES/CONCRETE	DEADBOLT COMBO PACK	546016-53901	\$56.87
001	07/12/23	HOME DEPOT	060523-7008	FLOOD LIGHTS/DEADBOLT/SUPPLIES/CONCRETE	CLEANING SUPPLIES	549001-57204	\$30.46
001	07/12/23	HOME DEPOT	060523-7008	FLOOD LIGHTS/DEADBOLT/SUPPLIES/CONCRETE	STUCCO	546016-53901	\$12.57
001	07/12/23	HOME DEPOT	060523-7008	FLOOD LIGHTS/DEADBOLT/SUPPLIES/CONCRETE	GARBAGE BAGS	546016-53901	\$19.97
001	07/12/23	HOME DEPOT	060523-7008	FLOOD LIGHTS/DEADBOLT/SUPPLIES/CONCRETE	LIGHTBULBS	546016-53901	\$31.96
001	07/12/23	HOME DEPOT	060523-7008	FLOOD LIGHTS/DEADBOLT/SUPPLIES/CONCRETE	CLEANING SUPPLIES	549001-57204	\$80.15
001	07/12/23	HOME DEPOT	060523-7008	FLOOD LIGHTS/DEADBOLT/SUPPLIES/CONCRETE	CONCRETE	546016-53901	\$74.55
Check Total							\$306.53
CHECK # 951							
001	07/12/23	INFRAMARK, LLC	95129	MAY 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,771.25
001	07/12/23	INFRAMARK, LLC	95129	MAY 2023 MGMT FEES	ProfServ-Field Management	531016-53901	\$3,552.67
001	07/12/23	INFRAMARK, LLC	95129	MAY 2023 MGMT FEES	ProfServ - Field Management Onsite Staff	531106-53901	\$5,165.92
001	07/12/23	INFRAMARK, LLC	95129	MAY 2023 MGMT FEES	Postage and Freight	541006-51301	\$12.00
001	07/12/23	INFRAMARK, LLC	95129	MAY 2023 MGMT FEES	ASSESS SVCS - FEB-MAY	531038-51301	\$1,768.32
001	07/12/23	INFRAMARK, LLC	95129	MAY 2023 MGMT FEES	STATE ALARM	549001-57204	\$481.62
001	07/12/23	INFRAMARK, LLC	95129	MAY 2023 MGMT FEES	HOME DEPOT	546016-57204	\$115.08
001	07/12/23	INFRAMARK, LLC	95129	MAY 2023 MGMT FEES	IRR PUMP LEAK REPAIR	546041-53901	\$225.00
001	07/12/23	INFRAMARK, LLC	95129	MAY 2023 MGMT FEES	SIGNAGE	546085-54101	\$1,450.00
001	07/12/23	INFRAMARK, LLC	96960	JUNE '23 MGMT FEES - POOL,GATE REPAIRS	ProfServ-Mgmt Consulting Serv	531027-51201	\$4,771.25
001	07/12/23	INFRAMARK, LLC	96960	JUNE '23 MGMT FEES - POOL,GATE REPAIRS	ProfServ-Field Management	531016-53901	\$3,552.67
001	07/12/23	INFRAMARK, LLC	96960	JUNE '23 MGMT FEES - POOL,GATE REPAIRS	ProfServ - Field Management Onsite Staff	531106-53901	\$5,165.92
001	07/12/23	INFRAMARK, LLC	96960	JUNE '23 MGMT FEES - POOL,GATE REPAIRS	Postage and Freight	541006-53901	\$49.00
001	07/12/23	INFRAMARK, LLC	96960	JUNE '23 MGMT FEES - POOL,GATE REPAIRS	ASSESS SVCS - FEB-MAY	531038-51301	\$442.08
001	07/12/23	INFRAMARK, LLC	96960	JUNE '23 MGMT FEES - POOL,GATE REPAIRS	SHOWER VALVE @ POOL AREA	546074-57204	\$60.63
001	07/12/23	INFRAMARK, LLC	96960	JUNE '23 MGMT FEES - POOL,GATE REPAIRS	DELINEATORS	546034-53904	\$380.00
001	07/12/23	INFRAMARK, LLC	96960	JUNE '23 MGMT FEES - POOL,GATE REPAIRS	FENCING	546016-53901	\$1,160.00
001	07/12/23	INFRAMARK, LLC	96960	JUNE '23 MGMT FEES - POOL,GATE REPAIRS	IRR PUMP	546041-53901	\$875.00
Check Total							\$33,998.41
CHECK # 952							
001	07/12/23	INNERSYNC STUDIO, LTD	21486	WEB / COMPLIANCE SVCS	Website Compliance	534397-51301	\$388.13
Check Total							\$388.13
CHECK # 953							
001	07/12/23	MAGNOSEC CORP	1208	SEC SVCS FROM 05/15-05/28/23	Contracts-Security Services	534037-57204	\$2,128.00
001	07/12/23	MAGNOSEC CORP	1234	SEC SVCS 05/29-06/11/23	Contracts-Security Services	534037-57204	\$2,204.00
001	07/12/23	MAGNOSEC CORP	1250	SEC SVCS 6/12-6/25/23	Contracts-Security Services	534037-57204	\$2,128.00
Check Total							\$6,460.00
CHECK # 954							
001	07/12/23	OSCEOLA NEWS GAZETTE	07012997-0001	LEGAL NOTICE 6/29, 7/9/23	Legal Advertising	548002-51301	\$148.03
Check Total							\$148.03
CHECK # 955							

BRIGHTON LAKES

Community Development District

**Payment Register by Fund
For the Period from 06/01/23 to 07/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
001	07/12/23	SERVUSAT, LLC	4492	50% PAYMENT DUE- VIDEO SURVEILLANCE SETUP	R&M-Clubhouse	546015-57204	\$945.86
001	07/12/23	SERVUSAT, LLC	4502	VIDEO SURVAILLANCE - REMOTE ACCESS CHECK	R&M-Clubhouse	546015-57204	\$167.00
Check Total							\$1,112.86
CHECK # 956							
001	07/12/23	SITEX AQUATICS, LLC	7434	LAKE MAINT JUNE 2023	R&M-Lake	546042-53901	\$2,690.00
Check Total							\$2,690.00
CHECK # 957							
001	07/12/23	TECHNI-POOLS	50931	POOL SVCS JUNE 2023	R&M-Pools	546074-57204	\$2,156.00
Check Total							\$2,156.00
CHECK # 958							
001	07/12/23	TERMINIX PROCESSING CENTER	434469608	PEST CONTROL 06/12/23	R&M-Clubhouse	546015-57204	\$82.00
Check Total							\$82.00
CHECK # 962							
001	07/20/23	ENVERA SYSTEMS LLC	00065791	LED REPAIRS DUE TO VANDALISM	R&M Gate	546034-53904	\$161.80
Check Total							\$161.80
CHECK # 963							
001	07/20/23	KUTAK ROCK LLP	3240256	GEN COUNSEL THRU MAY 2023	ProfServ-Legal Services	531023-51401	\$7,031.87
001	07/20/23	KUTAK ROCK LLP	3240257	ROADWAY RESURFACE THRU MAY 2023	ProfServ-Legal Services	531023-51401	\$386.00
Check Total							\$7,417.87
CHECK # 964							
001	07/20/23	TECHNI-POOLS	51134	REPAIR 10 INCH PULL VALVE	R&M-Pools	546074-57204	\$728.50
Check Total							\$728.50
CHECK # 965							
001	07/26/23	BLADE RUNNERS COMMERCIAL	458497	JULY 2023 MAINT	Contracts-Landscape	534050-53901	\$18,154.00
Check Total							\$18,154.00
CHECK # 966							
001	07/26/23	INFRAMARK, LLC	97930	WORK ORDER FOR SIDEWALK REPAIRS	R&M-Sidewalks	546084-54101	\$83,150.25
Check Total							\$83,150.25
CHECK # 967							
001	07/26/23	SITEX AQUATICS, LLC	7551	JULY 2023 FOUNTAIN MAINT	R&M-Lake	546042-53901	\$300.00
001	07/26/23	SITEX AQUATICS, LLC	7580	JULY 2023 LAKE MAINT -9 WATERWAYS	R&M-Lake	546042-53901	\$2,690.00
Check Total							\$2,990.00
CHECK # 968							
001	07/26/23	TECHNI-POOLS	51144	REPLACE 2HP MOTOR / FILTRATION PUMP	R&M-Pools	546074-57204	\$579.00
Check Total							\$579.00
CHECK # DD650							
001	06/12/23	CENTURYLINK-ACH	052223-2871 ACH	BILL PRD 5/22-6/21/23	Communication - Telephone	541003-51301	\$337.09
Check Total							\$337.09
CHECK # DD651							
001	06/12/23	CHARTER COMMUNICATIONS	2002334052123	BILL PRD 5/21-6/20/23	Communication - Telephone	541003-51301	\$39.99
Check Total							\$39.99

BRIGHTON LAKES

Community Development District

**Payment Register by Fund
For the Period from 06/01/23 to 07/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
CHECK # DD657							
001	06/26/23	CENTURYLINK-ACH	060123-8906 ACH	BILL PRD 6/1-6/30/23	Communication - Telephone	541003-51301	\$218.08
						Check Total	\$218.08
CHECK # DD658							
001	06/26/23	CHARTER COMMUNICATIONS	2009172060823	BILL PRD 6/8-7/7/23	Communication - Telephone	541003-51301	\$149.97
						Check Total	\$149.97
CHECK # DD659							
001	06/26/23	CHARTER COMMUNICATIONS	2009180060923	BILL PRD 6/9-7/8/23	Communication - Telephone	541003-51301	\$159.97
						Check Total	\$159.97
CHECK # DD660							
001	06/26/23	KUA - ACH	060623 ACH	BILL PRD 4/27-5/28/23	Electricity - General	543006-53901	\$5,529.32
						Check Total	\$5,529.32
CHECK # DD661							
001	06/21/23	TOHO WATER AUTHORITY - ACH	052323 ACH	BILL PRD 4/23-5/23/23	Utility - Water & Sewer	543021-53901	\$519.68
						Check Total	\$519.68
CHECK # DD662							
001	07/01/23	CHARTER COMMUNICATIONS	1981488061423	BILL PRD 6/14-7/13/23	Communication - Telephone	541003-51301	\$286.02
						Check Total	\$286.02
CHECK # DD663							
001	06/01/23	CHARTER COMMUNICATIONS	1981488051423	BILL PRD 5/14-6/13/23	Communication - Telephone	541003-51301	\$286.02
						Check Total	\$286.02
CHECK # DD664							
001	07/12/23	CENTURYLINK-ACH	062223-2871 ACH	BILL PRD 6/22-7/21/23	Communication - Telephone	541003-51301	\$337.09
						Check Total	\$337.09
CHECK # DD665							
001	07/12/23	CHARTER COMMUNICATIONS	2002334062123	BILL PRD 6/21-7/20/23	Communication - Telephone	541003-51301	\$39.99
						Check Total	\$39.99
CHECK # DD666							
001	07/26/23	CENTURYLINK-ACH	070123-8906 ACH	BILL PRD 7/1-7/31/23	Communication - Telephone	541003-51301	\$217.88
						Check Total	\$217.88
CHECK # DD667							
001	07/26/23	CHARTER COMMUNICATIONS	2009172070823 ACH	BILLPRD 7/8-8/7/23	Communication - Telephone	541003-51301	\$149.97
						Check Total	\$149.97
CHECK # DD668							
001	07/26/23	CHARTER COMMUNICATIONS	2009180070923 ACH	BILL PRD 7/9-8/8/23	Communication - Telephone	541003-51301	\$159.97
						Check Total	\$159.97
CHECK # DD669							
001	07/26/23	KUA - ACH	070523 ACH	BILL PRD 5/28-6/27/23	Electricity - General	543006-53901	\$5,138.34
						Check Total	\$5,138.34
CHECK # DD677							

BRIGHTON LAKES

Community Development District

**Payment Register by Fund
For the Period from 06/01/23 to 07/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	07/21/23	TOHO WATER AUTHORITY - ACH	062323 ACH	BILL PRD 5/23-6/23/23	Utility - Water & Sewer	543021-53901	\$327.74
						Check Total	\$327.74
CHECK # DD652							
001	06/14/23	JOHN M. CRARY	PAYROLL	June 14, 2023 Payroll Posting			\$84.70
						Check Total	\$84.70
CHECK # DD653							
001	06/14/23	MARK A. PETERS	PAYROLL	June 14, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD654							
001	06/14/23	DENNIS J. HISLER	PAYROLL	June 14, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD655							
001	06/14/23	NADINE N. SINGH	PAYROLL	June 14, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD656							
001	06/14/23	MICHELLE INCANDELA	PAYROLL	June 14, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # 969							
001	07/31/23	MARCIAL RODRIGUEZ	PAYROLL	July 31, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD670							
001	07/31/23	JOHN M. CRARY	PAYROLL	July 31, 2023 Payroll Posting			\$84.70
						Check Total	\$84.70
CHECK # DD671							
001	07/31/23	MARK A. PETERS	PAYROLL	July 31, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD672							
001	07/31/23	DENNIS J. HISLER	PAYROLL	July 31, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD673							
001	07/31/23	NADINE N. SINGH	PAYROLL	July 31, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
CHECK # DD674							
001	07/31/23	MICHELLE INCANDELA	PAYROLL	July 31, 2023 Payroll Posting			\$184.70
						Check Total	\$184.70
						Fund Total	\$235,585.61

BRIGHTON LAKES

Community Development District

**Payment Register by Fund
For the Period from 06/01/23 to 07/31/23
(Sorted by Check / ACH No.)**

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

CHECK # 960

205	07/14/23	BRIGHTON LAKES CDD C/O U.S BANK N.A.	071023 - 2017 SERIES	TRFR ASSESS SERIES 2017 FY 22/23	Due From Other Funds	131000	\$5,759.02	
							Check Total	<u>\$5,759.02</u>
							Fund Total	<u>\$5,759.02</u>

SERIES 2022-1 DEBT SERVICE FUND - 206

CHECK # 961

206	07/14/23	BRIGHTON LAKES CDD C/O U.S BANK N.A.	1023 - 2022-1 SERIES	TRFR ASSESSMENTS 2022-1 SERIES FY 22/23	Due From Other Funds	131000	\$8,658.82	
							Check Total	<u>\$8,658.82</u>
							Fund Total	<u>\$8,658.82</u>

SERIES 2022-2 DEBT SERVICE FUND - 207

CHECK # 959

207	07/14/23	BRIGHTON LAKES CDD C/O U.S BANK N.A.	1023 - 2022-2 SERIES	TRFR ASSESSMENTS 2022-2 SERIES FY22-23	Due From Other Funds	131000	\$4,682.56	
							Check Total	<u>\$4,682.56</u>
							Fund Total	<u>\$4,682.56</u>

Total Checks Paid	\$254,686.01
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COMMERCIAL LANDSCAPING ORLANDO, LLC.

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

PROPERTY: Brighton lakes
 NAME: J.R
 DATE: July 2023 TIME: _____
 PAGE: 1 OF: 3
 Timer A

CURRENT

ADJUSTED

A START TIME	10:00 PM
B START TIME	

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

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

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

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

J.R

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: J.R
 DATE: July 2023 TIME: _____
 PAGE: 2 OF: 3

CURRENT

ADJUSTED

A START TIME	
B START TIME	

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

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

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

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

J.R

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: J.R
 DATE: July 2023 TIME: _____
 PAGE: 3 OF: 3

CURRENT

ADJUSTED

A START TIME	
B START TIME	

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

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

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

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

J.R

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: J.R
 DATE: July 2023 TIME: _____
 PAGE: _____ OF: _____

CURRENT

ADJUSTED Timer B
Pool

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

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

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

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

COMMENTS: (Attach extra sheet if necessary) _____

CUSTOMER SIGNATURE

DATE

J.R

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: J.R
 DATE: July 2023 TIME: _____
 PAGE: _____ OF: _____
Timerc

CURRENT

ADJUSTED

A START TIME	10:00 PM
B START TIME	

M	⓪	W	T	⓪	S	S	A RUN DAYS
M	T	W	T	F	S	S	B RUN DAYS

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

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12	13
SPRAY OR ROTOR S OR R	S	S	S	S	R	S	S	S	R	S	S	R	S
CURRENT	20	20	20	20	20	20	20	20	20	20	15	5	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 J.R
 INSPECTED BY BLADE RUNNERS TECH

CDD Monthly Board Report September 7, 2023

The following is a result of inspection as of 8/19/2023

Completed Projects

- SweetSpire Park bench Graffiti removed.
- Emergency exit sign at Maracaibo repaired.
- Lane dividers at main entrance reinstalled.
- Speed bumps finally installed, 1 sign needs to be moved and relocated.
- Camera removed from Biel Ct and installed at dumpster along BLB captured tons of pictures of people dumping fixed cable & lock and installed 2 posted no trespassing, 3 no trespassing violators will be prosecuted and 1 no dumping allowed signs. Dumping has completely stopped.
- July 28th red car driving crazy at entrance hit one car and milling machine from Middlesex.

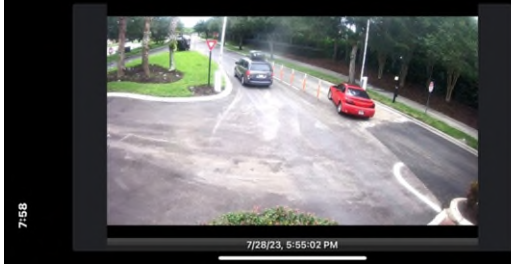
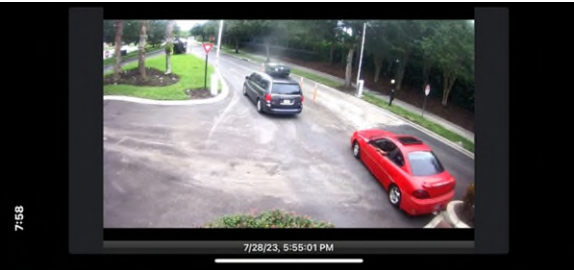
Pending Projects

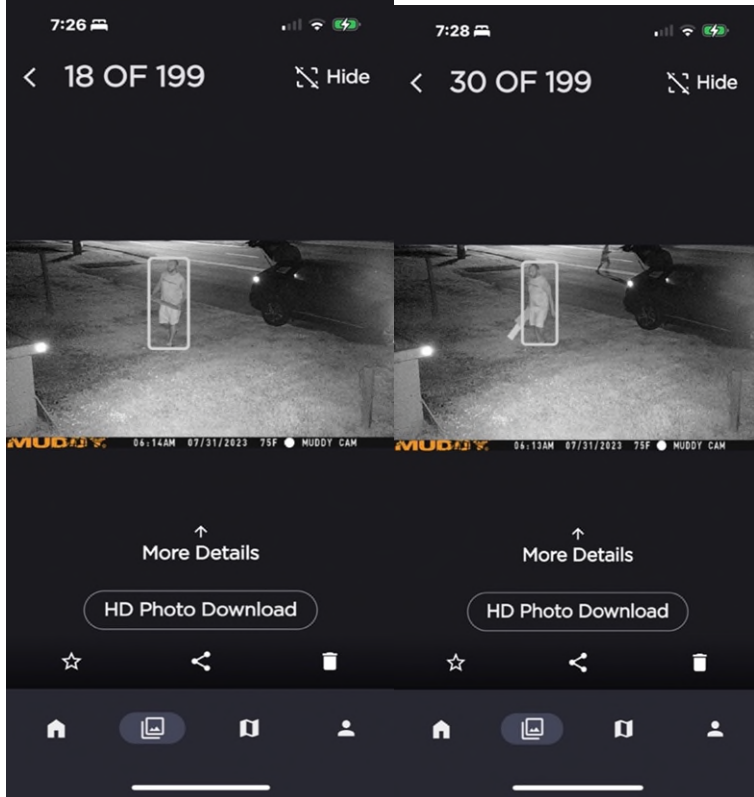
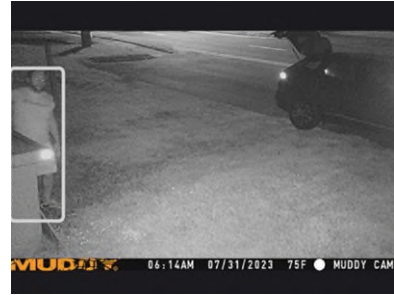
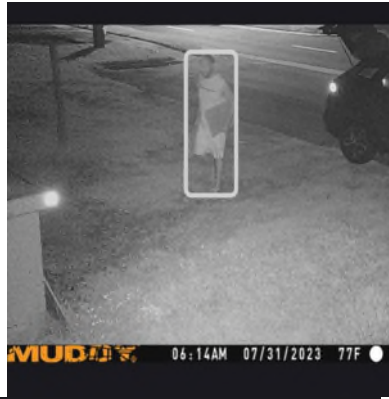
- Front entrance walls have been patched but still need paint.
- Community Center entrances 2 black poles need signs that say Club Habitat.
- 2 ballasts on volta need to be painted yellow.
- Brush between BLB & Pine Ridge along PHR & wetlands need to be cut back.
- Need signs made 2 NO DUMPING and 1 CRIME WATCH MEETING.
- Tag lights out at visitor entrance on 25' aluminum pole and tag flood light need to be installed.
- Pool pedestals light out at rear of pool by path.
- All ponds need treatment for Hydrilla.
- 2413 Maracaibo fence, where we stand.
- Trees along BLB need lifting.
- Repairs to Middlesex staging incomplete, Stargrass manhole still not fixed.
- Baykal pond light still out.
- Lock box on outside storage at Community Center needs replacement.
- 3615 Kariba planting fruit on buffer, (but well kept)
- 2605 Lutza way complains about drainage ditch cleanup (too wet and will do in dry season) also wants her fence pressure washed again when schedule allows.

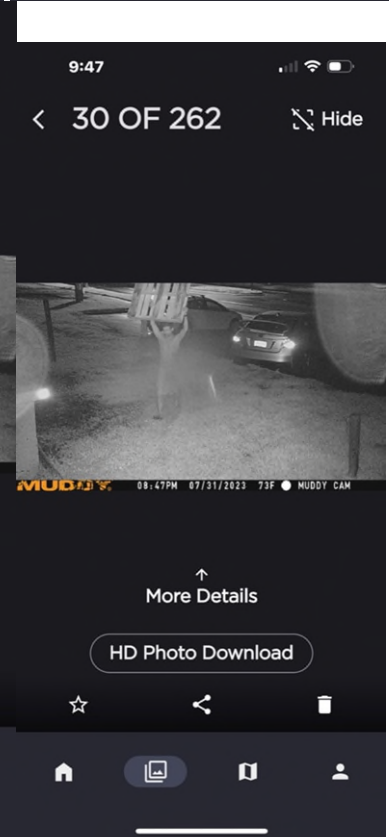
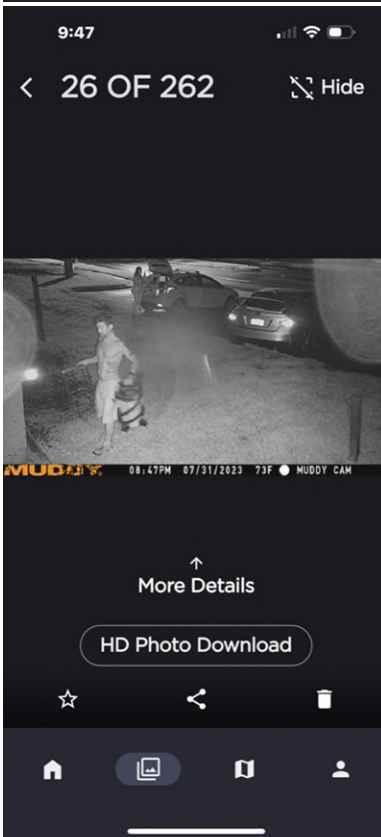
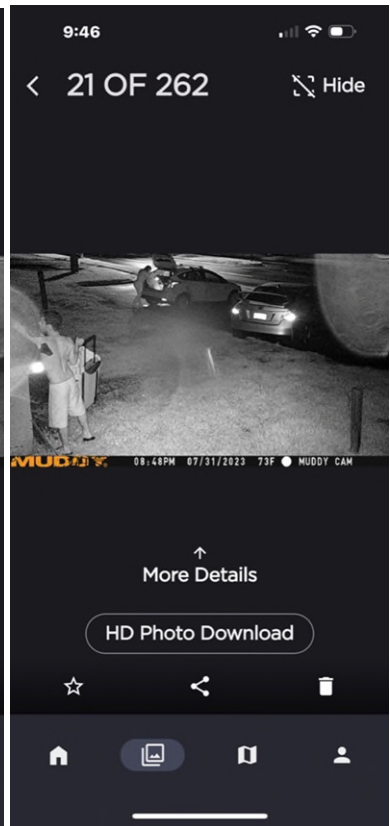
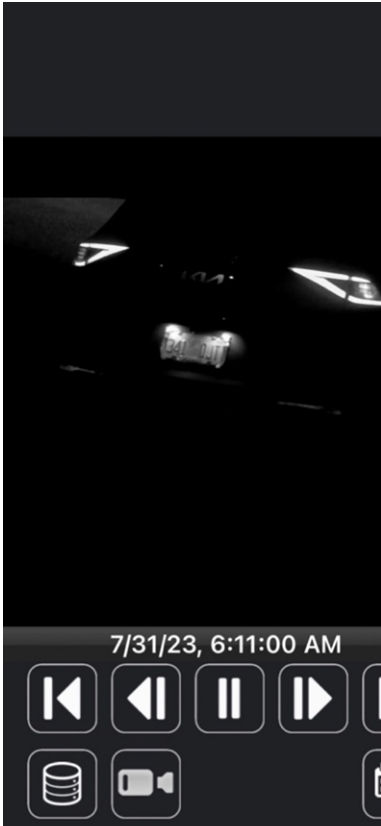
Denny Hisler SEP

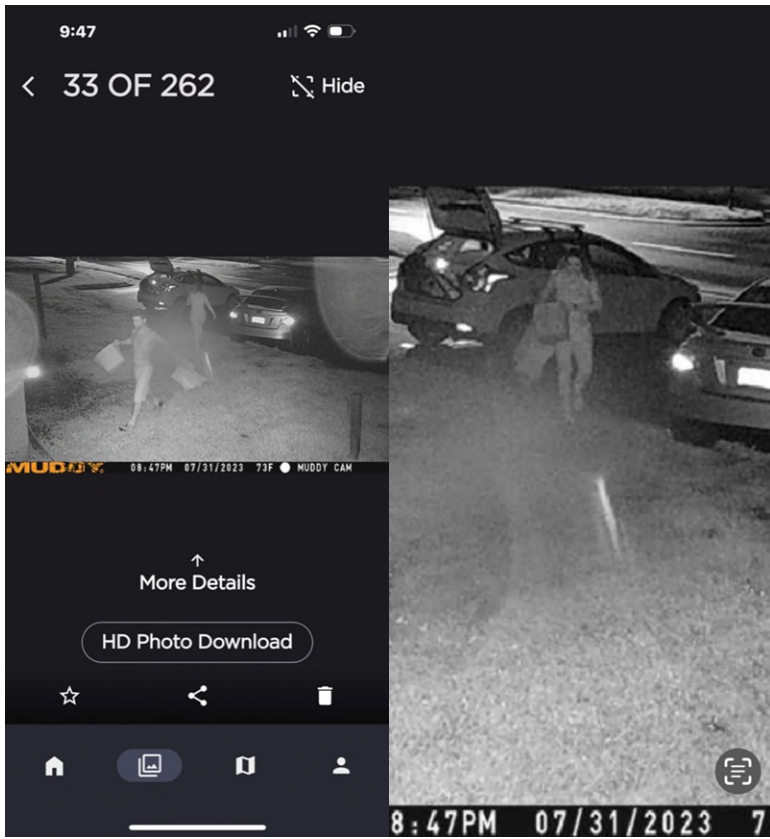
CDD Landscaping and Maintenance Liaison

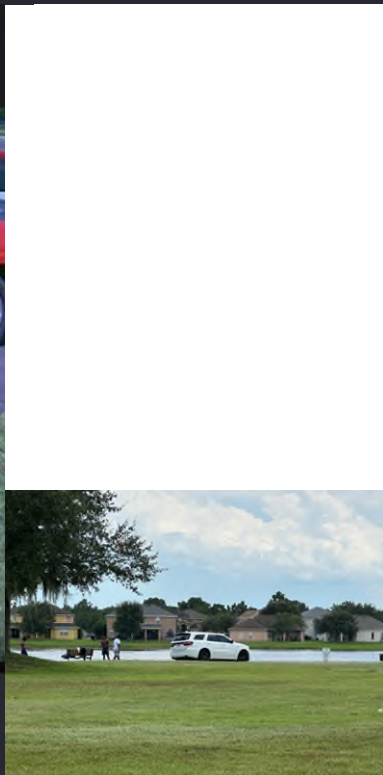
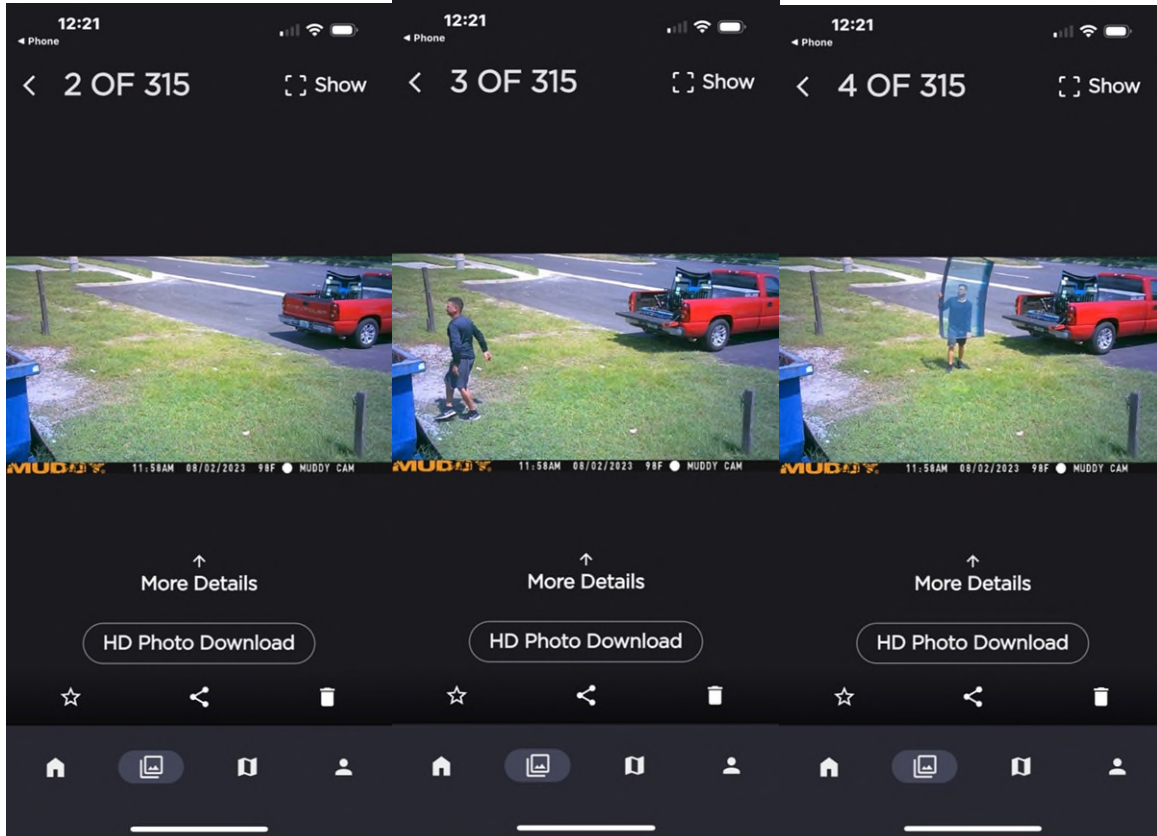
CDD Board, Do Not Reply to All

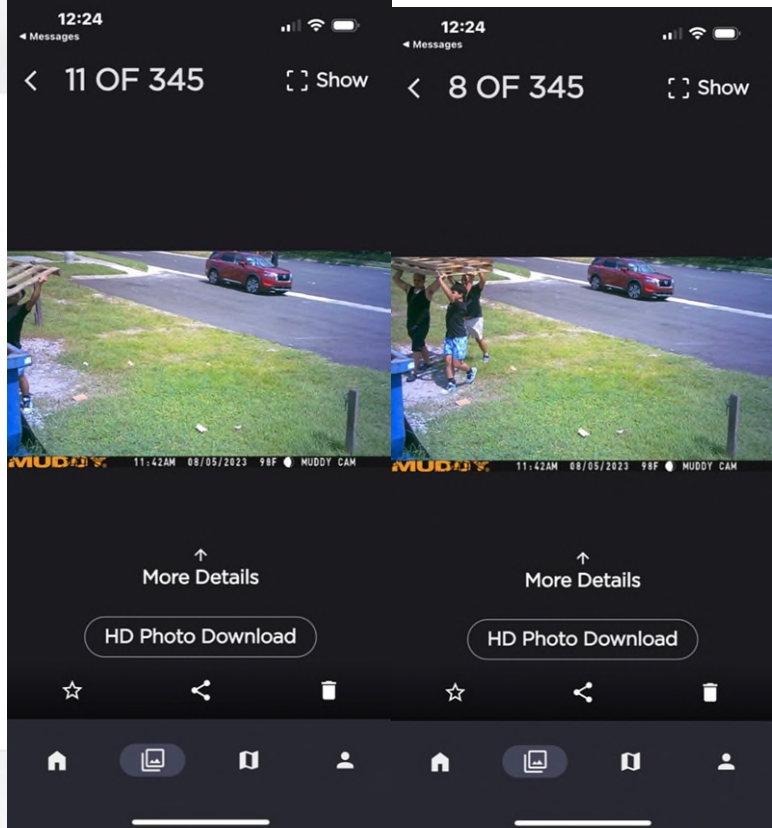


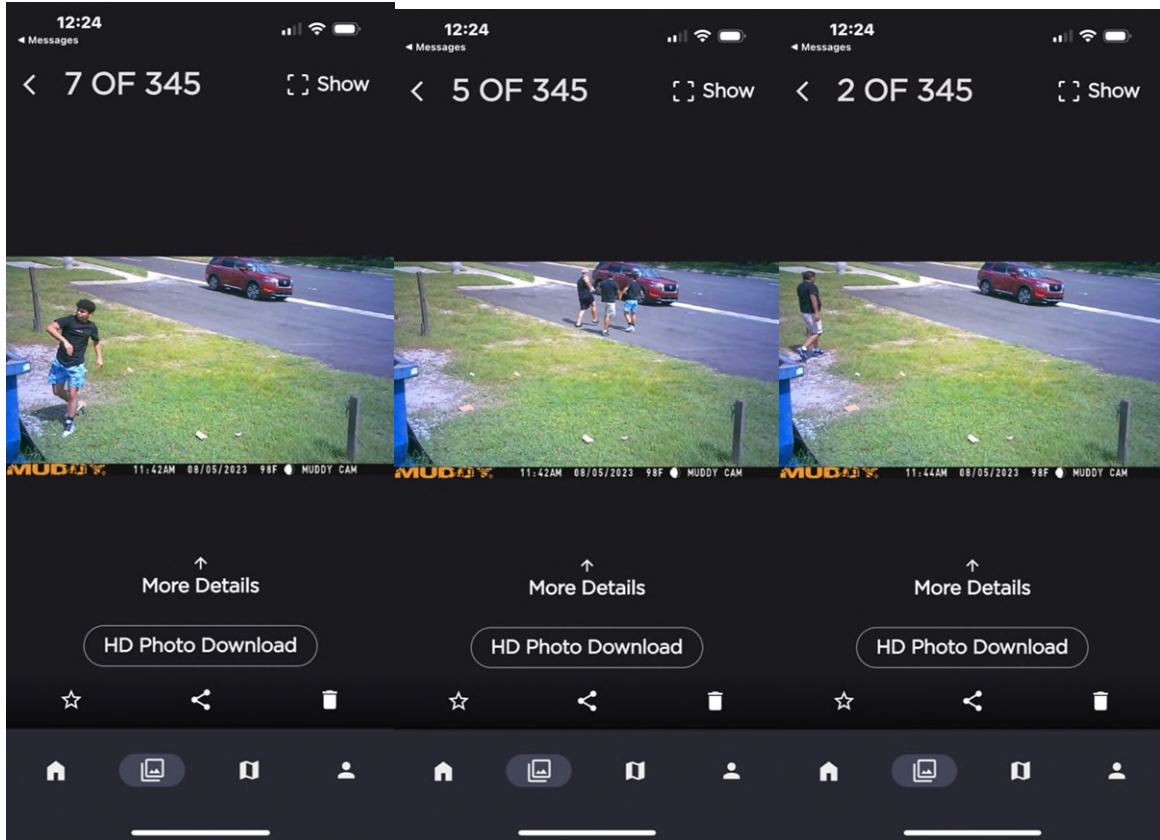


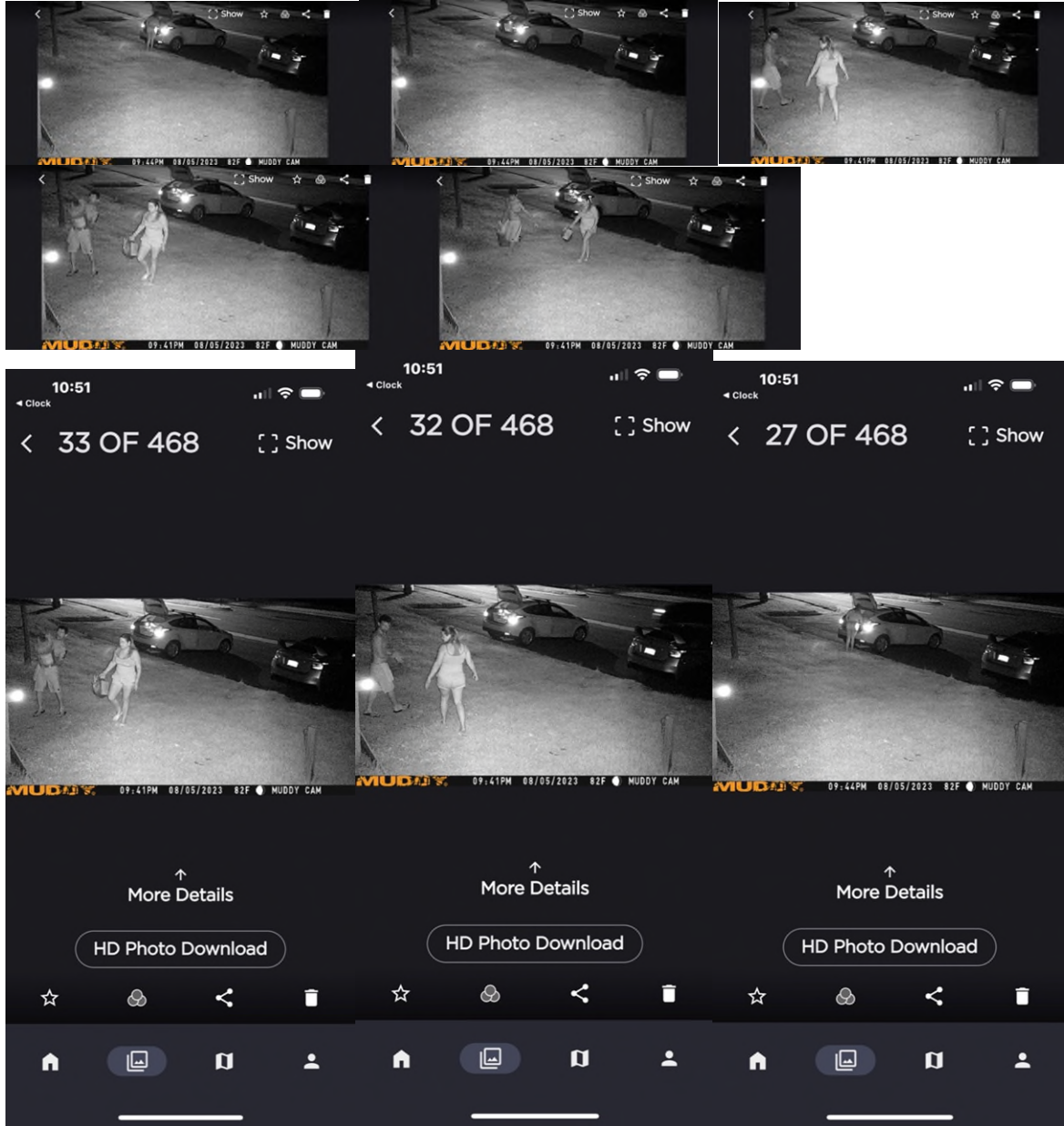


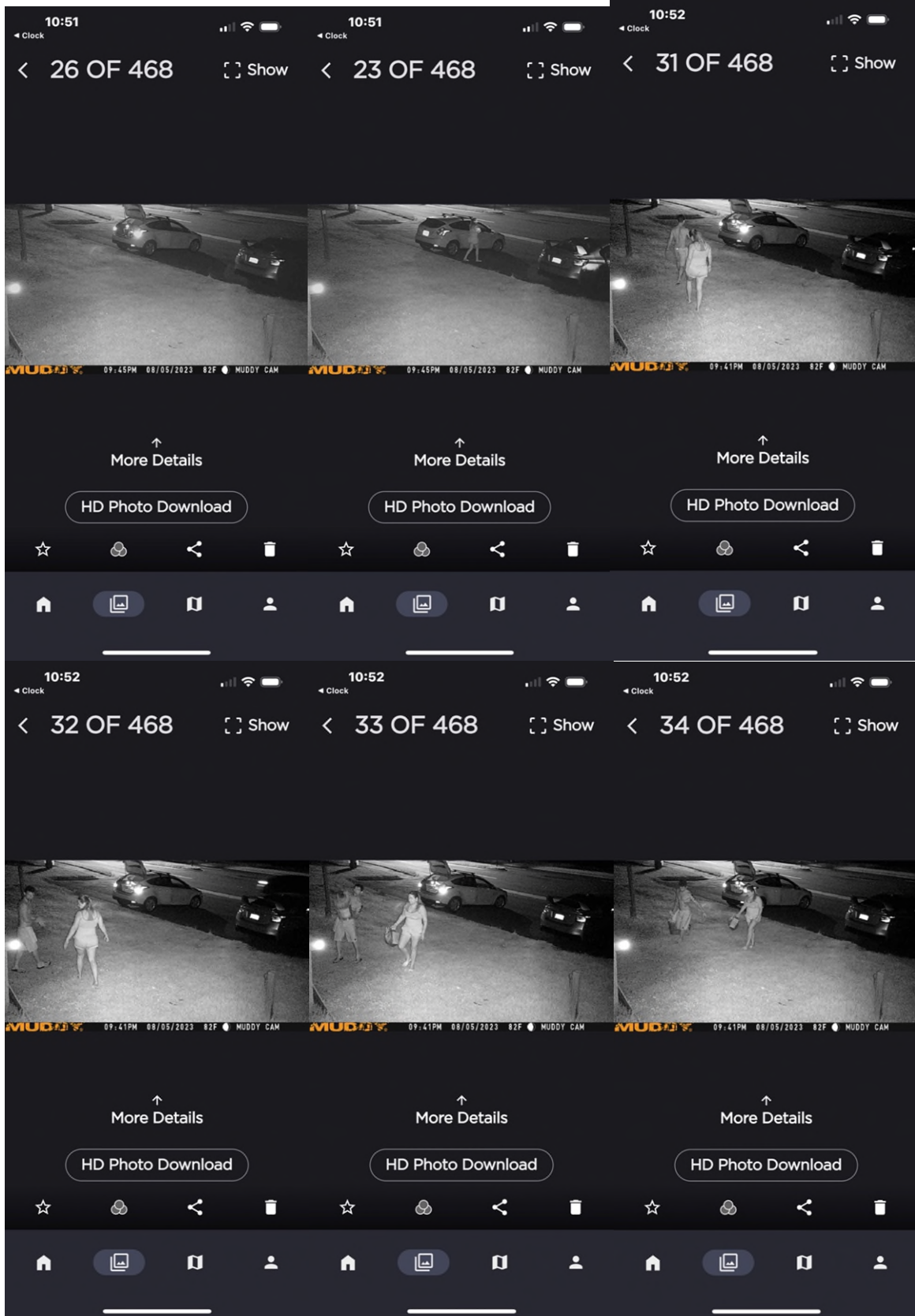


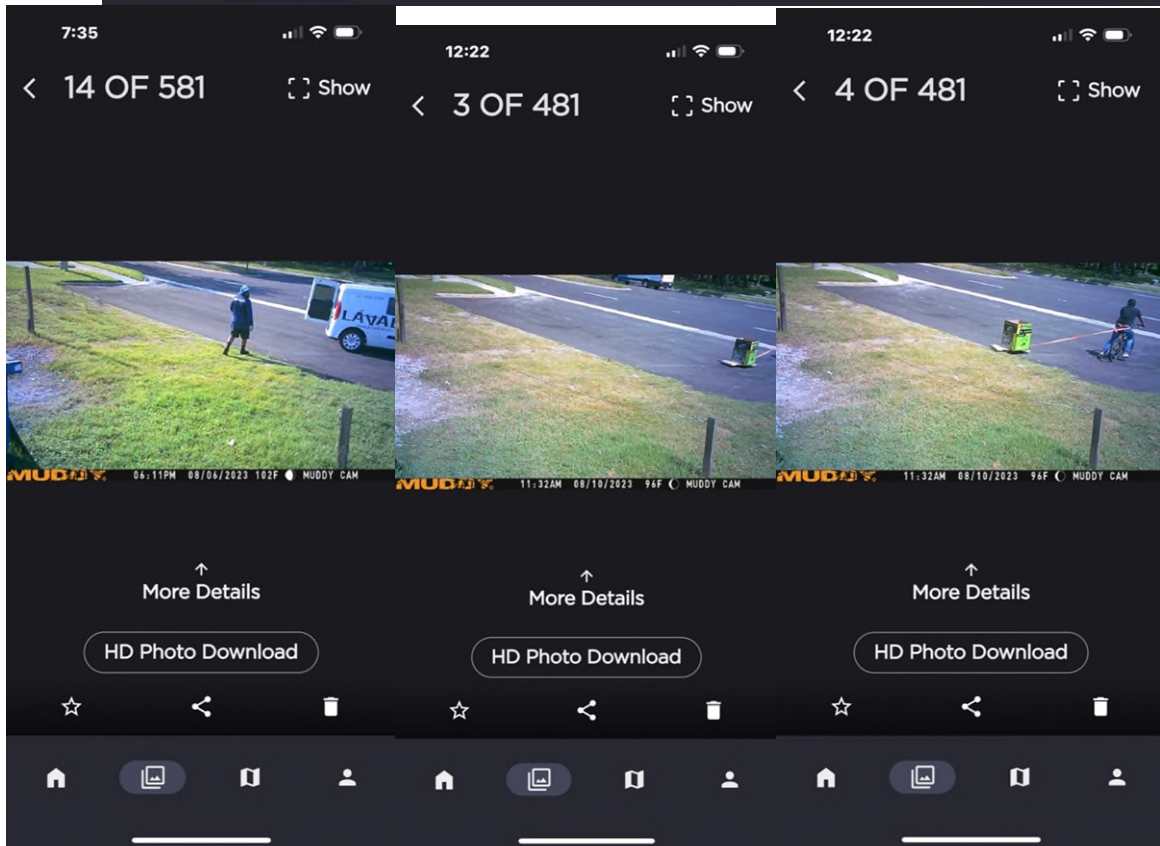
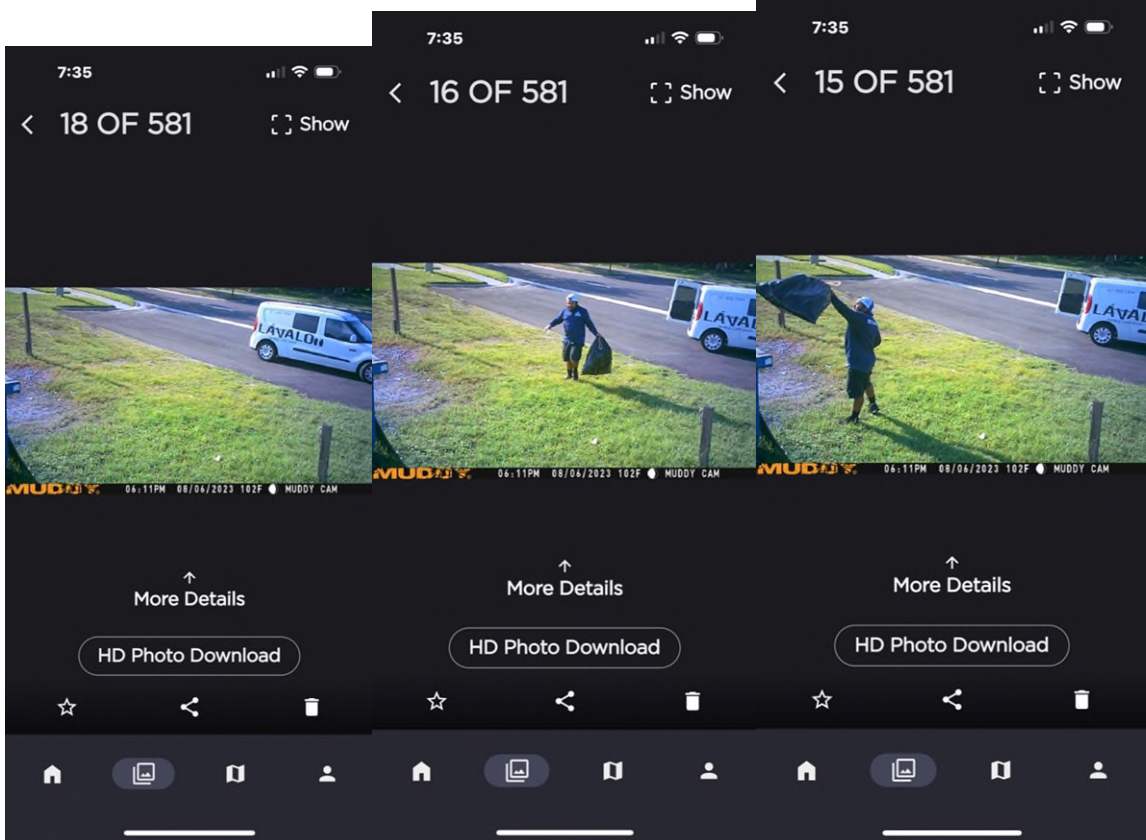


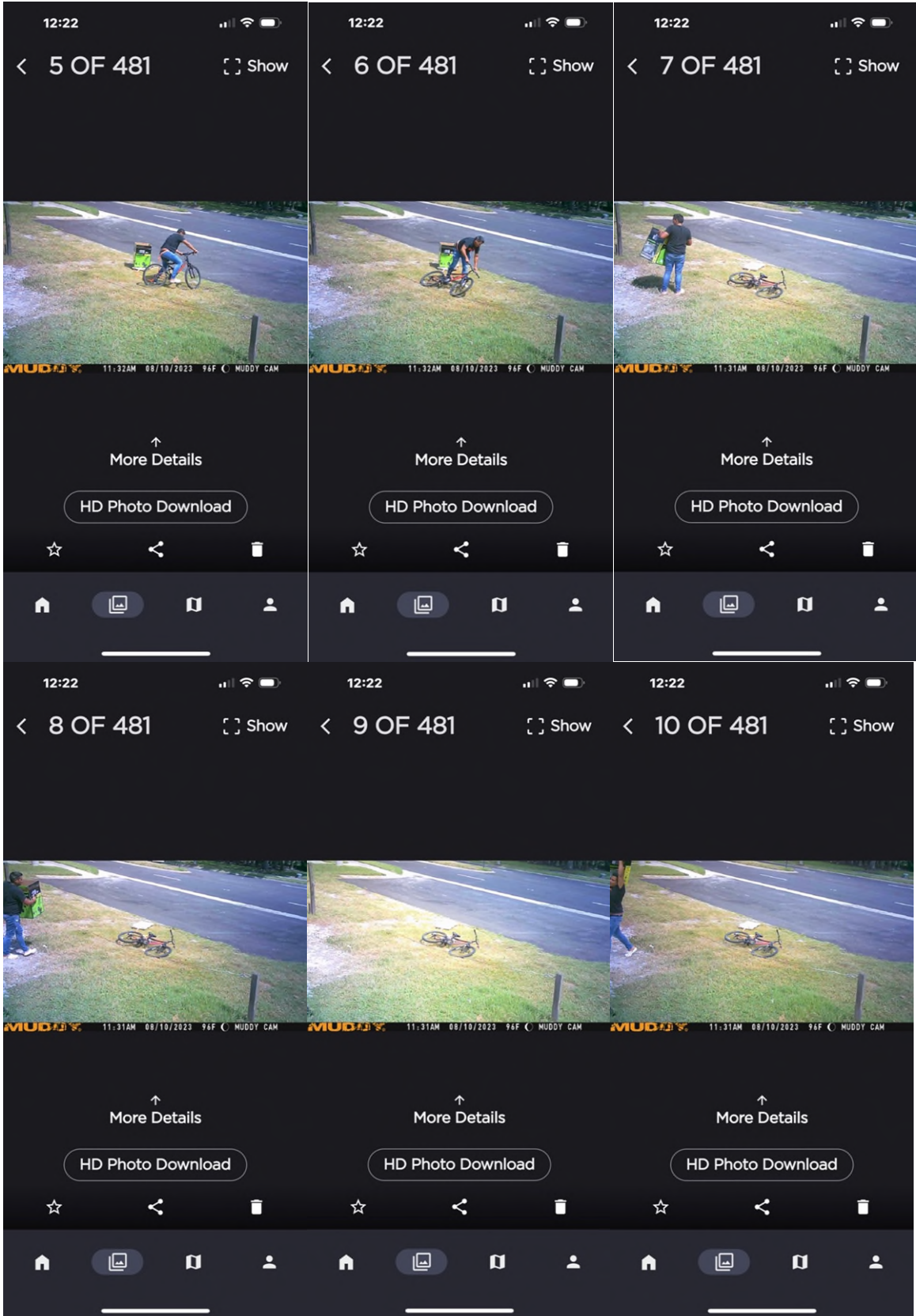


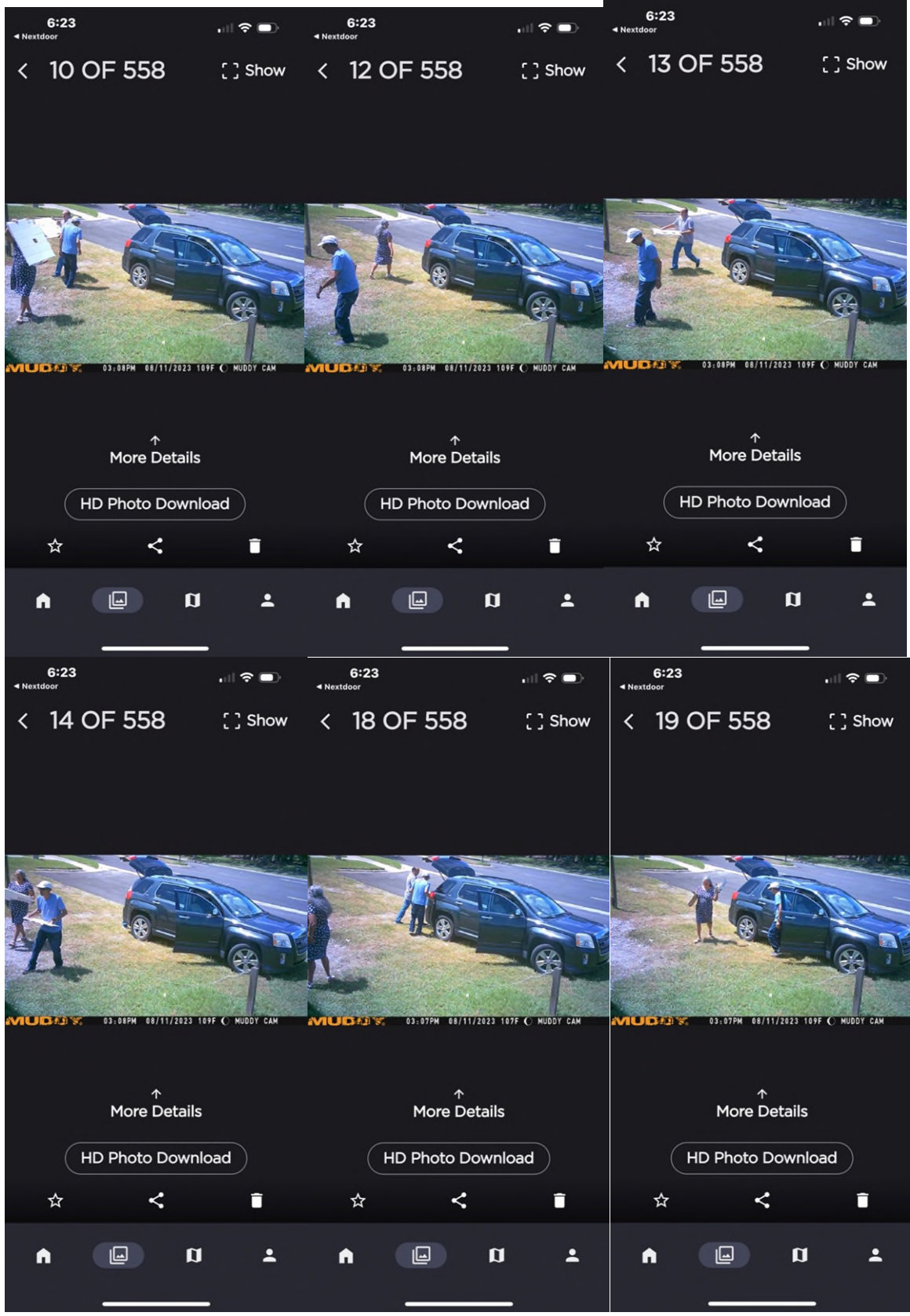


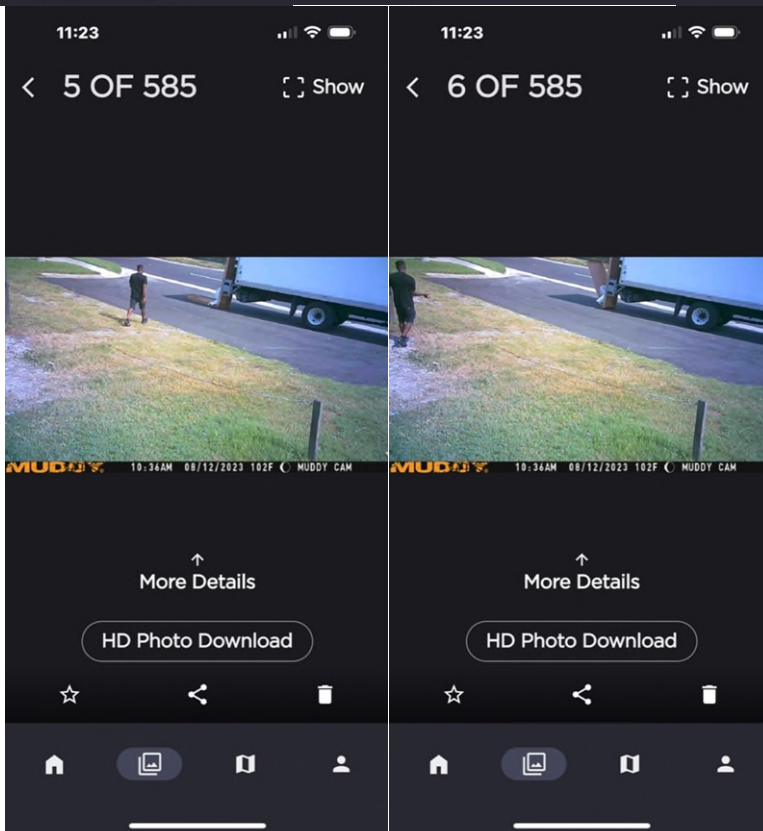
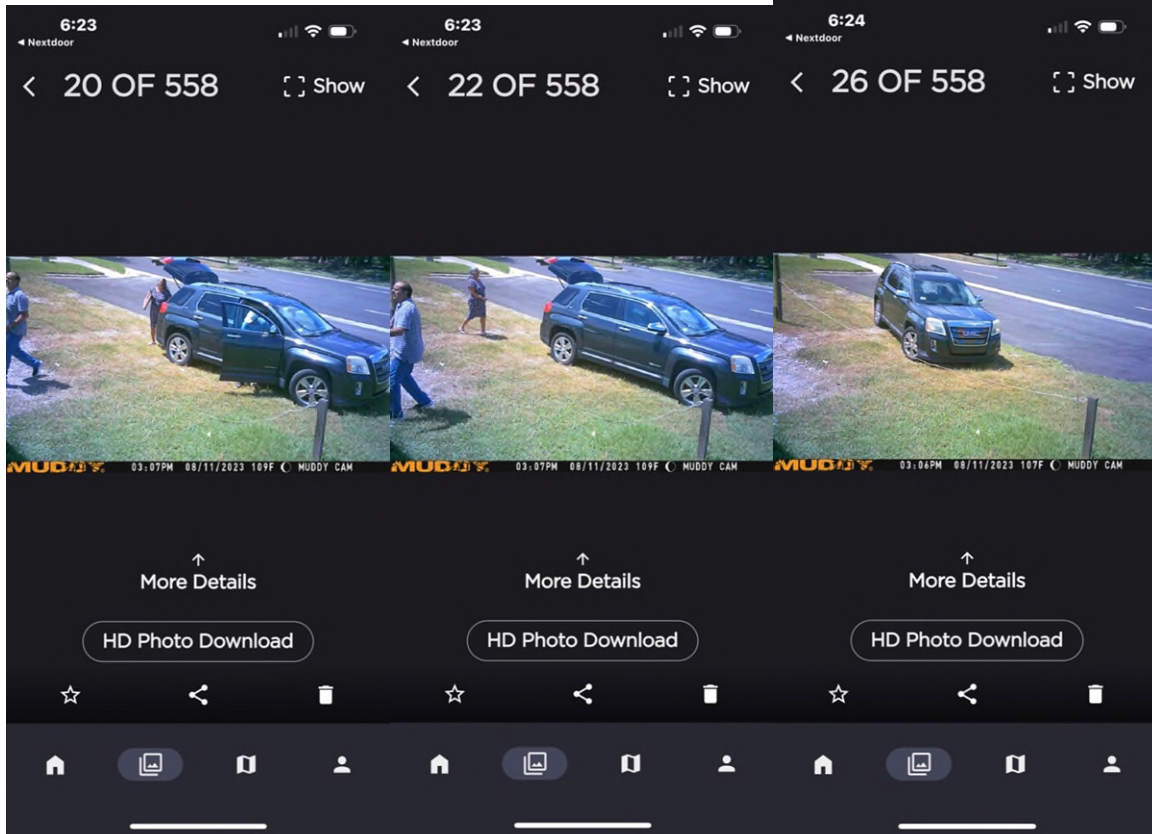


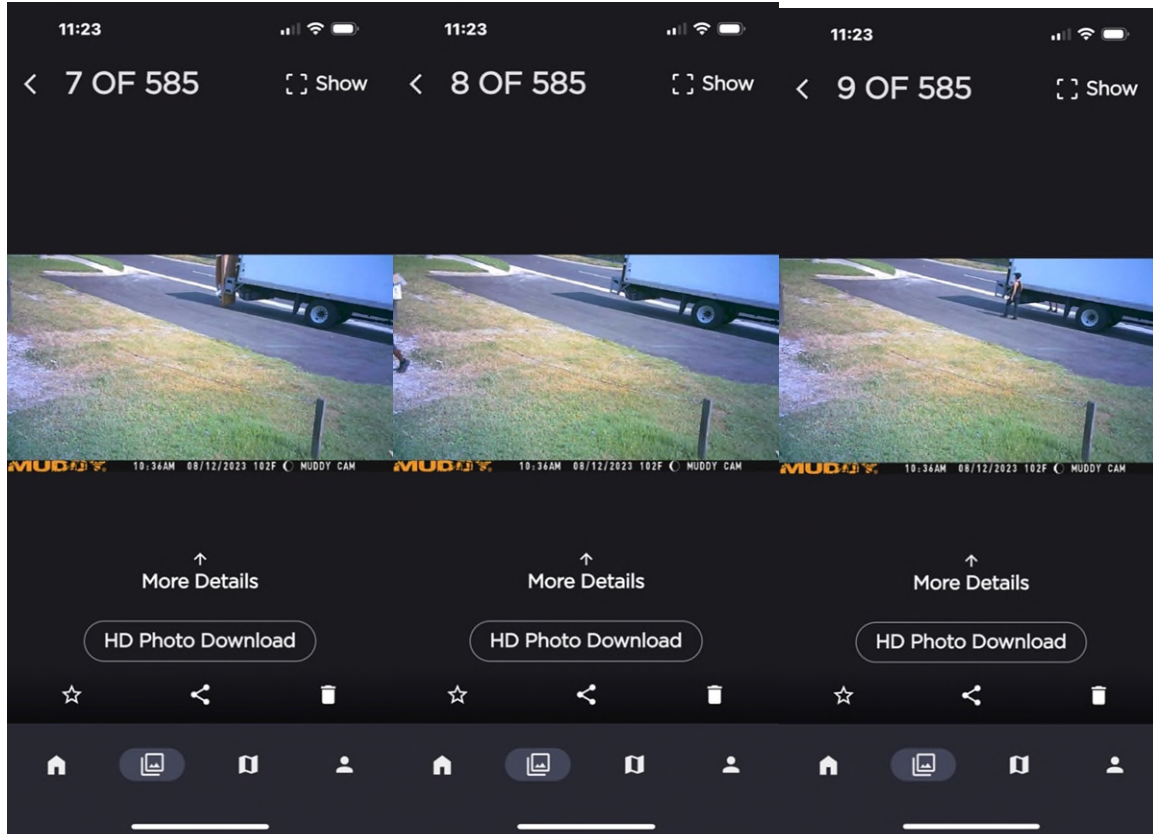


















AUGUST 2023 FIELD INSPECTION

Brighton Lakes CDD

Friday, August 11, 2023

Prepared For Board Of Supervisors

24 Item Identified

Freddy Blanco Field
Manager
Inframark





Item 1

Assigned To Tecni Pools

Pool equipment is working properly and no more black algae spots visible.



Item 2

Assigned To Bladerunner

Landscaping

Ligustrums around the pool need trimming service.



Item 3

Assigned To Bladerunner
Landscaping
Ligustrums around the pool need
trimming service.



Item 4

Assigned To Sitex
Ponds still is showing excessive
growth algae.



Item 5

Assigned To Sitex

Ponds still is showing excessive growth algae.



Item 6

Assigned To Sitex

Ponds still is showing excessive growth algae.



Item 7

Assigned To Bladerunner
Landscaping

Regular mowing service is completed according to the schedule.



Item 8

Assigned To District Engineer

New speed bumps near to Volta Cir is taking off.



Item 9

Assigned To Bladerunner
Landscaping

Sods installation along the Brighton
Lakes Blvd is still pending.



Item 10

Assigned To Inframark

Contact ToHo Water regarding fire
hydrant installation (not completed
at all).



Item 11

Assigned To Board Of Supervisors
Resident from 3615 Kariba Court
planted fruit trees in the CDD
easement.



Item 12

Assigned To Bladerunner
Landscaping
Mowing Service is Ongoing at the
Kariba Ct Easement .



Item 13

Assigned To Bladerunner
Landscaping
Mowing Service is Ongoing at the
Kariba Ct Easement .



Item 14

Assigned To Bladerunner
Landscaping
Viburnums are dying in the bed lo-
cated at Pleasant Hill Road.



Item 15

Assigned To Sitex

Ponds still is showing excessive growth algae.



Item 16

Assigned To Sitex

Ponds still is showing excessive growth algae.



Item 17

Assigned To Sitex

Ponds still is showing excessive growth algae.



Item 18

Assigned To Bladerunner

Landscaping

Mowing and edging service is completed according to the schedule.



Item 19

Assigned To Bladerunner
Landscaping

Mowing service between Juneberry
Pl and Sweetspire Cir is completed.



Item 20

Assigned To Sitex

Ponds still is showing excessive
growth algae.



Item 21

Assigned To Sitex
Ponds still is showing excessive growth algae.



Item 22

Assigned To District Engineer
Hole at StarGrass is repaired.



Item 23

Assigned To Bladerunner

Landscaping

Provide schedule for the next bush hogging service



Item 24

Assigned To Bladerunner

Landscaping

Trimming service along the PVC fence located at StarGrass Cir is still pending

Report from Juan P. Ramirez

- **Item #2**, it will be done next Monday.
- **Item #9**, I am waiting on the vendor. The fields have been wet and they do not have good sod at the moment. I will let you know when it is available.
- **Item #14**, I am working on fixing the leaks at the Blvd. as soon as everything is working, they will be replaced.
- **Item #23**, It is too wet now, I will check every week, when I can complete it.
- **Item #24**, it is done.



PO Box 917
Parrish, FL 34219

813.558.2125
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Brighton Lakes CDD hereafter called "customer"

Customer: Brighton Lakes CDD
C/O: Inframark
Contact: Mr. Gabriel Mena
Address: 313 Campus St Celebration, FL 34747
Email: Gabriel.Mana@Inframark.com
Phone: 407.566.1935

Sitex agrees to provide aquatic management services for a period of n/a In accordance with the terms and conditions of this agreement in the following sites:

Eight (8) Ponds (34 acres) located at the Brighton Lakes Community in Kissimmee, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- 1. Pond #1 \$125.50
- 2. Pond #2 \$200.00
- 3. Pond #3 \$74.50
- 4. Pond #4 \$98.00
- 5. Pond #5 \$444.50
- 6. Pond #6 \$150.00
- 7. Pond #7 \$360.00
- 8. Pond #9 \$249.50

Total Service Amount \$1,702.00 per occurrence

Service shall consist of one-time applications of Blue dye to help block sunlight to suppress Hydrilla growth, no length of control is guaranteed due natural occurrences.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be n/a thru n/a Agreement will automatically renew as per Term and Conditions:

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Joseph T. Craig

07/24/2023

Accepted By

Date

President, Sitex Aquatics llc.

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in (n/a) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a (n/a) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.



PO Box 917
Parrish, FL 34219

813.564.2322
www.sitexaquatics.com

Fountain Maintenance Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" and Brighton Lakes CDD hereafter called "customer"

Customer: Brighton Lakes CDD
 C/O: Gabriel Mena
 Address: 313 Campus St Celebration, FL 34747
 Email: Gabriel.Mena@inframrk.com
 Phone: 407.566.1935


The following bid is for 1 set of LED Lights to the fountain located in Pond #3 @ the Brighton Lakes Community located in Kissimmee, FL.

Service	Cost
1-4 set of LED lights w/ Control timer & 200' of cable	\$2,636.00
Installation	Included
3-year Warranty	Included
Total Cost	\$2,636.00

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

		 President, Sitex Aquatics llc.	7/24/2023
Accepted By	Date		Date

Terms & Conditions

Payment

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.



1902 West Vine St.
Kissimmee, FL 34741
(407) 287-6840

ESTIMATE

EST-22242

Payment Terms: Deposit Required Account

Created Date: 7/13/2023

DESCRIPTION: NO LIFEGUARD & POOL OPEN

Bill To: Brighton Lakes CDD
313 Campus Street
Celebration, FL 34747
US

Pickup At: FASTSIGNS of Kissimmee
1902 West Vine St.
Kissimmee, FL 34741
US

Requested By: Freddy Blanco
Email: freddy.blanco@inframark.com
Work Phone: (407) 566-1935
Cell Phone: (407) 947-2489

Salesperson: House 175401 - Kissimmee, FL

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	24"W x 18"H in 3mm White Max Metal with Printed Vinyl and laminated - Production time 3-5 Business Days <ul style="list-style-type: none"> NO LIFEGUARD ON DUTY SWIM AT YOUR OWN RISK - Qty 02 POOL OPEN FRON THE DAWN TO DUSK - Qty 02 	4	\$65.6875	\$262.75

Subtotal:	\$262.75
Taxes:	\$0.00
Grand Total:	\$262.75

- *This estimate is valid for 30 days.
- *Please sign Estimate and include today's day. A 50% deposit is required to begin working on the project when is more than \$250.00 total cost. If it is less full payment is required to proceed.
- *Three Revisions and/or changes per Artwork per project. After the third change, a \$15.00 Fee will be added to the order per Artwork change.
- *Artwork and Set-up Fee does not release a digital copy of the artwork to customers (\$180 for Release of Artwork).
- *Customer will provide primary electrical service within 5 feet of sign electrical connection.
- *City or County Fees are not included in the estimate.
- *ANY ORDERS THAT ARE RUSH ORDERS, ORDERS WITH INSTALLATION, AND ORDERS THAT NEED TO BE DELIVERED NEED TO BE PAID IN FULL BEFORE PRODUCTION.
- *When ordering card on file is required to proceed with the order. Once production is completed we will charge the remaining balance automatically
- *All RUSH ORDER must be approved before 2:00 pm. After 2:01 pm the order will be ready for the next day.

CUSTOMER NOTICE

Prices listed, quoted, & advertised reflect our cash price.
OUR REGULAR PRICE INCLUDES A 4% NON-CASH ADJUSTMENT.
We offer savings at the point of sale when you pay with cash.
The purpose of the non-cash adjustment is to incentivize customers to pay with cash. This is an "in-kind incentive" in compliance with section (2)(A) of the

Durbin Amendment, a provision of United States Federal Law, 15 U.S.C & 169o-2. We further provide a Cash Discount from the regular price in accordance with section (4)(c)(4) of the same document. This sign is meant to inform customers of our regular price in compliance with this law.

Thank You For Your Business

Signature: _____ **Date:** _____



1902 West Vine St.
Kissimmee, FL 34741
(407) 287-6840

ESTIMATE

EST-22240

Payment Terms: Deposit Required Account

Created Date: 7/13/2023

DESCRIPTION: Street name sign

Bill To: Brighton Lakes CDD
313 Campus Street
Celebration, FL 34747
US

Pickup At: FASTSIGNS of Kissimmee
1902 West Vine St.
Kissimmee, FL 34741
US

Requested By: Freddy Blanco
Email: freddy.blanco@inframark.com
Work Phone: (407) 566-1935
Cell Phone: (407) 947-2489

Salesperson: House 175401 - Kissimmee, FL

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	30"W x 6"H Street Name Sign Blanks - Flat - SS - Green with white cut vinyl - High Intensity Prismatic • BIEL Ct. - QTY 02 • HURON Cir. - QTY 02 <i>3/4" radius corner</i> <i>Production time 5-7 Business days</i>	4	\$46.125	\$184.50
2	36"W x 9"H Street Name Sign Blanks - Flat - SS - Green with white cut vinyl - High Intensity Prismatic • STARGRASS CIR. - Qty 04 <i>Square Corner</i> <i>Production time 5-7 Business days</i>	4	\$135.625	\$542.50

Subtotal:	\$727.00
Taxes:	\$0.00
Grand Total:	\$727.00

- *This estimate is valid for 30 days.
- *Please sign Estimate and include today's day. A 50% deposit is required to begin working on the project when is more than \$250.00 total cost. If it is less full payment is required to proceed.
- *Three Revisions and/or changes per Artwork per project. After the third change, a \$15.00 Fee will be added to the order per Artwork change.
- *Artwork and Set-up Fee does not release a digital copy of the artwork to customers (\$180 for Release of Artwork).
- *Customer will provide primary electrical service within 5 feet of sign electrical connection.
- *City or County Fees are not included in the estimate.
- *ANY ORDERS THAT ARE RUSH ORDERS, ORDERS WITH INSTALLATION, AND ORDERS THAT NEED TO BE DELIVERED NEED TO BE PAID IN FULL BEFORE PRODUCTION.
- *When ordering card on file is required to proceed with the order. Once production is completed we will charge the remaining balance automatically

*All RUSH ORDER must be approved before 2:00 pm. After 2:01 pm the order will be ready for the next day.

CUSTOMER NOTICE

Prices listed, quoted, & advertised reflect our cash price.

OUR REGULAR PRICE INCLUDES A 4% NON-CASH ADJUSTMENT.

We offer savings at the point of sale when you pay with cash.

The purpose of the non-cash adjustment is to incentivize customers to pay with cash. This is an "in-kind incentive" in compliance with section (2)(A) of the Durbin Amendment, a provision of United States Federal Law, 15 U.S.C & 169o-2. We further provide a Cash Discount from the regular price in accordance with section (4)(c)(4) of the same document. This sign is meant to inform customers of our regular price in compliance with this law.

Thank You For Your Business

Signature: _____ **Date:** _____

**NOTICE OF MEETINGS
BRIGHTON LAKES
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Brighton Lakes Community Development District will hold their meetings and workshops for Fiscal Year 2024 at the Brighton Lakes Recreation Center, 4250 Brighton Lakes Boulevard, Kissimmee, Florida at 6:00 p.m. on the first Thursday of every other month and workshops on the second Thursday of the alternate months of the regular meeting at 6:00 p.m. unless otherwise indicated below.

Regular Meetings

November 2, 2023
January 4, 2024
March 7, 2024
May 2, 2024
July 4, 2024
September 5, 2024

Workshops

October 12, 2023
February 8, 2024
April 11, 2024
June 13, 2024
August 8, 2024

The meetings and workshops are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. Meetings and workshops may be continued to a date, time, and location to be specified on the record at the meetings and workshops. Anyone wishing to participate in such meetings and workshops via communications media technology should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: <https://www.brightonlakescdd.org>

There may be occasions when one or more Supervisors will participate via telephone or other communication media technology. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at these meetings and workshops because of a disability or physical impairment should contact the District Manager at 407-566-1935 at least two (2) calendar days prior to the meetings and workshops. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8771 (TTY)/(800) 955-8770 (Voice) for aid in contacting the District Management Company.

Each person who decides to appeal any action taken at these meetings and workshops is advised that person will need a record of the proceedings and accordingly, the person may need to ensure a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Gabriel Mena, District Manager

Publish: October 4, 2023

KISSIMMEE MOTORSPORTS INC
 2881 N. JOHN YOUNG PARKWAY
 KISSIMMEE FL 34741
 407-847-6686

CDD BRIGHTON LAKES

Buyer's Order

Date 08/11/2023
 Deal No.
 Salesperson RODRIGUEZ, JAIME
 Lienholder CASH DEAL

313 CAMPUS ST
 CELEBRATION, FL 34747

H W C 321-436-1222 Email JORGE.BAEZ@INFRAMARK.COM

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	Odometer	Serial No.	Stock No.	Price (Incl factory options)
New	2023	KAWASAKI	KAF400YPFNN	0	JK1AFEY17PB500985	KS0985	\$9,799.00

Parts and Labor:	Price	Qty	Ext Price	Dealer Unit Price	\$9,799.00
				Parts & Accessories	\$0.00
				Labor	\$334.83
				Destination	\$1,498.00
				Assembly & Prep	\$697.60
				Battery Fee	\$1.50
			Tire Fee	\$4.00	

Labor:	Cash Price	\$12,334.93
	Trade Allowance	\$0.00
	Payoff	\$0.00
Notes:	Net Trade	\$0.00
	Net Sale (Cash Price - Net Trade)	\$12,334.93
	Sales Tax	\$0.41
	Title/License/Registration Fees	\$0.00
	Documentation Fee	\$220.00
	Credit Life Insurance	\$0.00
Trade Information	Accident & Disability	\$0.00
	Cash Down Payment	\$0.00
	Amount to Pay/Finance	\$12,555.34

Monthly Payment of \$2,063.89 For 0 Months at 0.00% Interest

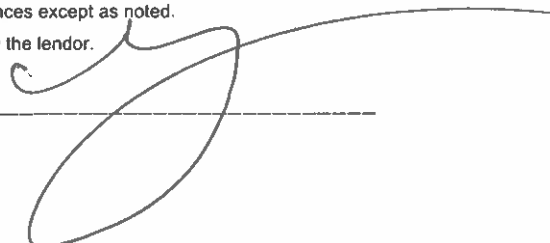
NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement.

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.

*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer Signature _____ Dealer Signature _____

Thank You for Your Business!





HANSON, WALTER & ASSOCIATES, INC.
PROFESSIONAL ENGINEERING, SURVEYING & PLANNING

August 30, 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 August 16, 2023 we received notification of substantial completion from Middlesex Paving, LLC (the "Contractor") for the subject Brighton Lakes Community Development District roadway re-surfacing project (the "Project"). On August 23, 2023, a preliminary inspection of the Project was performed by my firm, which was attended by representatives of the Contractor. 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 inspection and final payment.

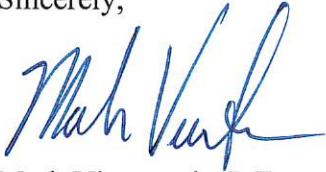
1. Re-locate speed hump sign on the exit side of Brighton Lakes Blvd. just past the guardhouse where the speed hump was re-located.
2. Remove excess thermoplastic striping drippings on Brighton Lakes Blvd. at several locations from beginning to end.
3. Black-out the grinded temporary yellow striping on Brighton Lakes Blvd. in front of the club house.
4. Repair the tire tracks on the cul-de-sac on Sevan Way.
5. Address the standing water in the replaced curb at 2483 Huron Circle. Based on additional survey of the curb, it is recommended to replace approx.. 50' of curb between the driveways of 2483 & 2485 Huron Cir. which provides 0.15' of fall which equates to a curb slope of 0.30%.

6. Provide asphalt core test results.
7. Adjust water valve can to match finished grade at the turnout driveway between ponds (aka secondary staging area) on Brighton Lakes Blvd.
8. Address the uneven asphalt at the intersection of Brighton Lakes Blvd. and Patrician Cir. that is holding water.
9. Address and make repairs to alleviate the standing water at the entrance lane at the guardhouse and install new thermoplastic striping in this area to complete the island bull nose with chevrons, 2'-4' white skip from bull nose to gate, and stop bar.
10. Complete installation of thermoplastic crosswalks along Brighton Lakes Blvd. Crosswalks missing at Kariba Ct., Volta Cir., pond access driveway, Sevan Way, Chapala Dr., Maracaibo Dr., Stargrass Cir., Patrician Cir., and Sweetspire Cir.
11. Install smallest thermoplastic 1'x1' advance warning stripe at speed humps a distance of 20' from the 1' x 2' stripe.
12. Remove sand (from oversanding paver bridge) that has washed and settled around the corner on Huron Cir. in the miami curb.
13. Remove millings and sand from curbs at turnout driveway between ponds (aka secondary staging area) on Brighton Lakes Blvd.
14. Install fire hydrant blue RPMs at:
 - a. Kariba Ct. (quantity = 4)
 - b. Volta Cir. (quantity = 5)
 - c. Sevan Way (quantity = 1)
 - d. Patrician Cir. at Presidio Way (quantity = 1)
15. Clean asphalt off of or replace the blue RPMs at both entrances to Huron Cir. off of Brighton Lakes Blvd.
16. Address the red color seal coat on the stamped asphalt at the guardhouse that is wearing thin.
17. Remove the construction cones on Stargrass Cir. where the depression was filled in with asphalt.

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 there are 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 inspection and 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 tail.

Mark Vincutonis, P.E.
Project Manger



Change Order No. 4

Date of Issuance: September 7, 2023	Effective Date:	Same as Issuance Date
Owner: Brighton Lakes Community Development District	Owner's Contract No.:	N/A
Contractor: Middlesex Paving, LLC	Contractor's Project No.:	N/A
Engineer: Hanson, Walter & Assoc., Inc.	Engineer's Project No.:	N/A
Project: Roadway Resurfacing	Contract Name:	Roadway Resurfacing Project

The Contract is modified as follows upon execution of this Change Order: The Contract is modified as follows upon execution of this Change Order: This Change Order reflects an addition of contract time from the previous change order. This change order will allow the completion of all previous punch list items and final punch list items identified on the Preliminary and Final Certificates of Substantial Completion. The items will be completed by September 22.

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES <i>[note changes in Milestones if applicable]</i>
Original Contract Price: <u>\$3,133,150.00</u>	Original Contract Times: <u>205 Calendar Days to Substantial Completion</u> Substantial Completion: <u>July 1, 2023</u> Ready for Final Payment: <u>August 1, 2023</u>
<u>[Increase]</u> [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>3</u> : <u>\$11,475.00</u>	<u>[Increase]</u> [Decrease] from previously approved Change Orders No. <u>1</u> to No. <u>3</u> : Substantial Completion: <u>July 31, 2023</u> Ready for Final Payment: <u>August 31, 2023</u>
Contract Price prior to this Change Order: <u>\$3,144,625.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>July 31, 2023</u> Ready for Final Payment: <u>August 31, 2023</u>
Increase of this Change Order: <u>\$0.00</u>	<u>[Increase]</u> [Decrease] of this Change Order: Substantial Completion: <u>September 22, 2023</u> Ready for Final Payment: <u>October 22, 2023</u>
Contract Price incorporating this Change Order: <u>\$3,144,625.00</u>	Contract Times with all approved Change Orders: Substantial Completion: : <u>September 22, 2023</u> Ready for Final Payment: : <u>October 22, 2023</u>

RECOMMENDED: By: <u></u> Engineer Title: <u>CDD ENGINEER</u> Date: <u>8-31-23</u>	RECOMMENDED: By: _____ Construction Manager Title: _____ Date: _____	ACCEPTED: By: <u></u> Contractor Title: <u>Project Manager</u> Date: <u>8/31/23</u>
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APPROVED BY OWNER:
 By: _____
 Title: Chair, Board of Supervisors
 Date: _____