



Rizzetta & Company

Bainebridge Community Development District

**Board of Supervisors'
Meeting
July 15, 2021**

**District Office:
2806 N. Fifth Street
Unit 403
St. Augustine, FL 32084**

www.bainebridgecdd.org

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT
District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.bainebridgecdd.org

Board of Supervisors

William Huff	Chairman
Samuel Helms III	Vice Chairman
Charles Straw	Assistant Secretary
Alton Mabb	Assistant Secretary
Vacant Seat	

District Manager

Lesley Gallagher	Rizzetta & Company, Inc.
------------------	--------------------------

District Counsel

Sarah Warren	Hopping Green & Sams, P.A.
Katie Buchanan	Hopping Green & Sams, P.A.

District Engineer

Vince Dunn	Dunn & Associates
David Taylor	Dunn & Associates

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (904) 436-6270. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.bainebridgecdd.org

Board of Supervisors
Bainebridge Community
Development District

July 8, 2021

AGENDA

Dear Board Members:

The regular meeting of the Bainebridge Community Development District will be held on **Thursday, July 15, 2021 at 6:00 p.m.** at the Bainebridge Amenity Center, located at 15855 Twin Creek Drive, Jacksonville, Florida 32218. The following is the agenda for this meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
4. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held April 15, 2021.....Tab 1
 - B. Ratification of the Operation and Maintenance Expenditures for March 2021, April 2021 and May 2021.....Tab 2
 - C. Acceptance of Arbitrage Report, Series 2007, Period Ending April 30, 2021.....Tab 3
 - D. Acceptance of Supervisor Jim Beck Resignation.....Tab 4
 - E. Consideration of Audit Committee Recommendation
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Amenity Manager
 - 1.) First Coast CMS, Amenity Manager Report, July 2021.....Tab 5
 - D. Landscape Manager
 - 1.) BrightView Landscape Report, July 8, 2021.....Tab 6
 - E. District Manager
 - 1.) Presentation of Registered Voter Count.....Tab 7
 - 2.) Charles Aquatics Service Report, July 6, 2021.....Tab 8
6. **BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2021-2021 Final Budget
 - 1.) Consideration of Resolution 2021-04, Adopting Fiscal Year 2021-2022 Final Budget.....Tab 9
 - 2.) Consideration of Resolution 2021-05, Imposing Special Assessments.....Tab 10
7. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
8. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very truly yours,

Lesley Gallagher

Lesley Gallagher
District Manager

Bainebridge Community Development District

CALL TO ORDER / ROLL CALL

PLEDGE OF ALLEGIANCE

AUDIENCE COMMENTS ON AGENDA ITEMS

BUSINESS ADMINISTRATION

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**BAINEBRIDGE
COMMUNITY DEVELOPMENT DISTRICT**

The **regular** meeting of the Board of Supervisors of Bainebridge Community Development District was held on **Thursday, April 15, 2021 at 6:00 p.m.** at the Bainebridge Amenity Center, located at 15855 Twin Creek Drive, Jacksonville, Florida 32218.

Present and constituting a quorum:

William Huff II	Board Supervisor, Chairman
Samuel Helms	Board Supervisor, Vice Chairman
Charles Straw	Board Supervisor, Assistant Secretary
Jim Beck	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Sarah Warren	District Counsel, Hopping Green & Sams
Tony Shiver	President, First Coast CMS

Audience members present.

FIRST ORDER OF BUSINESS**Call to Order**

Mr. Huff called the meeting to order at 6:00 p.m. and read the roll call.

SECOND ORDER OF BUSINESS**Pledge of Allegiance**

Mr. Straw led the pledge of allegiance.

THIRD ORDER OF BUSINESS**Audience Comments on Agenda Items**

An audience member had a question about the weir repair.

FOURTH ORDER OF BUSINESS**Consideration of the Minutes of the Audit
Committee Meeting held March 18, 2021**

On a motion by Mr. Straw, seconded by Mr. Helms, with all in favor, the Board approved the Minutes of the Audit Committee Meeting as amended to reflect Ms. Gallagher rather than Mr. Gallagher held March 18, 2021 for Bainebridge Community Development District.

FIFTH ORDER OF BUSINESS**Consideration of the Minutes of the Board of
Supervisors' Regular Meeting held March 18, 2021**

On a motion by Mr. Beck, seconded by Mr. Straw, with all in favor, the Board approved the Minutes of the Board of Supervisors' Regular Meeting held March 18, 2021 for Bainebridge Community Development District.

SIXTH ORDER OF BUSINESS**Consideration of the Operation and Maintenance
Expenditures for February 2021**

On a motion by Mr. Straw, seconded by Mr. Helms, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2021 in the amount \$35,950.27 for Bainebridge Community Development District.

SEVENTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel
 - 1.) Memorandum Regarding Sunshine Law and Public Records

Ms. Warren reviewed the memorandum regarding Sunshine Law and Public Records found under Tab 4 of the agenda and urged Supervisors to reach out to her with any questions.
- B. District Engineer
 - 1.) Acceptance of the Annual Engineer's Report

On a motion by Mr. Straw, seconded by Mr. Beck, with all in favor, the Board approved the Annual Engineer's Report for Bainebridge Community Development District.

- C. Amenity Report
 - 1.) First Coast CMS Field Report, April 2021
 - 2.) Discussion Regarding COVID-19 restrictions

Mr. Shiver reviewed his report found under Tab 6 of the agenda and updated the Board that he is working with Florida Pump on a new pump issue following repair work. He also updated the Board that the last update he received regarding the pool repair was that it would take place the week of April 19, 2021.

The Board authorized food trucks at the amenity facility with proper insurance and agreements in place.

Moved to item 5A.

EIGHTH ORDER OF BUSINESS

Consideration of Proposal(s) for Replacement of Playground

Tabled until July meeting for more options to include Shade Structures.

Moved to item 4D.

D. Landscape Report

1.) BrightView Landscape Report, April 6, 2021

On a motion by Mr. Straw, seconded by Mr. Helms, with all in favor, the Board accepted the BrightView landscape report dated April 6, 2021 for Bainebridge Community Development District.

F. District Manager

1.) Charles Aquatics Pond Report, March 31, 2021

On a motion by Mr. Straw, seconded by Mr. Helms, with all in favor, the Board accepted the Charles Aquatics pond dated March 31, 2021 for Bainebridge Community Development District.

Ms. Gallagher updated the Board that the next meeting will be held on July 15, 2021 at 6:00 p.m.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Approving Fiscal Year 2021-2022 Budget and Setting Public Hearing

On a motion by Mr. Straw, seconded by Mr. Helms, with all in favor, the Board set the Public Hearing date for the Budget for Fiscal Year 2021-2022 as July 15, 2021 at 6:00 p.m. at the Bainebridge amenity center for Bainebridge Community Development District.

On a motion by Mr. Straw, seconded by Mr. Helms, with all in favor, the Board adopted Resolution 2021-03, approving the proposed budget as presented for Bainebridge Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

No Supervisor comments.

An audience member asked if the grill could be reopened.

On a motion by Mr. Helms, seconded by Mr. Straw, with all in favor, the Board approved use of the grill for Bainebridge Community Development District.

An audience member had questions about being notified when pool repair was complete.

An audience member had questions about amenity room rentals.

An audience member had a question about fitness equipment repairs and a dog park.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Straw, seconded by Mr. Helms, with all in favor, the Board adjourned the meeting at 7:08 p.m. for Bainebridge Community Development District.

L52
L53
L54
L55
L56
L57
L58
L59
L60
L61
L62
L63
L64
L65
L66
L67
L68
L69
L70
L71
L72
L73
L74

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 2806 N. FIFTH STREET · UNIT 403 · ST. AUGUSTINE, FLORIDA 32084

Operation and Maintenance Expenditures March 2021 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2021 through March 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$16,496.25**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alton Mabb Jr.	003504	AM031821	Board of Supervisors Meeting 03/18/21	\$ 200.00
BrightView Landscape Services, Inc.	03497	7245553	Landscape Maintenance 03/21	\$ 2,833.00
Charles Aquatics, Inc.	03498	40971	Monthly Aquatic Management - 20 Ponds 03/21	\$ 665.00
Charles Aquatics, Inc.	003501	41157	Collect Dead Fish from Pond 3 03/21	\$ 75.00
Charles Straw	003506	CS031821	Board of Supervisors Meeting 03/18/21	\$ 200.00
Comcast	2021030921-1	8495 74 120 2010538 03/21	Amenity Cable/Phone/Internet 03/21	\$ 354.09
Dunn & Associates, Inc.	03499	21-203	Engineering Services 03/21	\$ 538.25
Financial News & Daily Record	03491	21-01418D	Legal Advertising 03/21	\$ 133.63
First Coast Contract Maintenance Service LLC	03500	5619	Monthly Pool, Janitorial & Maintenance 03/21	\$ 4,033.94
First Coast Contract Maintenance Service LLC	03492	5628	Reimbursable Expenses 02/21	\$ 586.11
Florida Department of Revenue	03493	65-8016515152-1 Sales and Use Tax 02/21	Sales And Use Tax - 02/21	\$ 2.94
Hopping Green & Sams Attys.	03494	120607	General Legal Services 01/21	\$ 757.00

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2021 Through March 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
James J. Beck	003503	JB031821	Board of Supervisors Meeting 03/18/21	\$ 200.00
NewAgeTutors LLC DBA VGlobalTech	03495	2430	Website ADA Compliance 03/21	\$ 250.00
NewAgeTutors LLC DBA VGlobalTech	03495	2440	Audits Quarterly ADA & WCAG 03/21	\$ 400.00
Republic Services of Florida	2021032521-1	0687-001126744	Waste Disposal Services 04/21	\$ 145.12
Rizzetta & Company, Inc.	003488	INV0000056926	District Management Services 03/21	\$ 4,622.17
Rizzetta Technology Services, LLC	003489	INV0000006856	Website Hosting Services 03/21	\$ 100.00
Samuel Lincoln Helms III	003505	SH031821	Board of Supervisors Meeting 03/18/21	\$ 200.00
William R. Huff II	003502	WH031821	Board of Supervisors Meeting 03/18/21	<u>\$ 200.00</u>
Report Total				<u>\$ 16,496.25</u>

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.BAINEBRIDGECDD.ORG

Operation and Maintenance Expenditures

April 2021

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$34,772.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
American Electrical Contracting, Inc.	003515	W42763	Electrical Repairs 04/21	\$ 439.00
BrightView Landscape Services, Inc.	003516	7286858	Landscape Maintenance 04/21	\$ 2,833.00
Charles Aquatics, Inc.	003517	41223	Monthly Aquatic Management - 20 Ponds 04/21	\$ 665.00
Charles Straw	003526	CS041521	Board of Supervisors Meeting 04/15/21	\$ 200.00
Comcast	2021040821-1	8495 74 120 2010538 04/21	Amenity Cable/Phone/Internet 04/21	\$ 323.42
Dunn & Associates, Inc.	003522	21-256	Engineering Services 04/21	\$ 2,849.62
Financial News & Daily Record	003509	21-02156D	Legal Advertising 03/21	\$ 120.13
First Coast Contract Maintenance Service LLC	003518	5685	Monthly Pool, Janitorial & Maintenance 04/21	\$ 4,033.94
First Coast Contract Maintenance Service LLC	003510	5694	Reimbursable Expenses 04/21	\$ 931.53
Fitness Pro	003519	24755	Quarterly Preventative Maintenance 04/21	\$ 150.00
Florida Department of Revenue	003513	65-8016515152-1 Sales and Use Tax 03/21	Sales And Use Tax - 03/21	\$ 8.82
James J. Beck	003524	JB041521	Board of Supervisors Meeting 04/15/21	\$ 200.00

BAINBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
JEA	003521	4849510511 02/21	15855 Twin Creek Dr/15700 Bainbridge Dr 02/21	\$ 1,682.17
JEA	003521	4849510511 03/21	15855 Twin Creek Dr/15700 Bainbridge Dr 03/21	\$ 1,533.47
NewAgeTutors LLC DBA VGlobalTech	003511	2565	Website ADA Compliance 04/21	\$ 250.00
Republic Services of Florida	2021042921-1	0687-001133230	Waste Disposal Services 05/21	\$ 145.12
Rizzetta & Company, Inc.	003507	INV0000057546	District Management Services 04/21	\$ 5,222.17
Rizzetta Technology Services, LLC	003508	INV000007342	Website Hosting Services 04/21	\$ 100.00
Samuel Lincoln Helms III	003525	SH041521	Board of Supervisors Meeting 04/15/21	\$ 200.00
URETEK USA, INC	003514	21159	Weir Repair 03/21	\$ 4,600.00
Wall to Wall Windows & Doors LLC	003520	6422a	Remaining Balance New Windows 01/21	\$ 7,860.00
Web Watchdogs	003512	6782	Warranty on Surveillance System 04/20/20-04/20/21	\$ 225.00
William R. Huff II	003523	WH041521	Board of Supervisors Meeting 04/15/21	\$ 200.00
Report Total				<u>\$ 34,772.39</u>

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.BAINEBRIDGECDD.ORG

Operation and Maintenance Expenditures

May 2021

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2021 through May 31, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$22,846.19**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BAINBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	003533	7240117	Irrigation Repairs 02/21	\$ 280.00
BrightView Landscape Services, Inc.	003533	7328534	Landscape Maintenance 05/21	\$ 2,833.00
Charles Aquatics, Inc.	003534	41429	Quarterly Fountain Maintenance 05/21	\$ 125.00
Charles Aquatics, Inc.	003534	41458	Monthly Aquatic Management - 20 Ponds 05/21	\$ 665.00
Comcast	2021050521-2	8495 74 120 2010538 05/21	Amenity Cable/Phone/Internet 05/21	\$ 324.73
Comcast	2021053121-1	8495741202010538	Amenity Cable/Phone/Internet 06/21	\$ 324.78
First Coast Contract Maintenance Service LLC	003535	5757	Monthly Pool, Janitorial & Maintenance 05/21	\$ 4,033.94
First Coast Contract Maintenance Service LLC	003530	5766	Reimbursable Expenses 05/21	\$ 4,051.28
Fitness Pro	003531	24895	Gym Equipment Repairs 04/21	\$ 212.00
Hopping Green & Sams Attys.	003527	122004	General Legal Services 03/21	\$ 3,373.50
JEA	2021051121-1	4849510511 04/21	15855 Twin Creek Dr/15700 Bainbridge Dr 04/21	\$ 1,455.67
Mechelle Cordoza	003536	051621	Rental Deposit Refund - Mechelle Cordoza	\$ 50.00

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2021 Through May 31, 2021

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
NewAgeTutors LLC DBA VGlobalTech	003532	2648	Website ADA Compliance 05/21	\$ 250.00
Republic Services of Florida	2021053121-2	0687-001139782	Waste Disposal Services 06/21	\$ 145.12
Rizzetta & Company, Inc.	003528	INV0000058113	District Management Services 05/21	\$ 4,622.17
Rizzetta Technology Services, LLC	003529	INV000007438	Website Hosting Services 05/21	\$ <u>100.00</u>
Report Total				\$ <u>22,846.19</u>

Tab 3



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

June 3, 2021

Ms. Shandra Torres
Bainebridge Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

\$8,240,000
Bainebridge Community Development District
(City of Jacksonville, Florida)
Special Assessment Bonds, Series 2007 ("Bonds")

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended April 30, 2021 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of April 30, 2021.

The next annual arbitrage rebate calculation date is April 30, 2022. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott
Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

Bainebridge Community Development District

*\$8,240,000 Bainebridge Community
Development District (City of Jacksonville, Florida)
Special Assessment Bonds, Series 2007*

For the period ended April 30, 2021



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

June 3, 2021

Bainebridge Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: \$8,240,000 Bainebridge Community Development District (City of Jacksonville, Florida) Special Assessment Bonds, Series 2007 ("Bonds")

Bainebridge Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended April 30, 2021 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebtable Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebtable Arbitrage of \$(2,525,234.43) at April 30, 2021. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.532575%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebtable Arbitrage for the Bonds for the Computation Period based on the information provided to us. The Rebtable Arbitrage has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Bainbridge Community Development District

June 3, 2021

\$8,240,000 Special Assessment Bonds, Series 2007

For the period ended April 30, 2021

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is May 3, 2007.
2. The end of the first Bond Year for the Bonds is April 30, 2008.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatale Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatale Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatale Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatale Arbitrage as of the Next Computation Date will not be the Rebatale Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatale Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Bainebridge Community Development District

June 3, 2021

\$8,240,000 Special Assessment Bonds, Series 2007

For the period ended April 30, 2021

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the “present value” method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a “bona fide debt service fund” for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. In order to prepare the Arbitrage Calculation we have relied on a prior arbitrage report by Deloitte Tax LLP with respect to the Rebatale Arbitrage Liability as of April 30, 2010.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Bainebridge Community Development District

June 3, 2021

\$8,240,000 Special Assessment Bonds, Series 2007

For the period ended April 30, 2021

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebtable Arbitrage on certain prescribed dates.
5. *Rebtable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Bainebridge Community Development District
June 3, 2021
\$8,240,000 Special Assessment Bonds, Series 2007
For the period ended April 30, 2021

SOURCE INFORMATION

Bonds

Source

Closing Date

Arbitrage Certificate

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

**SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND
DESCRIPTION OF SCHEDULE**

Bainbridge Community Development District
June 3, 2021
\$8,240,000 Special Assessment Bonds, Series 2007
For the period ended April 30, 2021

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebtable Arbitrage.

\$8,240,000 BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT
(CITY OF JACKSONVILLE, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2007

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 3 / 2007 ISSUE DATE
5 / 1 / 2017 BEGINNING OF COMPUTATION PERIOD
4 / 30 / 2021 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.532575%	ALLOWABLE EARNINGS
5 / 1 / 2017	BEGINNING BALANCE		0.00	135,249.56	168,219.12	32,969.56
5 / 1 / 2017	DEBT SERVICE RESERVE FUND		0.00	(508.21)	(632.10)	(123.89)
5 / 1 / 2017	DEBT SERVICE RESERVE FUND		69.03	0.00	0.00	0.00
6 / 1 / 2017	DEBT SERVICE RESERVE FUND		73.40	0.00	0.00	0.00
7 / 3 / 2017	DEBT SERVICE RESERVE FUND		84.78	0.00	0.00	0.00
8 / 1 / 2017	DEBT SERVICE RESERVE FUND		98.62	0.00	0.00	0.00
9 / 1 / 2017	DEBT SERVICE RESERVE FUND		99.27	0.00	0.00	0.00
10 / 2 / 2017	DEBT SERVICE RESERVE FUND		97.32	0.00	0.00	0.00
11 / 1 / 2017	DEBT SERVICE RESERVE FUND		0.00	(3,938.58)	(4,766.82)	(828.24)
11 / 1 / 2017	DEBT SERVICE RESERVE FUND		104.08	0.00	0.00	0.00
12 / 1 / 2017	DEBT SERVICE RESERVE FUND		103.81	0.00	0.00	0.00
1 / 2 / 2018	DEBT SERVICE RESERVE FUND		121.52	0.00	0.00	0.00
2 / 1 / 2018	DEBT SERVICE RESERVE FUND		134.54	0.00	0.00	0.00
3 / 1 / 2018	DEBT SERVICE RESERVE FUND		124.35	0.00	0.00	0.00
4 / 2 / 2018	DEBT SERVICE RESERVE FUND		156.58	0.00	0.00	0.00
5 / 1 / 2018	DEBT SERVICE RESERVE FUND		0.00	(1,027.07)	(1,209.59)	(182.52)
5 / 1 / 2018	DEBT SERVICE RESERVE FUND		165.37	0.00	0.00	0.00
6 / 1 / 2018	DEBT SERVICE RESERVE FUND		174.95	0.00	0.00	0.00
7 / 2 / 2018	DEBT SERVICE RESERVE FUND		181.07	0.00	0.00	0.00
8 / 1 / 2018	DEBT SERVICE RESERVE FUND		195.70	0.00	0.00	0.00
9 / 4 / 2018	DEBT SERVICE RESERVE FUND		200.35	0.00	0.00	0.00
10 / 1 / 2018	DEBT SERVICE RESERVE FUND		201.98	0.00	0.00	0.00
11 / 1 / 2018	DEBT SERVICE RESERVE FUND		229.36	0.00	0.00	0.00
11 / 1 / 2018	DEBT SERVICE RESERVE FUND		0.00	(4,567.20)	(5,234.05)	(666.85)
12 / 3 / 2018	DEBT SERVICE RESERVE FUND		220.53	0.00	0.00	0.00
1 / 2 / 2019	DEBT SERVICE RESERVE FUND		238.46	0.00	0.00	0.00
2 / 1 / 2019	DEBT SERVICE RESERVE FUND		249.67	0.00	0.00	0.00
3 / 1 / 2019	DEBT SERVICE RESERVE FUND		223.99	0.00	0.00	0.00
4 / 1 / 2019	DEBT SERVICE RESERVE FUND		250.52	0.00	0.00	0.00
5 / 1 / 2019	DEBT SERVICE RESERVE FUND		0.00	(2,118.24)	(2,362.17)	(243.93)
5 / 1 / 2019	DEBT SERVICE RESERVE FUND		244.29	0.00	0.00	0.00
6 / 3 / 2019	DEBT SERVICE RESERVE FUND		245.49	0.00	0.00	0.00
7 / 1 / 2019	DEBT SERVICE RESERVE FUND		233.23	0.00	0.00	0.00
8 / 1 / 2019	DEBT SERVICE RESERVE FUND		239.58	0.00	0.00	0.00
9 / 3 / 2019	DEBT SERVICE RESERVE FUND		216.45	0.00	0.00	0.00
10 / 1 / 2019	DEBT SERVICE RESERVE FUND		206.33	0.00	0.00	0.00
11 / 1 / 2019	DEBT SERVICE RESERVE FUND		0.00	(5,322.96)	(5,776.16)	(453.20)

\$8,240,000 BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT
(CITY OF JACKSONVILLE, FLORIDA) SPECIAL ASSESSMENT BONDS, SERIES 2007

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

5 / 3 / 2007 ISSUE DATE
5 / 1 / 2017 BEGINNING OF COMPUTATION PERIOD
4 / 30 / 2021 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.532575%	ALLOWABLE EARNINGS
11 / 1 / 2019	DEBT SERVICE RESERVE FUND		189.29	0.00	0.00	0.00
12 / 2 / 2019	DEBT SERVICE RESERVE FUND		158.38	0.00	0.00	0.00
1 / 2 / 2020	DEBT SERVICE RESERVE FUND		157.07	0.00	0.00	0.00
2 / 3 / 2020	DEBT SERVICE RESERVE FUND		153.59	0.00	0.00	0.00
3 / 2 / 2020	DEBT SERVICE RESERVE FUND		143.52	0.00	0.00	0.00
4 / 1 / 2020	DEBT SERVICE RESERVE FUND		79.32	0.00	0.00	0.00
5 / 1 / 2020	DEBT SERVICE RESERVE FUND		0.00	(1,376.00)	(1,452.96)	(76.96)
5 / 1 / 2020	DEBT SERVICE RESERVE FUND		16.48	0.00	0.00	0.00
6 / 1 / 2020	DEBT SERVICE RESERVE FUND		8.18	0.00	0.00	0.00
7 / 1 / 2020	DEBT SERVICE RESERVE FUND		5.80	0.00	0.00	0.00
8 / 3 / 2020	DEBT SERVICE RESERVE FUND		6.24	0.00	0.00	0.00
9 / 1 / 2020	DEBT SERVICE RESERVE FUND		5.63	0.00	0.00	0.00
10 / 1 / 2020	DEBT SERVICE RESERVE FUND		3.62	0.00	0.00	0.00
11 / 2 / 2020	DEBT SERVICE RESERVE FUND		3.58	0.00	0.00	0.00
11 / 4 / 2020	DEBT SERVICE RESERVE FUND		0.00	(3,956.91)	(4,063.90)	(106.99)
12 / 1 / 2020	DEBT SERVICE RESERVE FUND		2.54	0.00	0.00	0.00
1 / 4 / 2021	DEBT SERVICE RESERVE FUND		2.62	0.00	0.00	0.00
2 / 1 / 2021	DEBT SERVICE RESERVE FUND		2.62	0.00	0.00	0.00
3 / 1 / 2021	DEBT SERVICE RESERVE FUND		2.64	0.00	0.00	0.00
4 / 1 / 2021	DEBT SERVICE RESERVE FUND		2.92	0.00	0.00	0.00
		<u>118,563.05</u>	<u>6,128.66</u>	<u>112,434.39</u>	<u>142,721.37</u>	<u>30,286.98</u>
	ACTUAL EARNINGS		6,128.66			
	ALLOWABLE EARNINGS		<u>30,286.98</u>			
	REBATABLE ARBITRAGE		(24,158.32)			
	FUTURE VALUE OF 4/30/2017 CUMULATIVE REBATABLE ARBITRAGE		(2,493,505.46)			
	FUTURE VALUE OF 4/30/2018 COMPUTATION DATE CREDIT		(2,002.41)			
	FUTURE VALUE OF 4/30/2019 COMPUTATION DATE CREDIT		(1,929.52)			
	FUTURE VALUE OF 4/30/2020 COMPUTATION DATE CREDIT		(1,858.72)			
	COMPUTATION DATE CREDIT		<u>(1,780.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(2,525,234.43)</u>			

Tab 4

James J. Beck
16073 Blossom Lake Drive
Jacksonville FL, 32218
jimbeckinjax@aol.com

Sent Via E-Mail Only

May 17, 2021

Lesley Gallagher, District Manager
Rizzetta & Company, Inc.
2806 North 5th Street Suite 403 St. Augustine, FL. 32084

William Huff II
Chairman, Bainebridge CDD
1021 Little Brook Court
Jacksonville, FL 32218

RE: Resignation from the Board of Supervisors of the Bainebridge CDD

Dear Ms. Gallagher and Mr. Huff,

My wife, Janet, and I recently decided to begin the next chapter of our lives in Fountain Inn SC, a small town 20 miles south of Greenville SC. Although we initially thought that we would not move until the end of this year after I retire from Florida Blue, we were delighted to recently purchase a home and sell our existing home in Bainebridge (after just 24 hours of MLS listing beginning on 5/07/21). We anticipate relocating to Fountain Inn by the middle of June. Accordingly, please accept this letter as notice of my resignation from the CDD Board of Supervisors effective immediately.

I very much enjoyed working with each of you during the last several months and sincerely wish the best for you and the entire Board for years to come.

Mr. Wally David will become the next President of Bainebridge Estates Unit II HOA upon my resignation later this week. To ensure the Board of Supervisors continues to include representatives from both HOA's within the CDD, I respectfully request that the Board consider appointing Wally to the Board of Supervisors. He has served admirably on the HOA Board and should be a valuable addition to the Board of Supervisors.

Thank you in advance for your consideration of my request. Should you have any questions or desire any additional information, please let me know.

Sincerely,



James J. Beck

Consideration of Audit Committee Recommendation

STAFF REPORTS

District Counsel

District Engineer

Amenity Report

Tab 5



Bainebridge Community Development District

Field Report July 2021

First Coast CMS LLC

07/06/2021

Swimming Pool

Temp Pools was able to make repair to the swimming pool marcite and get the pool reopened.

Oak Wells Aquatics installed the deck jets and they are working much better than the spheres that were replaced.

At this time, we are still waiting on Cornerstone Solutions to schedule the installation of the pavers. We needed Oak Wells to complete their work before Cornerstone could do installation. Oak Wells installation was delayed by the Temp Pool work.

Common Area and Events

Food Trucks have resumed visiting the community. We have had a few last minute cancellations due to the weather but overall, they have been well attended by the community.

There is an issue with the pavers, directly in front of the storage room door. It appears that the drain under it has collapsed and is now causing water to wash away the soil underneath. This is also causing an issue with the gutter on that side of the building not draining as it should. We have reached out to Cornerstone for a proposal to remove and replace the entire drain and redo the pavers in the area. I will forward as soon as we receive it.

At this time, we would like to ask the Board if they want staff to begin organizing CDD sponsored community events (post Covid). If approved, we would likely begin in the fall with a back to school event.

Landscape Report

Tab 6



11530 Davis Creek Court - Jacksonville, Florida 32256
(904) 292-0716 / Fax: (904) 292-1014

MEMORANDUM

DATE: July 8, 2021
TO: Bainebridge
ATTN: Board of Directors
FROM: Chris Ernst
RE: Landscape Report

Grounds Maintenance

Weekly grounds maintenance

Weekly bed weed control.

Apply herbicide to pavers and sidewalk cracks.

The guys are keeping the bushes trimmed at both the amenity center and entrance.

Due to the amount of rain we have had we will be behind on some maintenance items including mowing and weed control.

Irrigation

Monthly inspection repairs approved and repaired.

Agronomics

Arena was applied to all turf areas to help prevent chinch bugs

The turf will be treated for weeds and fertilized on July 15th.

Enhancements

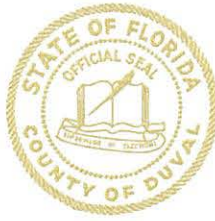
Flowers will be replaced on the 13th of July

Arbor Care

No new news to report.

District Manager

Tab 7



OFFICE OF THE SUPERVISOR OF ELECTIONS

MIKE HOGAN
SUPERVISOR OF ELECTIONS
OFFICE: (904) 255-3444
CELL: (904) 219-8924

105 EAST MONROE STREET
JACKSONVILLE, FLORIDA 32202
FAX: (904) 255-3434
E-MAIL: MHOGAN@COJ.NET

May 17, 2021

Lesley Gallagher
Bainebridge CDD
2806 North Fifth Street, Unit 403
St. Augustine, Florida 32084

Dear Lesley,

The information you requested on April 13, 2021 appears below:

Bainebridge Community Development District 965 Registered Voters

If you have any questions or need additional assistance, please contact Robert Phillips at 904-255-3436 or phillips@coj.net.

Sincerely,

Lana Self
Director of Candidate and Records

Tab 8



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: July 6, 2021

Aquatic Tech: Jim Charles
Bill Fuller

Client: Bainebridge CDD

Contact: Lesley Gallagher

Waterways: Twenty ponds.

June report...weather delay
Grounds are saturated.

Comments: 89° F

Pond 1: Pond was in good condition. Treated for minor perimeter vegetation. Fountain was off at time of visit.



Pond 2: Pond was in good condition. No invasive species noted.



Pond 3: Pond was in good condition. No new invasive species noted.



Pond 4: Pond is in good condition. No invasive species noted.



Pond 5: Pond was in overall good condition. Treated for perimeter vegetation.



Pond 6: Pond was in good condition. No invasive species noted.



Pond 7: Pond was in good condition. No invasive species noted.



Pond 8: Pond was in good condition. No invasive species noted.



Pond 9: Pond was in good condition. No invasive species noted.



Pond 10: Pond was in overall good condition. Had a good kill on the algae and naiad.



Pond 11: Pond was in good condition. No invasive species noted.



Pond 12: We now have no access to this pond due to new fence being installed.



Pond 14: Pond was in fair condition. Treated for water grass.



Pond 15: Pond was in good condition. No invasive species noted.



Pond 16: Pond was in overall good condition. Had a good kill on the algae.



Pond 17: Pond was in good condition. Had a good kill on the algae.



Pond 18: Pond was in good condition. No invasive species noted.



Pond 19: Pond was in good condition. Had a good kill on the naiad.



Pond 20: Pond was in good condition. Had a good kill on the perimeter vegetation, algae, and naiad.



BUSINESS ITEMS

**Public Hearing on
Fiscal Year 2021-2021
Final Budget**

Tab 9

RESOLUTION 2021-04

THE ANNUAL APPROPRIATION RESOLUTION OF BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2021, submitted to the Board of Supervisors ("**Board**") of Bainebridge Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for Bainebridge Community Development District for the Fiscal Year Ending September 30, 2022."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2021/2022, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED this 15th day of July, 2021.

ATTEST:

**BAINEBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2021/2022 Adopted Budget

Exhibit A



Rizzetta & Company

Bainebridge Community Development District

bainebridgecdd.org

Proposed Budget for Fiscal Year 2021-2022

Presented by: Rizzetta & Company, Inc.

**2806 N. Fifth Street
Suite 403
St. Augustine, Florida 32084
Phone: 904-436-6270**

rizzetta.com

TABLE OF CONTENTS

	<u>Page</u>
General Fund Budget for Fiscal Year 2021-2022	1
Reserve Fund Budget for Fiscal Year 2021-2022	4
Debt Service Fund Budget for Fiscal Year 2021-2022	5
Assessments Charts for Fiscal Year 2021-2022	6
General Fund Budget Account Category Descriptions	8
Reserve Fund Budget Account Category Descriptions	15
Debt Service Fund Budget Account Category Descriptions	16



Rizzetta & Company

Proposed Budget
Bainbridge Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 05/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 346,607	\$ 347,145	\$ 347,145	\$ -	\$ 347,145	\$ -	
6								
7	TOTAL REVENUES	\$ 346,607	\$ 347,145	\$ 347,145	\$ -	\$ 347,145	\$ -	
8								
9	Balance Forward from Prior	\$ -			\$ -	\$ -	\$ -	
10								
11	TOTAL REVENUES AND BALANCE FORWARD	\$ 346,607	\$ 347,145	\$ 347,145	\$ -	\$ 347,145	\$ -	
12								
13								
14	ADMINISTRATIVE							
15								
16	Legislative							
17	Supervisor Fees	\$ 2,400	\$ 4,400	\$ 6,000	\$ 1,600	\$ 6,000	\$ -	Based on 6 Meetings
18	Financial & Administrative							
19	Administrative Services	\$ 4,120	\$ 6,180	\$ 6,180	\$ -	\$ 6,180	\$ -	
20	District Management	\$ 15,450	\$ 23,175	\$ 23,175	\$ -	\$ 23,175	\$ -	
21	District Engineer	\$ 7,092	\$ 10,638	\$ 7,500	\$ (3,138)	\$ 7,500	\$ -	
22	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
23	Trustees Fees	\$ 2,371	\$ 3,500	\$ 3,500	\$ -	\$ 3,500	\$ -	
24	Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ -	
25	Financial & Revenue	\$ 3,605	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ -	
26	Accounting Services	\$ 13,802	\$ 20,703	\$ 20,703	\$ -	\$ 20,703	\$ -	
27	Auditing Services	\$ 4,100	\$ 4,100	\$ 4,100	\$ -	\$ 4,100	\$ -	RFP in Progress
28	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
29	Public Officials Liability Insurance	\$ 4,985	\$ 4,985	\$ 5,611	\$ 626	\$ 4,484	\$ (1,127)	Based on Estimate Provided
30	Legal Advertising	\$ 568	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	
31	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
32	Miscellaneous Fees	\$ 100	\$ 250	\$ 750	\$ 500	\$ 750	\$ -	Amortization Schedule
33	Website Hosting, Maintenance, Backup	\$ 4,100	\$ 5,800	\$ 5,700	\$ (100)	\$ 5,800	\$ 100	Based on Current Agreements
34	Legal Counsel							
35	District Counsel	\$ 6,929	\$ 17,850	\$ 25,000	\$ 7,150	\$ 25,000	\$ -	4% Annual Hourly Increase
36								
37	Administrative Subtotal	\$ 80,705	\$ 120,072	\$ 126,710	\$ 6,638	\$ 125,683	\$ (1,027)	
38								
39	OPERATIONS							
40								
41	Electric Utility Services							
42	Utility Services	\$ 9,757	\$ 18,500	\$ 21,500	\$ 3,000	\$ 21,500	\$ -	To Include Entry Lighting Again.
43	Garbage/Solid Waste Control							
44	Garbage - Recreation Facility	\$ 1,140	\$ 1,710	\$ 2,000	\$ 290	\$ 2,000	\$ -	
45	Water-Sewer Combination							
46	Utility Services	\$ 3,222	\$ 4,833	\$ 4,500	\$ (333)	\$ 4,500	\$ -	
47	Stormwater Control							
48	Aquatic & Fountain Maintenance	\$ 5,875	\$ 8,813	\$ 9,100	\$ 288	\$ 9,100	\$ -	Includes Fountain PM, Additional Pond to be Conveyed and Colored Lenses.

Proposed Budget
Bainbridge Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 05/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
49	Miscellaneous Expense	\$ 75	\$ 1,500	\$ 1,500	\$ -	\$ 1,500	\$ -	Carp Barriers on New Ponds?
50	Other Physical Environment							
51	General Liability & Property Insurance	\$ 11,578	\$ 11,578	\$ 11,601	\$ 23	\$ 12,736	\$ 1,135	Based on Estimate Provided
52	Entry & Walls Maintenance	\$ 200	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	Pressure Washing? Lighting Repairs,
53	Landscape & Irrigation Maintenance Contract	\$ 22,664	\$ 33,996	\$ 34,473	\$ 477	\$ 35,016	\$ 543	FY 21/22 Proposed to Include a 3% Increase . Includes Playground Mulch Per Existing Agreement
54	Irrigation Repairs	\$ 280	\$ 2,750	\$ 4,000	\$ 1,250	\$ 4,000	\$ -	
55	Landscape Replacement Plants, Shrubs, Trees		\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -	Pool & Entry Area?
56	Field Services	\$ 2,400	\$ 2,400	\$ 2,400	\$ -	\$ 2,400	\$ -	Based on Current Agreement
57	Miscellaneous Expense	\$ 977	\$ 977	\$ 1,271	\$ 294	\$ 1,271	\$ -	Backflow Tests and Repair
58	Road & Street Facilities							
59	Amenity Parking Lot/Sidewalk Repair & Maintenance		\$ 2,096	\$ 2,500	\$ 404	\$ 2,500	\$ -	FY 20/21 Included Parking Lot LED Lights (5 Poles)
60	Miscellaneous Expense	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
61	Parks & Recreation							
62	Amenity Management Staffing Contract	\$ 20,394	\$ 30,591	\$ 33,000	\$ 2,409	\$ 33,000	\$ -	
63	Cable, Phone & Internet	\$ 2,794	\$ 4,191	\$ 4,000	\$ (191)	\$ 4,400	\$ 400	
64	Amenity Maintenance Contract & Repairs	\$ 4,605	\$ 12,000	\$ 13,400	\$ 1,400	\$ 13,400	\$ -	FY 20/21 Included Preventative Maintenance Agreement on Fitness Equipment, Pump Repairs, Electrical Repairs, Fitness Equipment Repairs . FY 21/22 Includes Approx. \$9,500 in Repairs and Maintenance .
65	Amenity Facility Janitorial Service Contract & Supplies	\$ 5,942	\$ 7,500	\$ 6,600	\$ (900)	\$ 7,300	\$ 700	Increase in Supply Amount Due to COVID. Approx. \$2000 in Supplies.
66	Pool Maintenance Service Contract & Chemicals	\$ 9,287	\$ 14,650	\$ 15,000	\$ 350	\$ 15,000	\$ -	Includes Approximately \$5300 in Chemicals. Chlorine Cost Anticipated to Increase by 3.38%
67	Pool Permits and Inspections		\$ 325	\$ 500	\$ 175	\$ 325	\$ (175)	
68	Athletic Court(s)/Field/Playground Maint. & Repairs		\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	To Include Playground Maintenance FY 20/21
69	Pest Control & Termite Bond	\$ 890	\$ 890	\$ 850	\$ (40)	\$ 850	\$ -	
70	Facility A/C Preventative Maintenance & Repair	\$ -	\$ 740	\$ 740	\$ -	\$ 740	\$ -	
71	Access Control Maintenance & Repair	\$ 1,333	\$ 1,433	\$ 2,000	\$ 567	\$ 2,000	\$ -	Includes Extended Warranty

Proposed Budget
Bainbridge Community Development District
General Fund
Fiscal Year 2021/2022

	Chart of Accounts Classification	Actual YTD through 05/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
72	Miscellaneous Expense	\$ 165	\$ 248	\$ 1,000	\$ 753	\$ 924	\$ (76)	Includes Propane Refill, Fire Extinguisher Maint.
73	Special Events							
74	Special Events	\$ 545	\$ 2,500	\$ 5,000	\$ 2,500	\$ 2,500	\$ (2,500)	Reduced Due to COVID Restrictions FY 20/21. Could Also Include Holiday Decorations.
75	Contingency							
76	Miscellaneous Contingency	\$ 1,636	\$ 18,500	\$ 15,000	\$ (3,500)	\$ 15,000	\$ -	FY 20/21 To Included Extry Sign Expansion (Entry Items to be paid out of FDOT Investment Account Once All Work is Complete?), Marquee Sign, Paver Work in Pool Area and Delta Jets. FY 2021/22 to Possibly Include Exterior Painting of Amenity Center.
77	Capital Outlay	\$ 13,689	\$ 17,500	\$ 12,000	\$ (5,500)	\$ 13,000	\$ 1,000	FY 20/21 Includes the Balance of the Windows in Fitness Room, Grill and Portion of Weir Repair. FY 21/22 to Possibly Include Upgrading Pool Motors to Variable Speed.
78								
79	Field Operations Subtotal	\$ 119,448	\$ 216,720	\$ 220,435	\$ 3,715	\$ 221,462	\$ 1,027	
80								
81								
82	TOTAL EXPENDITURES	\$ 200,153	\$ 336,792	\$ 347,145	\$ 10,353	\$ 347,145	\$ -	
83								
84	EXCESS OF REVENUES	\$ 146,454	\$ 10,353	\$ -	\$ 10,353	\$ -	\$ -	
85								

Proposed Budget
Bainebridge Community Development District
Reserve Fund
Fiscal Year 2021-2022

	Chart of Accounts Classification	Actual YTD through 05/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	
6								
7	TOTAL REVENUES	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	
8								
9	Balance Forward from Prior	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10								
11	TOTAL REVENUES AND	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	\$ 20,000	\$ -	
12								
13								
14	EXPENDITURES							
15								
16	Contingency							
17	Capital Reserves	\$ -	\$ -	\$ 20,000		\$ 20,000	\$ -	
18								
19	TOTAL EXPENDITURES	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	
20								
21	EXCESS OF REVENUES	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	
22								

**Bainebridge Community Development District
Debt Service
Fiscal Year 2021/2022**

Chart of Accounts Classification	Series 2007A	Budget for 2021/2022
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$161,219.27	\$161,219.27
TOTAL REVENUES	\$161,219.27	\$161,219.27
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$161,219.27	\$161,219.27
Administrative Subtotal	\$161,219.27	\$161,219.27
TOTAL EXPENDITURES	\$161,219.27	\$161,219.27
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Duval County Collection Costs (3.5%) and Early Payment Discounts (4%):

7.5%

Gross assessments

\$174,291.10

Notes:

1. Tax Roll Collection Costs for Duval County are 7.5% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less prepaid assessments.

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2021/2022 O&M Budget	\$367,145.00
Duval County 3.5% Collection Cost:	\$13,891.97
Early Payment Discount @ 4%:	\$15,876.54
2021/2022 Total:	<u>\$396,913.51</u>

2020/2021 O&M Budget	\$367,145.00
2021/2022 O&M Budget	\$367,145.00

Total Difference:	<u>\$0.00</u>
-------------------	---------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2020/2021	2021/2022	\$	%
Debt Service - Single Family	\$1,168.62	\$1,168.62	\$0.00	0.00%
Operations/Maintenance - Single Family	\$793.83	\$793.83	\$0.00	0.00%
Total	\$1,962.45	\$1,962.45	\$0.00	0.00%
Debt Service - Single Family (Partially Prepaid)	\$431.69	\$431.69	\$0.00	0.00%
Operations/Maintenance - Single Family	\$793.83	\$793.83	\$0.00	0.00%
Total	\$1,225.52	\$1,225.52	\$0.00	0.00%
Debt Service - Single Family (Partially Prepaid)	\$566.11	\$566.11	\$0.00	0.00%
Operations/Maintenance - Single Family	\$793.83	\$793.83	\$0.00	0.00%
Total	\$1,359.94	\$1,359.94	\$0.00	0.00%
Debt Service - Single Family (Partially Prepaid)	\$578.43	\$578.43	\$0.00	0.00%
Operations/Maintenance - Single Family	\$793.83	\$793.83	\$0.00	0.00%
Total	\$1,372.26	\$1,372.26	\$0.00	0.00%

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M and DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$367,145.00
COLLECTION COSTS @	3.5%	\$13,891.97
EARLY PAYMENT DISCOUNT @	4.0%	\$15,876.54
TOTAL O&M ASSESSMENT		<u>\$396,913.51</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT		
	SERIES 2007A		TOTAL	% TOTAL	TOTAL
	O&M	DEBT SERVICE ^{(1) (2) (3)}	EAU's	EAU's	O&M BUDGET
<u>Platted Parcels</u>					
Single Family	277	46	277.00	55.40%	\$219,890.09
Single Family (Partially Prepaid) ⁽⁵⁾	52	52	52.00	10.40%	\$41,279.01
Single Family (Partially Prepaid) ⁽⁵⁾	20	20	20.00	4.00%	\$15,876.54
Single Family (Partially Prepaid) ⁽⁵⁾	151	150	151.00	30.20%	\$119,867.88
Total Community	<u>500</u>	<u>268</u>	<u>500.00</u>	<u>100.00%</u>	<u>\$396,913.51</u>

LESS: Duval County Collection Costs (3.5%) and Early Payment Discounts (4%): **(\$29,768.51)**
 Net Revenue to be Collected **\$367,145.00**

PER LOT ANNUAL ASSESSMENT		
SERIES 2007A		
O&M	DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
0	0	
\$793.83	\$1,168.62	\$1,962.45
\$793.83	\$431.69	\$1,225.52
\$793.83	\$566.11	\$1,359.94
\$793.83	\$578.43	\$1,372.26

(1) Reflects 4 (four) prepayments.

(2) Reflects the number of total lots with Series 2007A debt outstanding.

(3) 222 Single Family lots reflect partial payoff of 2007A Debt Service.

(4) Annual debt service assessment per lot adopted in connection with the Series 2007A bond issue. Annual assessment includes principal, interest, Duval County collection costs and early payment discounts.

(5) Annual assessment that will appear on November 2021 Duval County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to day operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

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

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

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

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Streetlights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET

ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 10

RESOLUTION 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in City of Jacksonville, Duval County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

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

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

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

PASSED AND ADOPTED this ____ day of _____, 2021.

ATTEST:

**BAINEBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

**Exhibit A will be attached as
Fiscal Year 2021-2022
Adopted Budget**

Exhibit B

Assessment Roll

Assessment Roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, FL Statutes.

**AUDIENCE COMMENTS
AND SUPERVISOR
REQUESTS**

ADJOURNMENT