



Rizzetta & Company

Bainebridge Community Development District

**Board of Supervisors' Meeting
July 21, 2022**

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

www.bainebridgecdd.org

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT AGENDA

Bainebridge Amenity Center, 15855 Twin Creek Drive, Jacksonville, FL 32218

District Board of Supervisors	William Huff Samuel Helms Charles Straw Alton Mabb Wally David	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lesley Gallagher	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Hopping Green & Sams, P.A.
District Engineer	Vince Dunn	Dunn & Associates

**All Cellular phones and pagers must be turned off while in the meeting room.
The District Agenda is comprised of five different sections:**

The **regular** meeting will begin promptly at **6:00 p.m.** with the first section which is called **Audience Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Manager prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (904) 436-6270 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs and provides members of the audience the opportunity to comment on matters of concern to them that were not addressed during the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

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

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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

July 14, 2022

Board of Supervisors
Bainebridge Community
Development District

AGENDA

Dear Board Members:

The **regular** meeting of the Bainebridge Community Development District will be held on **Thursday, July 21, 2022 at 6:00 p.m.** at the Bainebridge Amenity Center, located at 15855 Twin Creek Drive, Jacksonville, Florida 32218. The following is the **final** 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 21, 2022.....Tab 1
 - B. Ratification of the Operation and Maintenance Expenditures for March, April, and May 2022.....Tab 2
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 1. Ratification of Stormwater Analysis.....Tab 3
 - C. Amenity Manager.....Tab 4
 - D. Landscape Inspection Report
 - E. Landscape Manager
 1. Brightview Landscape Report.....Tab 5
 - F. District Manager
 1. Charles Aquatics Pond Report.....Tab 6
6. **BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2022-2023 Budget
 - 1.) Consideration of Resolution 2022-04, Approving Fiscal Year 2022-2022 Budget.....Tab 7
 - B. Public Hearing Imposing Special Assessments
 - 1.) Consideration of Resolution 2022-05, Imposing Special Assessments.....Tab 8
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

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.

BAINEDRIDGE COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Bainebridge Community Development District was held on Thursday, April 21, 2022 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
Alton Mabb Board Supervisor, Assistant Secretary
Wally David Board Supervisor, Assistant Secretary (via speakerphone)
Charles Straw Board Supervisor, Assistant Secretary

Also present were:

- Lesley Gallagher District Manager, Rizzetta & Company, Inc.
Katie Buchanan District Counsel, Kutak Rock, LLC (via speaker phone)
Tony Shiver President, First Coast CMS
Chris Ernst Account Manager, BrightView Landscaping
David Taylor District Engineer (via speaker phone)

Audience members present.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Mabb led the pledge of allegiance.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

47 No audience comments on agenda items.

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49 **FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors Special Meeting
held on February 24, 2022**

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On a motion by Mr. Helms, seconded by Mr. Straw, with all in favor, the Board approved the Minutes of the Board of Supervisors Special Meeting held on February 24, 2022 for Bainebridge Community Development District.

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54 **FIFTH ORDER OF BUSINESS**

**Ratification of the Operation and
Maintenance Expenditures for
February 2022**

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February \$15,788.63

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On a motion by Mr. Mabb, seconded by Mr. Helms, with all in favor, the Board ratified the Operation and Maintenance Expenditures for February 2022 in the amount of \$15,788.63 for Bainebridge Community Development District.

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60 **SIXTH ORDER OF BUSINESS**

Staff Reports

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A. District Counsel

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No report at this time but Ms. Buchanan was available to answer questions. Mr. Mabb had a question about the deadline for the Stormwater Analysis.

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B. District Engineer

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Mr. Taylor noted that they are working on the Stormwater Analysis and reviewed the Annual Engineer's Report under tab 3 of the agenda.

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On a motion by Mr. Helms, seconded by Mr. Straw, with all in favor, the Board accepted the The Annual Engineer's Report as presented for Bainebridge Community Development District.

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C. Amenity Report

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Mr. Shiver updated the Board that he had filled in the area noted on the repair memorandum for the Annual Engineer's Report with a product called gravel lock, the new treadmill had arrived, the new marquee sign for the entry arrived but it was determined that the wrong sign was shipped so he is currently waiting for the new one to arrive. He then requested the Board consider allowing First Coast CMS to accept credit cards for amenity rentals/deposits and replacement access cards noting there would be a convenience fee charged by First Coast CMS payable to them which would calculate to \$6.00 for the current rental rate and \$1.25 per card for replacement cards. First Coast CMS would then forward the collected fees for rentals and replacement access cards to the CDD with an activity report.

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On a motion by Mr. Straw, seconded by Mr. Helms, with all in favor, the Board approved First Coast CMS to collect rental and replacement access card fees with a credit card for a convenience fee charged by First Coast CMS of \$6.00 for the current rental rate and \$1.25 for replacement access cards for Bainebridge Community Development District.

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On a motion by Mr. Mabb, seconded by Mr. Helms, with all in favor, the Board approved the tennis court repairs not to exceed \$500.00 for Bainebridge Community Development District.

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D. Field Inspection Services

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On a motion by Mr. Mabb, seconded by Mr. Helms, with all in favor, the Board accepted the April Field Services Report for Bainebridge Community Development District.

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E. Landscape Manager

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On a motion by Mr. Mabb, seconded by Mr. Helms, with all in favor, the Board approved the proposal to replace missing plant material at the entry as amended to remove the mulch charge not to exceed \$1,500.00 Community Development District.

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1. Consideration of Landscape Enhancement proposals
These were reviewed under the Landscape Report.

- F. District Manager Report
- 1. Charles Aquatics Report

Ms. Gallagher reviewed the District Manager Report and noted that the qualification period for the General Election is noon, June 13, 2022 through noon, June 17, 2022 and that interested candidates should qualify through the Duval County Supervisor of Elections Office.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Surveillance System's Extended Warranty

Ms. Gallagher presented proposal from Web Watch Dogs for the surveillance system's warranty.

On a motion by Mr. Huff, seconded by Mr. Helms, with all in favor, the Board approved Web Watch Dog's proposal for the surveillance system's extended warranty at a cost of \$299.00 for Bainebridge Community Development District.

EIGHTH ORDER OF BUSINESS

Consideration of Pressure Washing Proposal

Ms. Gallagher presented a proposal from Krystal Klean for the amenity center and fencing.

On a motion by Mr. Helms, seconded by Mr. Huff, with all in favor, the Board approved Krystal Klean's proposal to pressure wash the Amenity Center and Fencing at a cost of \$1,198.00 for Bainebridge Community Development District.

NINTH ORDER OF BUSINESS

Discussion Regarding Facility Restroom Doors

This was discussed later in the meeting.

TENTH ORDER OF BUSINESS

Presentation of Proposed Budget for Fiscal Year 2022/2023

Ms. Gallagher and the Chairman reviewed the proposed budget for fiscal year 2022/2023 noting that there was an overall increase of \$20,775.00 which would result in an increase of \$44.92 per operation and maintenance assessment. Ms. Gallagher also noted that line #62 was added for Security Services to include a limited schedule JSO off duty services and that as projected in the current budget will come in slightly under budget. It was also noted that as presented, a mailed notice would be required.

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ELEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Approving Fiscal Year 2022/2023
Proposed Budget and Setting the
Public Hearing on the Final Budget**

On a motion by Mr. Mabb, seconded by Mr. Straw, with all in favor, the Board adopted Resolution 2022-03; Approving Fiscal Year 2022/2023 Proposed Budget and Setting the Public Hearing for July 21, 2022 at 6 p.m. for Bainebridge Community Development District.

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TWELFTH ORDER OF BUSINESS

**Presentation of Audit for Fiscal Year
Ending 9/30/2021**

On a motion by Mr. Straw, seconded by Mr. Huff, with all in favor, the Board accepted the Audit for Fiscal Year ending September 30, 2021 for Bainebridge Community Development District.

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Back to agenda item 6C – Discussion regarding restroom doors

Following discussion, the Board was in agreement that the doors should remain locked and be available through key card access at all times.

On a motion by Mr. Helms, seconded by Mr. Mabb, with all in favor, the Board determined that he restroom doors should remain locked and be accessible via key card only at all times for Bainebridge Community Development District.

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THIRTEENTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

No supervisor comments.

Audience comments were made regarding security, JSO, window sills in fitness room, license plate reader cameras, and speed bumps.

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FOURTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Helms, seconded by Mr. Mabb, with all in favor, the Board adjourned the meeting at 7:21 p.m. for Bainebridge Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Exhibit A

Proposal for Extra Work at Bainebridge CDD

Property Name	Bainebridge CDD	Contact	Lesley Gallagher
Property Address	15855 Twin Creek Drive Jacksonville, FL 32218	To	Bainebridge CDD
		Billing Address	c/o Rizzetta & Company Inc 3434 Colwell Ave Ste 200 Tampa, FL 33614
Project Name	Amenity Center		
Project Description	Front of building upgrades		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Prep area by removing declining holly trees and grade area. Haul away debris from site.	\$791.47	\$791.47
3.00	EACH	Sable Palm 10-12' OA - Installed (Includes Staking)	\$852.91	\$2,558.72
1.00	LUMP SUM	Skid Steer delivery fee	\$380.00	\$380.00
6.00	EACH	Brown mulch - Installed	\$9.71	\$58.27
1.00	LUMP SUM	Irrigation bubblers installed around palm trees, Make irrigation adjustments and modifications to ensure proper coverage	\$659.56	\$659.56

For internal use only

SO# 7781678
JOB# 346101085
Service Line 130

Total Price \$4,448.02

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Property Manager
Signature _____	Title _____
Lesley Gallagher	April 18, 2022
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "BrightView"

	Associate Account Manager
Signature _____	Title _____
Christopher R. Ernst	April 18, 2022
Printed Name _____	Date _____

Job #: 346101085 **Proposed Price:** \$4,448.02
SO #: 7781678

Proposal for Extra Work at Bainebridge CDD

Property Name	Bainebridge CDD	Contact	Lesley Gallagher
Property Address	15855 Twin Creek Drive Jacksonville, FL 32218	To	Bainebridge CDD
		Billing Address	c/o Rizzetta & Company Inc 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Entrance plant fill

Project Description Fill in missing plants along the lake on the exit side of the entrance

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Prep area by removing damaged plant material and grading. Haul away debris	\$527.64	\$527.64
15.00	EACH	Carissa holly 3 gal. installed	\$20.69	\$310.34
15.00	EACH	Jack Frost Ligustrum 3 gal. installed	\$21.96	\$329.34
1.00	EACH	Ligustrum 3 gal. installed	\$20.69	\$20.69
15.00	EACH	Brown mulch installed	\$9.71	\$145.68
1.00	EACH	Make irrigation adjustments and modifications to ensure proper coverage.	\$282.67	\$282.67

For internal use only

SO# 7781420
JOB# 346101085
Service Line 130

Total Price \$1,616.36

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
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10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
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13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
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Customer

Property Manager

Signature	Title
Lesley Gallagher	April 18, 2022
Printed Name	Date

BrightView Landscape Services, Inc. "BrightView"

Associate Account Manager

Signature	Title
Christopher R. Ernst	April 18, 2022
Printed Name	Date

Job #: 346101085 Proposed Price: \$1,616.36
SO #: 7781420

Proposal for Extra Work at Bainebridge CDD

Property Name	Bainebridge CDD	Contact	Lesley Gallagher
Property Address	15855 Twin Creek Drive Jacksonville, FL 32218	To	Bainebridge CDD
		Billing Address	c/o Rizzetta & Company Inc 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Tennis Court Sod
Project Description Remove declining plant material and add sod around tennis court

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Prep area by removing existing plant material and mulch, shovel grade area, and deep edge. Haul away debris	\$2,110.58	\$2,110.58
3,500.00	SQUARE FEET	St. Augustine Sod installed	\$1.26	\$4,403.00
1.00	LUMP SUM	Make irrigation adjustments and modifications to ensure proper coverage.	\$942.22	\$942.22

For internal use only

SO# 7781436
JOB# 346101085
Service Line 130

Total Price \$7,455.80

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

- The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
- Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
- License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
- Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
- Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
- Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
- Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
- Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
- Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
- Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
- Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
- Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
- Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

- Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

- Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
- Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature	Title
Lesley Gallagher	April 18, 2022

Printed Name	Date
--------------	------

BrightView Landscape Services, Inc. "BrightView"

Associate Account Manager

Signature	Title
Christopher R. Ernst	April 18, 2022

Printed Name	Date
--------------	------

Job #: 346101085 Proposed Price: \$7,455.80
 SO #: 7781436

Proposal for Extra Work at Bainebridge CDD

Property Name	Bainebridge CDD	Contact	Lesley Gallagher
Property Address	15855 Twin Creek Drive Jacksonville, FL 32218	To	Bainebridge CDD
		Billing Address	c/o Rizzetta & Company Inc 3434 Colwell Ave Ste 200 Tampa, FL 33614

Project Name Tennis court upgrades
Project Description Install new plant material around tennis court.

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Prep area by removing existing plant material, shovel grading, deep edge. Haul away debris	\$2,110.58	\$2,110.58
131.00	EACH	Ligustrum 3 gal. installed	\$20.69	\$2,710.34
1,000.00	SQUARE FEET	St. Augustine installed to close in beds.	\$1.20	\$1,203.10
15.00	EACH	Brown mulch installed	\$9.71	\$145.68
1.00	LUMP SUM	Make irrigation adjustments and modifications to ensure proper coverage	\$421.64	\$421.64

For internal use only

SO# 7789815
JOB# 346101085
Service Line 130

Total Price \$6,591.34

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Property Manager
Signature	Title
Lesley Gallagher	April 18, 2022
Printed Name	Date

BrightView Landscape Services, Inc. "BrightView"

	Associate Account Manager
Signature	Title
Christopher R. Ernst	April 18, 2022
Printed Name	Date

Job #:	346101085	Proposed Price: \$6,591.34
SO #:	7789815	

Tab 2

BAINEDRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

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

WWW.BAINEDRIDGECCDD.ORG

Operation and Maintenance Expenditures March 2022 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$24,339.52**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alton Mabb Jr. Berger Toombs Elam Gaines & Frank	003685	AM022422	Board of Supervisors Meeting 02/24/22	\$ 200.00
	003687	356815	Audit Services FY20/21	\$ 3,715.00
Bob's Backflow, Inc.	003677	80398	Install Cage around Backflows 02/22	\$ 995.00
BrightView Landscape Services, Inc.	003681	7774574	Landscape Maintenance 03/22 Monthly Aquatic Management - 20	\$ 3,002.00
Charles Aquatics, Inc.	003690	44625	Ponds 03/22	\$ 665.00
Comcast	2022-03-01	8495741202010530	Amenity Cable/Phone/Internet 03/22	\$ 339.42
Dunn & Associates, Inc. First Coast Contract Maintenance Service LLC	003678	22-178	Engineering Services 02/22 Monthly Pool, Janitorial & Maintenance 03/22	\$ 1,452.23
First Coast Contract Maintenance Service LLC	003679	6438		\$ 4,154.95
First Coast Contract Maintenance Service LLC	003679	6457	Reimbursable Expenses 02/22	\$ 59.41
First Coast Contract Maintenance Service LLC	003691	6537	Reimbursable Expenses 02/22	\$ 840.66
Florida Department of Revenue	003683	65-8016515152-1 Sales and Use Tax 02/22	Sales And Use Tax - 02/22 15855 Twin Creek Dr/15700	\$ 25.12
JEA	2022-03-02	4849510511 1/11	Bainbridge Dr 02/22	\$ 1,766.27

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock LLP NewAgeTutors LLC DBA	003688	3020383	Legal Services 01/22	\$ 974.00
VGlobalTech NewAgeTutors LLC DBA	003689	3623	Website ADA Compliance 03/22	\$ 250.00
VGlobalTech	003689	3635	Audits Quarterly ADA & WCAG 03/22	\$ 400.00
Republic Services of Florida	2022-03-03	0687-001205108	Waste Disposal Services 03/22	\$ 178.29
Rizzetta & Company, Inc.	003680	INV0000066271	District Management Fees 03/22 Board of Supervisors Meeting	\$ 4,722.17
Samuel Lincoln Helms III	003686	SH022422	02/24/22 Board of Supervisors Meeting	\$ 200.00
Walter David	003682	WD022422	02/24/22 Board of Supervisors Meeting	\$ 200.00
William R. Huff II	003684	WH022422	02/24/22	\$ 200.00
Report Total				<u>\$ 24,339.52</u>

BAINEDRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

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

WWW.BAINEDRIDGECDD.ORG

Operation and Maintenance Expenditures April 2022 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$17,862.49**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	003696	7818393	Landscape Maintenance 04/22	\$ 3,002.00
Charles Aquatics, Inc.	003700	44856	Monthly Aquatic Management - 20 Ponds 04/22	\$ 665.00
Comcast	2022-04-01	8495741202010530	Amenity Cable/Phone/Internet 04/22	\$ 341.42
Dunn & Associates, Inc.	003701	22-298	Engineering Services 03/22	\$ 468.75
Financial News & Daily Record	003695	Ad #22-02234D 04/07/22	Legal Advertising 04/22	\$ 96.50
First Coast Contract Maintenance Service LLC	003693	6526	Monthly Pool, Janitorial & Maintenance 04/22	\$ 4,154.95
First Coast Contract Maintenance Service LLC	003693	6621	Reimbursable Expenses 03/22	\$ 481.03
Florida Department of Revenue	003699	65-8016515152-1 Sales and Use Tax 03/22	Sales And Use Tax - 03/22 15855 Twin Creek Dr/15700	\$ 43.60
JEA	2022-04-02	4849510511 3/22	Bainbridge Dr 03/22	\$ 1,603.24
Kutak Rock LLP	003697	3024473	Legal Services 02/22	\$ 663.50
Leesha Archie	003692	32722	Rental Deposit Refund 03/22	\$ 50.00
Michael W Tomberg	003698	040122-BB	Security Services 04/22	\$ 530.00

BAINBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
NewAgeTutors LLC DBA VGlobalTech	003702	3763	Website ADA Compliance 04/22	\$ 250.00
Republic Services of Florida	2022-04-03	0687-001212428	Waste Disposal Services 04/22	\$ 190.33
Rizzetta & Company, Inc.	003694	INV0000067014	District Management Fees 04/22	<u>\$ 5,322.17</u>
Report Total				<u>\$ 17,862.49</u>

BAINEDRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

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

WWW.BAINEDRIDGECCDD.ORG

Operation and Maintenance Expenditures

May 2022

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$25,059.87**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alec Mechlowitz	003714	050122-BB	Security Services 04/22	\$ 600.00
Alton Mabb Jr.	003705	AM042122	Board of Supervisors Meeting 04/21/22	\$ 200.00
BrightView Landscape Services, Inc.	003710	7858375	Landscape Maintenance 05/22	\$ 3,002.00
BrightView Landscape Services, Inc.	003726	7902534	Entrance Plant Fill 05/22	\$ 1,470.68
Charles Aquatics, Inc.	003718	45072	Quarterly Fountain Maintenance 05/22	\$ 125.00
Charles Aquatics, Inc.	003718	45100	Monthly Aquatic Management - 20 Ponds 05/22	\$ 665.00
Charles Aquatics, Inc.	003718	45265	Fish Barrier Install Ponds 17 & 18 04/22	\$ 427.95
Charles Aquatics, Inc.	003725	45285	Replace Bulb on Pond 1 Fountain 05/22	\$ 30.00
Charles Straw	003708	CS042122	Board of Supervisors Meeting 04/21/22	\$ 200.00
Comcast	2022-05-01	8495741202010530	Amenity Cable/Phone/Internet 05/22	\$ 340.02
Dean Thomas Fallis	003711	050122-BBa	Security Services 04/22	\$ 800.00
Deborah Dozier	003727	52122	Rental Deposit Refund 05/22	\$ 50.00
Financial News & Daily Record	003724	Ad #22-03299D 05/19/22	Legal Advertising 05/22	\$ 76.25

BAINBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
First Coast Contract Maintenance Service LLC	003719	6612	Monthly Pool, Janitorial & Maintenance 05/22	\$ 4,154.95
First Coast Contract Maintenance Service LLC	003719	6701	Reimbursable Expenses 04/22	\$ 519.67
Fitness Pro	003720	27430	Quarterly Preventative Maintenance 04/22	\$ 150.00
Florida Department of Health-Duval	003728	16-BID-5882794	Pool Permit #16-60-01329 Renewal FY 2022/2023	\$ 325.00
Florida Department of Revenue	003712	65-8016515152-1 Sales and Use Tax 04/22	Sales And Use Tax - 04/22	\$ 47.79
JEA	2022-05-02	4849510511 2/11	15855 Twin Creek Dr/15700 Bainbridge Dr 04/22	\$ 1,446.16
Kimberly Smothers	003715	50122	Rental Deposit Refund 05/22	\$ 150.00
Krystal Klean	003729	7035477	Soft Wash Amenity Center & Fencing 05/22	\$ 1,998.00
Kutak Rock LLP	003713	3040169	Legal Services 03/22	\$ 990.50
LLS Tax Solutions, Inc	003721	2669	Arbitrage Rebate Calculation Series 2007 PE 04/30/22	\$ 500.00
Michael W Tomberg	003716	050122-BBb	Security Services 05/22	\$ 530.00

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
NewAgeTutors LLC DBA VGlobalTech	003723	3843	Website ADA Compliance 05/22	\$ 250.00
Republic Services of Florida	2022-05-03	0687-001220144	Waste Disposal Services 05/22	\$ 189.73
Rizzetta & Company, Inc.	003706	INV0000067806	District Management Fees 05/22	\$ 4,722.17
Samuel Lincoln Helms III	003707	SH042122	Board of Supervisors Meeting 04/21/22	\$ 200.00
Tramell L Williams	003717	050122-BBc	Security Services 04/22	\$ 200.00
Walter David	003703	WD042122	Board of Supervisors Meeting 04/21/22	\$ 200.00
Web Watchdogs	003709	7588	Extended Warranty 04/22	\$ 299.00
William R. Huff II	003704	WH042122	Board of Supervisors Meeting 04/21/22	\$ 200.00
Report Total				<u>\$ 25,059.87</u>

Tab 3

BAINEBRIDGE

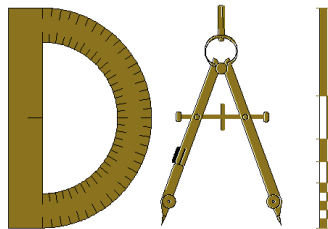
COMMUNITY DEVELOPMENT DISTRICT

20 Year Stormwater Needs Analysis Report

Prepared for:

**BOARD OF SUPERVISORS
BAINEBRIDGE CDD**

June 3, 2022



Prepared By:

**DUNN & ASSOCIATES, INC.
8647 Baypine Road, Suite 200
Jacksonville, Florida 32256**

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LIST OF EXHIBITS

Exhibit No.

Title

1

Master Drainage Plan CDD

1.0 INTRODUCTION

The Bainebridge Community Development District ("CDD" or the "District") is a local special purpose government entity established in January 2006. The District contains approximately 208 acres of land located within Duval County, Florida. The stormwater system for the project is complete. The District provides a long-term solution to the operation and maintenance of the community stormwater facilities.

2.0 GENERAL

As part of the 2021 regular session, the Florida Legislature recognized the need for a long term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. The guidelines for this report indicated that because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. As such, the information compiled within the following report is based upon previous construction plans, site visits, on-going stormwater maintenance activities, historical cost data and future anticipated stormwater maintenance costs.

Stormwater Facilities

The stormwater facilities in Bainebridge CDD consist of stormwater ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods. The storm sewer conveyance system will remove surface drainage from the roadways via curb and gutter, swales/ditches, storm inlets and culvert pipes that will collect and convey surface drainage to proposed stormwater detention ponds for storage, treatment and flood protection.

ATTACHMENTS

1 Stormwater Needs Analysis Parts 1-4

2 Stormwater Needs Analysis Parts 5-8

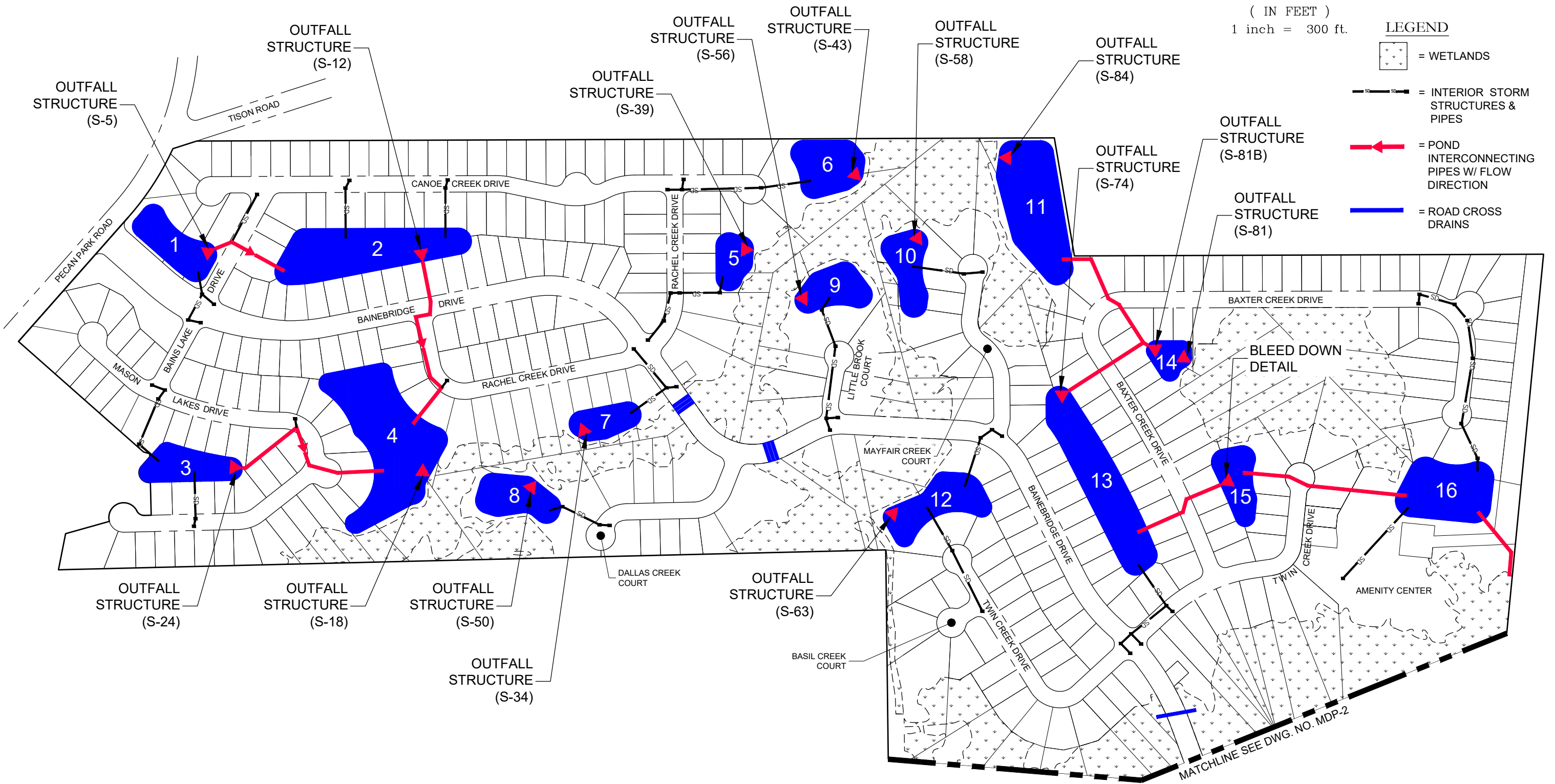
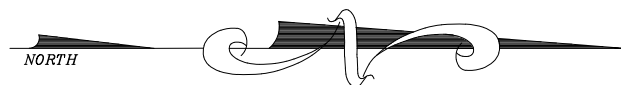
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

LEGEND

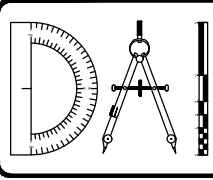
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- = INTERIOR STORM STRUCTURES & PIPES
- = POND INTERCONNECTING PIPES W/ FLOW DIRECTION
- = ROAD CROSS DRAINS



\\DAI2019DC\PROJECTS\1311-370 BAINEBRIDGE\DOCS\STORMWATER NEEDS ANALYSIS

REVISIONS			
NO.	DATE	DESCRIPTION	BY:

DESIGNED BY:	DAI
DRAWN BY:	SM
CHECKED BY:	V. DUNN
SCALE:	1" = 300'
DATE:	June 3, 2022
PROJ. NO.:	1311-370-SW



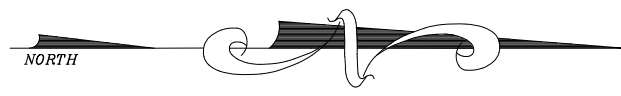
Dunn & Associates, Inc.
 CIVIL ENGINEERS / LAND PLANNERS
 8647 Baypine Road, Suite 200
 Jacksonville, Florida 32256
 Phone: (904)363-8916 Fax: (904)363-8917
 www.dunneng.com

BAINEBRIDGE ESTATES
 FOR:
 BAINEBRIDGE ESTATES CDD
 DUVAL COUNTY, FLORIDA
 MASTER DRAINAGE PLAN - CDD

VINCENT J. DUNN ENGINEER NO. 39452
 DAVID M. TAYLOR ENGINEER NO. 44184
 GLEN R. WIEGER ENGINEER NO. 81419
 CERTIFICATE OF AUTHORIZATION NO. 27168




SHEET 1 of 2
MDP-1

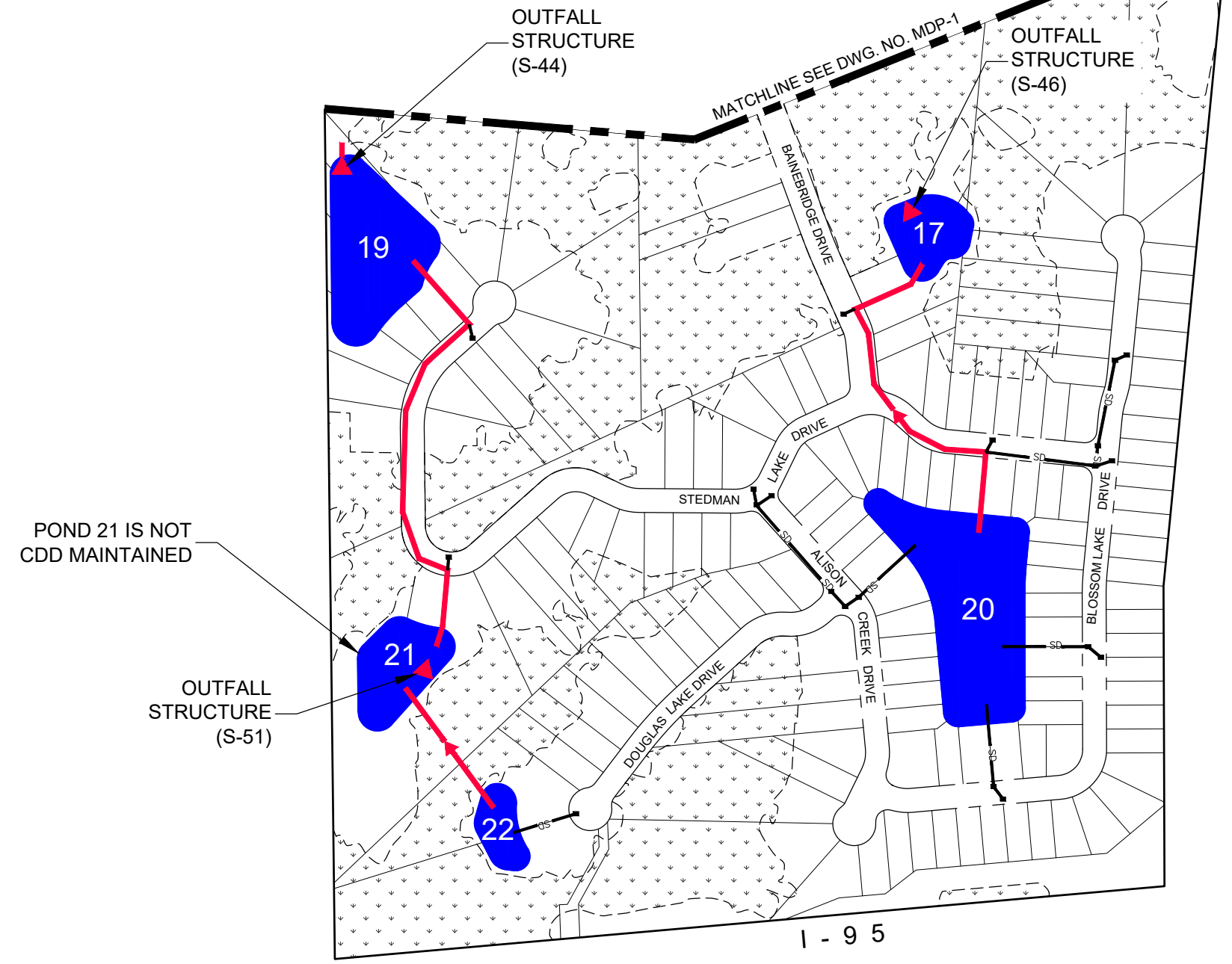
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

LEGEND

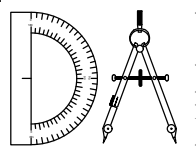
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-  = INTERIOR STORM STRUCTURES & PIPES
-  = POND INTERCONNECTING PIPES W/ FLOW DIRECTION



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REVISIONS		
NO.	DATE	DESCRIPTION

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DRAWN BY:	SM
CHECKED BY:	V. DUNN
SCALE:	1" = 300'
DATE:	June 1, 2022
PROJ. NO.:	1311-370-SW

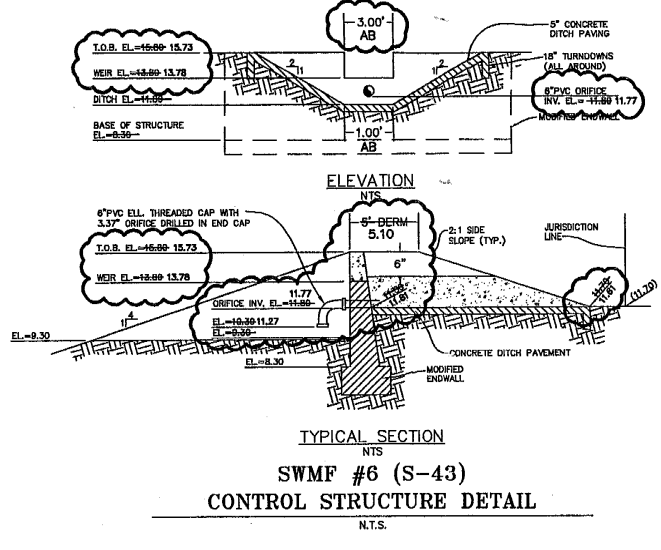
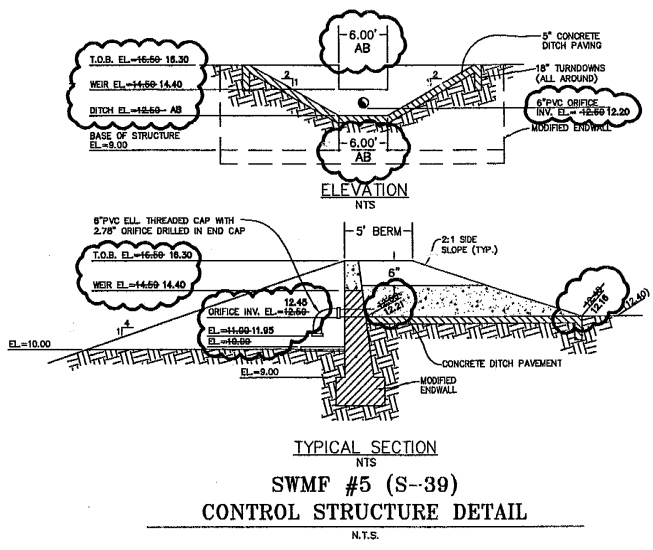
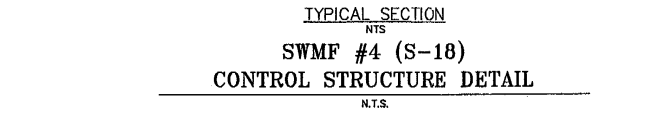
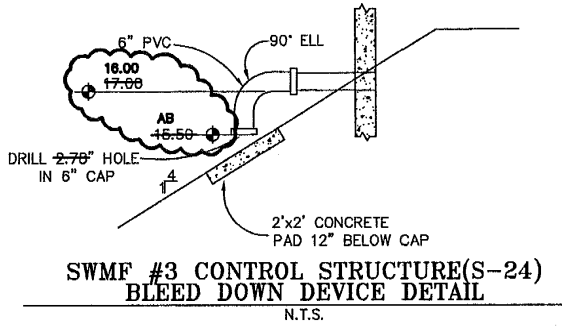
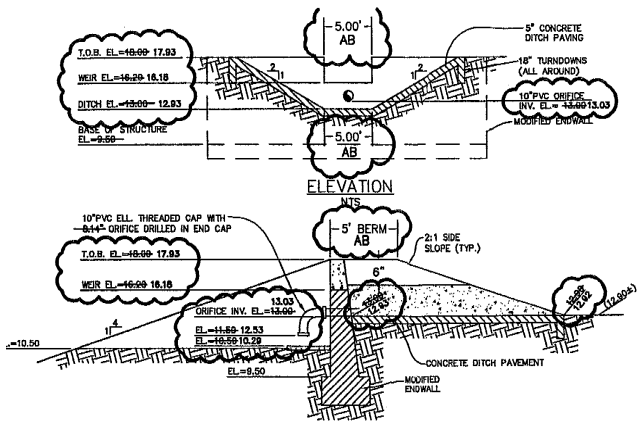
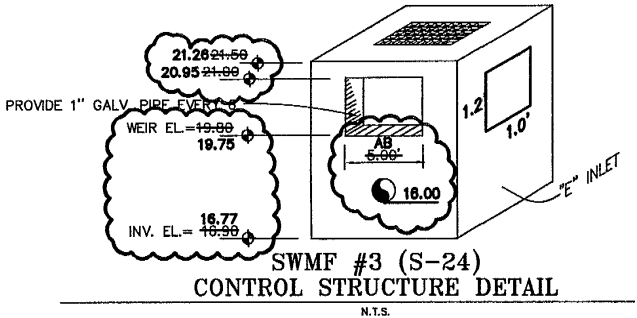
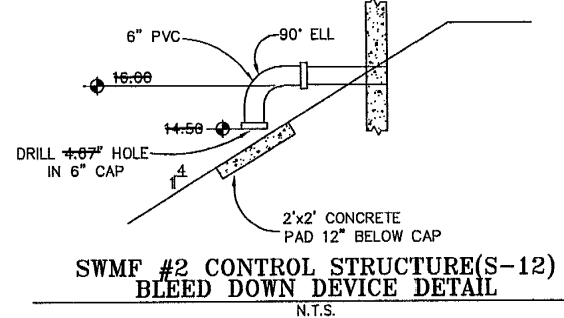
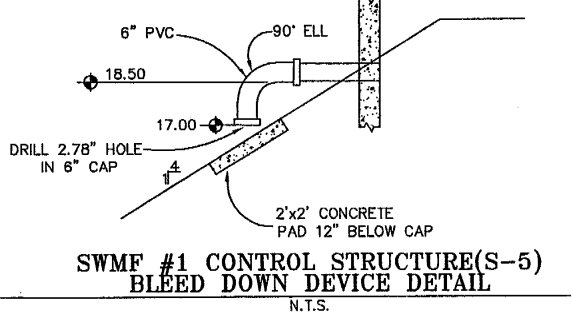
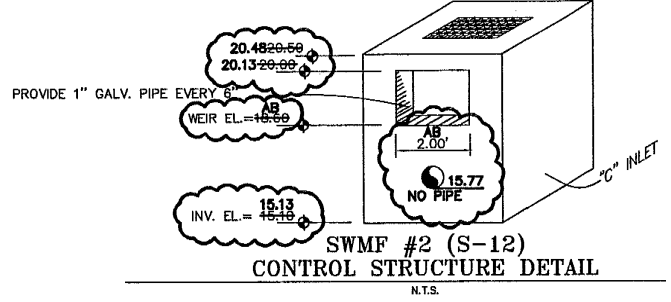
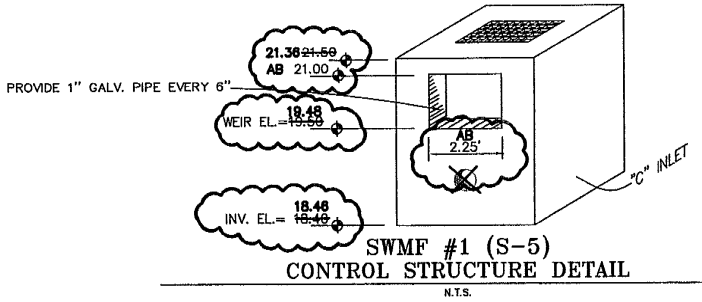


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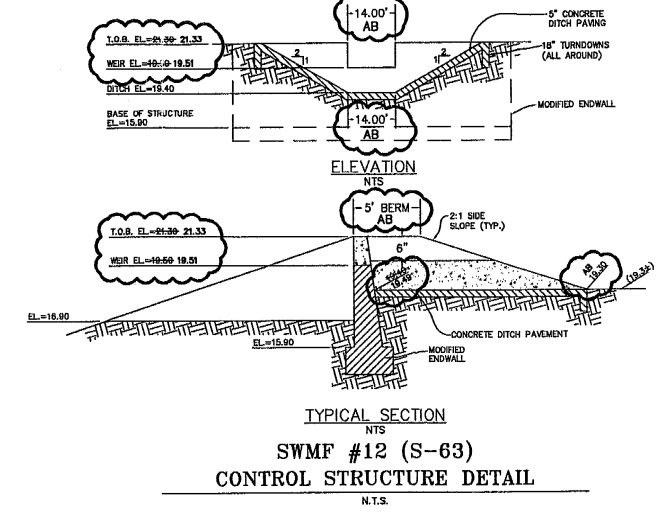
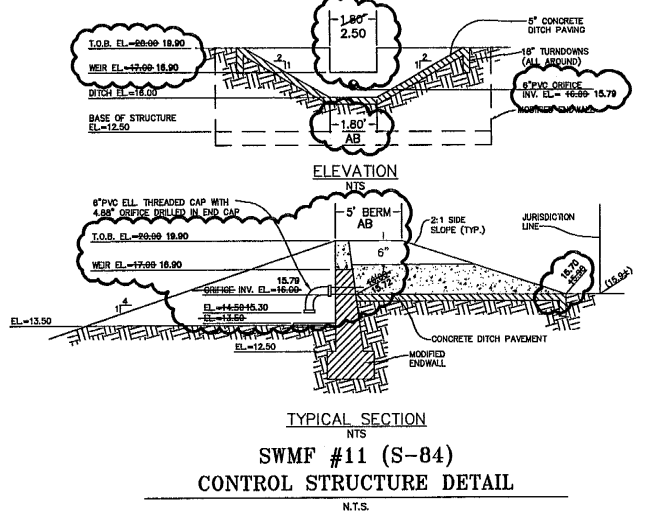
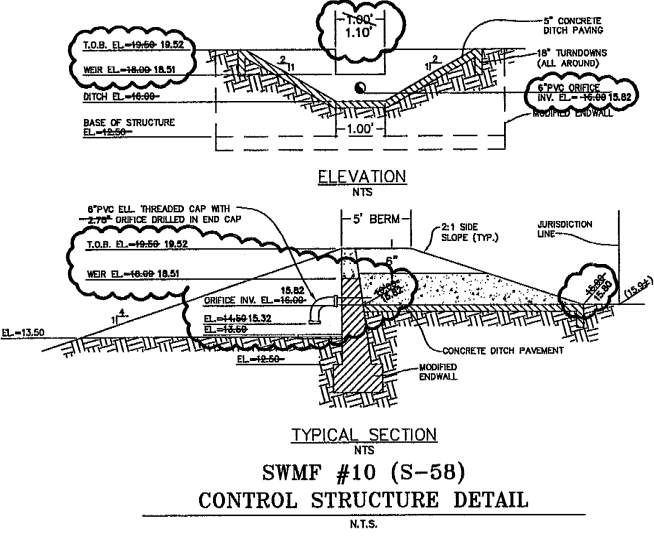
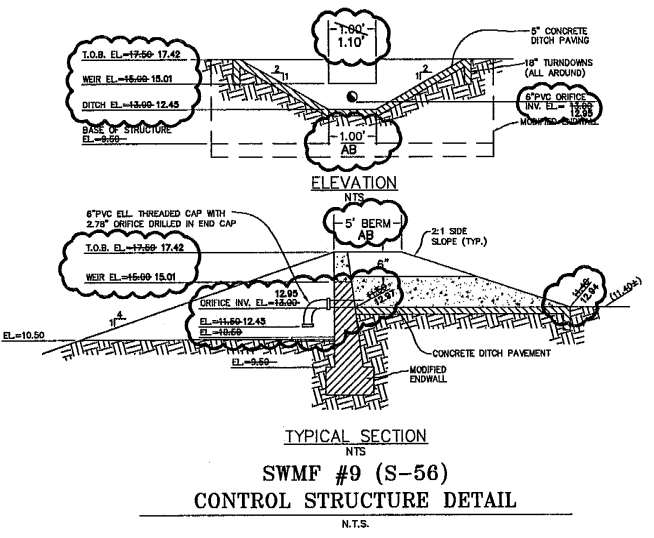
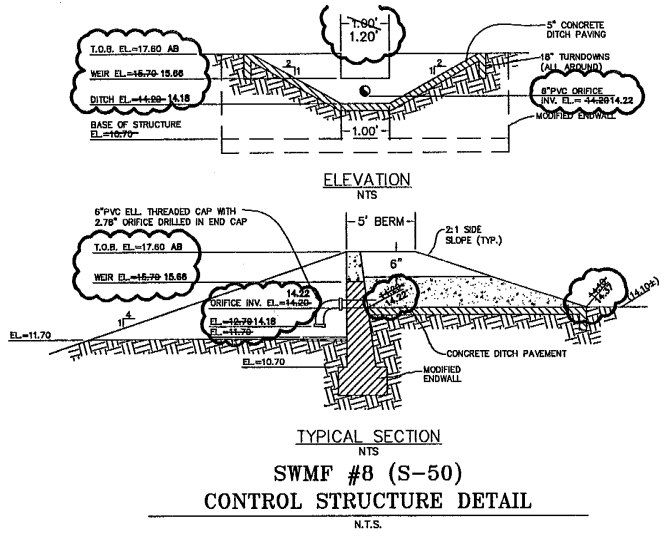
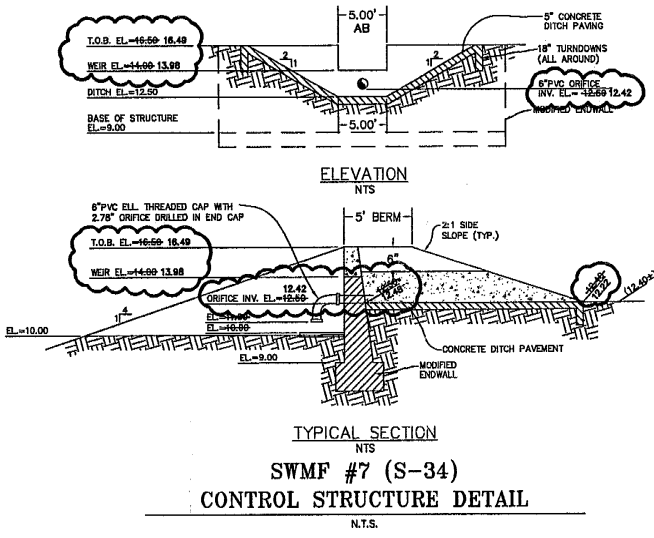
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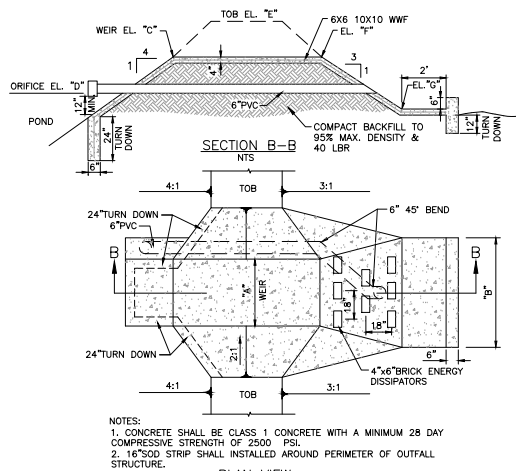
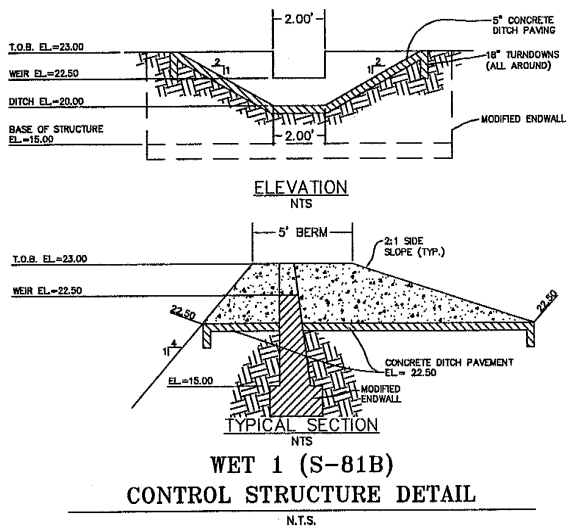
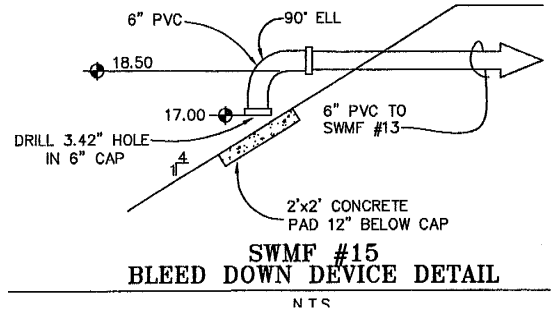
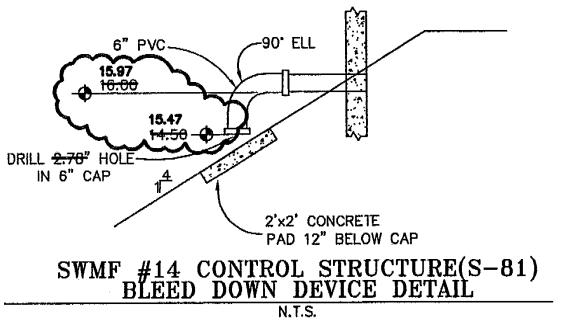
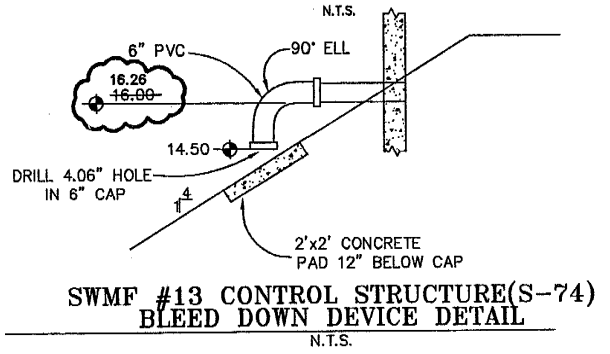
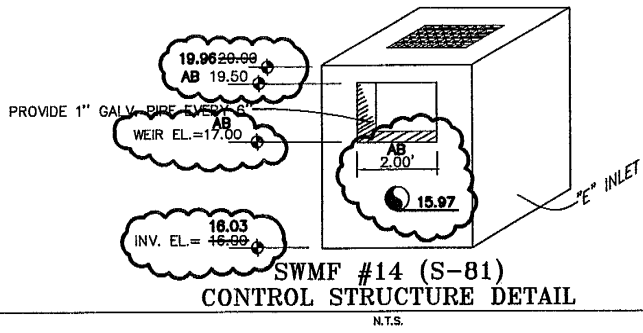
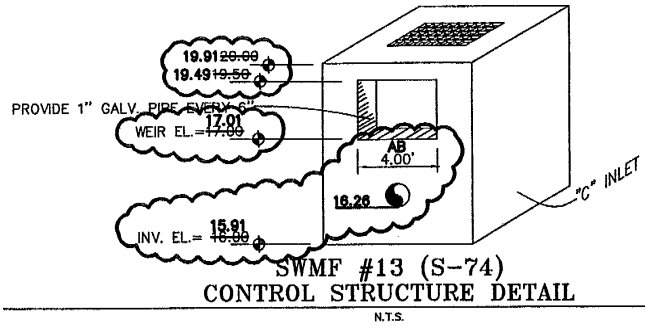
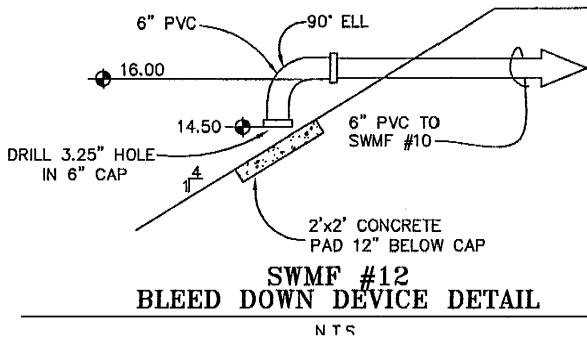
SHEET 2 of 2
MDP-2



CONTROL STRUCTURES



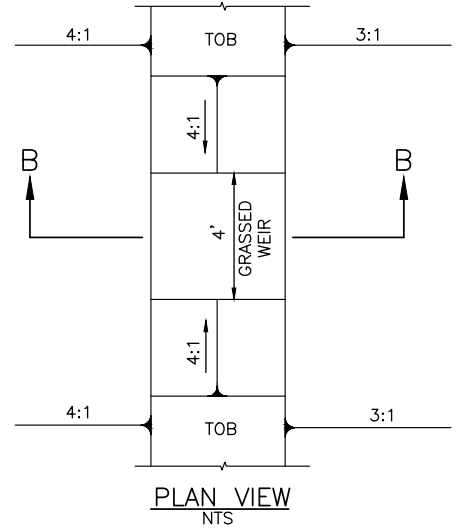
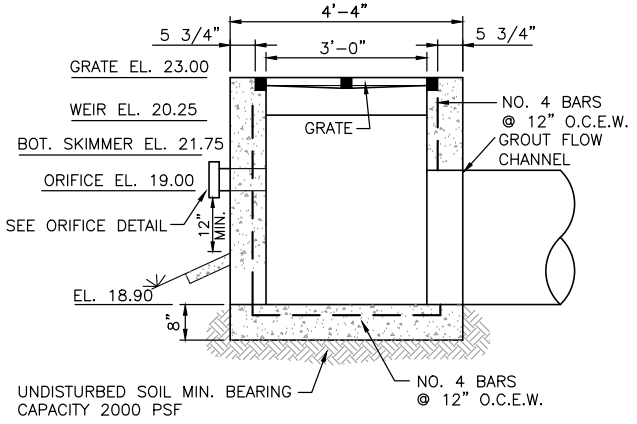
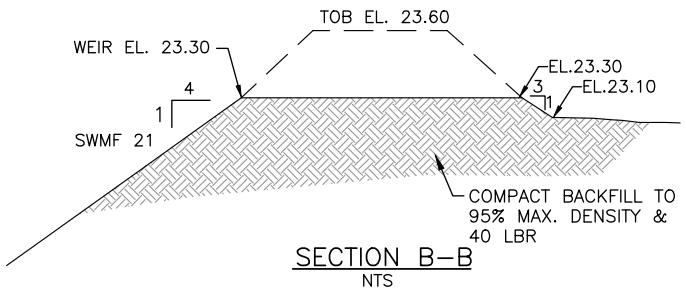
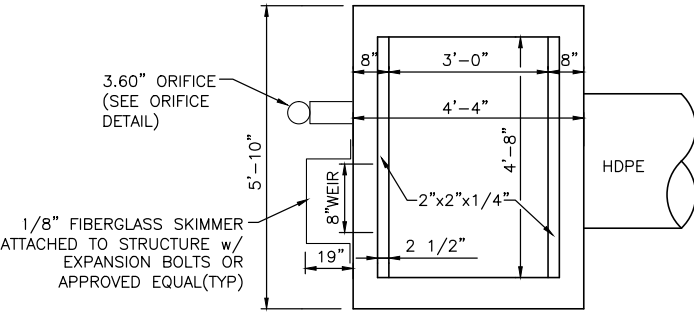
CONTROL STRUCTURES



NOTES:
 1. CONCRETE SHALL BE CLASS 1 CONCRETE WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
 2. 16" SOD STRIP SHALL BE INSTALLED AROUND PERIMETER OF OUTFALL STRUCTURE.

POND #	"A"	"B"	"C"	"D"	"E"	"F"	"G"	ORIFICE SIZE	STRUC. #
17	3.00'	10'	20.75	19.50	23.00	20.60	19.30	4.70	S46

CONTROL STRUCTURES



NOTE
 INLETS WITH SLOTS GREATER THAN 6" SHALL BE CONSTRUCTED WITH HORIZONTAL BARS AT THE MAXIMUM VERTICAL SPACING OF 6-INCHES. 1" DIA. GALVANIZED PIPE IMBEDDED 2" IN PRECAST STRUCTURE OR OTHER APPROVED METHOD.

SWMF 19
MODIFIED STORM SEWER TYPE "E" INLET S44
 N.T.S.

GRASSED OVERFLOW WEIR DETAIL SWMF 21 (S51)
 N.T.S.

CONTROL STRUCTURES

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Bainebridge CDD
Name of stormwater utility, if applicable:	Bainebridge CDD
Contact Person	
Name:	Lesley Gallagher
Position/Title:	Manager
Email Address:	lgallagher@rizzetta.com
Phone Number:	904-436-6270

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The Bainebridge Community Development District is a local, special purpose government entity established in 2006. This CDD allowed the developer to establish higher construction standards, while providing a long term solution to the operation and maintenance of the community stormwater facilities.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

CDD and HOA yearly assessments to residents and funds collected via county tax collector along with annual property taxes.
- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

No. the plan is an on going plan per SJRWMD permits.

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	No
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

Construction complies with all applicable stormwater requirements. Policies regarding stormwater ponds are provided to the residents. Complaints are received by the CDD board.

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)? No

Notes or Comments on the above:

CDD owns all public facilities. Any new development within the District must meet the stormwater requirements set forth in the existing SJRWMD Permit.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, <i>etc.</i> ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, <i>etc.</i> ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vector trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, <i>etc.</i>)?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, <i>etc.</i> ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	3.11	MILES
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	
Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds):	20	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels):	0	
Number of stormwater treatment wetland systems:	0	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
 - GIS program
 - MS4 permit application
 - Aerial photos
 - Past or ongoing budget investments
 - Water quality projects
- Other(s):
- Site Civil Engineering Plans

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

N/A

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

N/A

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (*e.g.*, the expiration of an interlocal agreement, introduction of an independent special district, *etc.*).

N/A

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	13	72	79	87	95
Brief description of growth greater than 15% over any 5-year period:					
Includes 10% escalation					

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.2.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

5.3.2 Water Quality

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input type="checkbox"/>	Stormwater Master Plan
<input type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Resiliency Projects with No Identified Funding Source		Expenditures (in \$thousands)			
Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system? No
 - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? No
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway? No

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
N/A					

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	5,930	5,930					
2017-18	8,060	8,060					
2018-19	8,585	8,585					
2019-20	19,473	19,473					
2020-21	12,485	12,485					

Expansion

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	N/A						
2017-18							
2018-19							
2019-20							
2020-21							

Resiliency

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	N/A						
2017-18							
2018-19							
2019-20							
2020-21							

Replacement of Aging Infrastructure

	Total	Funding Sources for Actual Expenditures				Contributions to Reserve Account	Balance of Reserve Account
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund		
2016-17	N/A						
2017-18							
2018-19							
2019-20							
2020-21							

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

Committed Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	72	79	87	95
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Total Committed Revenues (=Total Committed Projects)	72	79	87	95

No Identified Funding Source	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
Projected Funding Gap (=Total Non-Committed Needs)	0	0	0	0

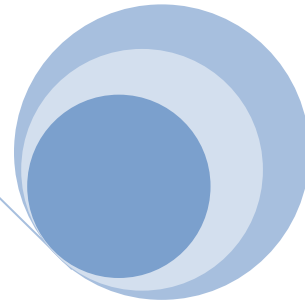
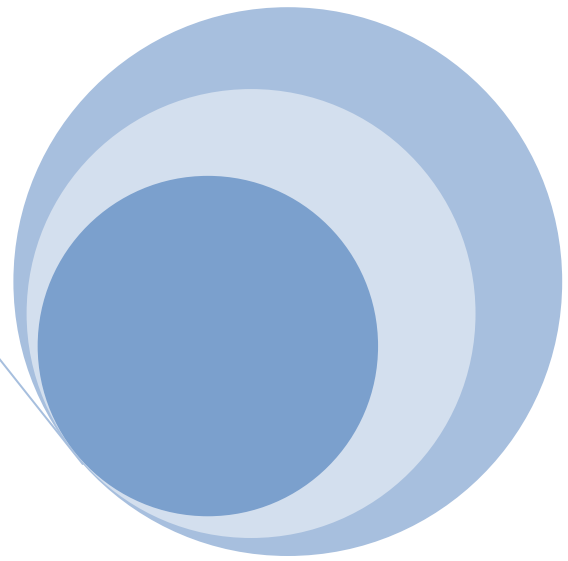
For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

Strategies for New Funding Sources	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Total	0	0	0	0
Remaining Unfunded Needs	0	0	0	0

Tab 4



First Coast
CMS

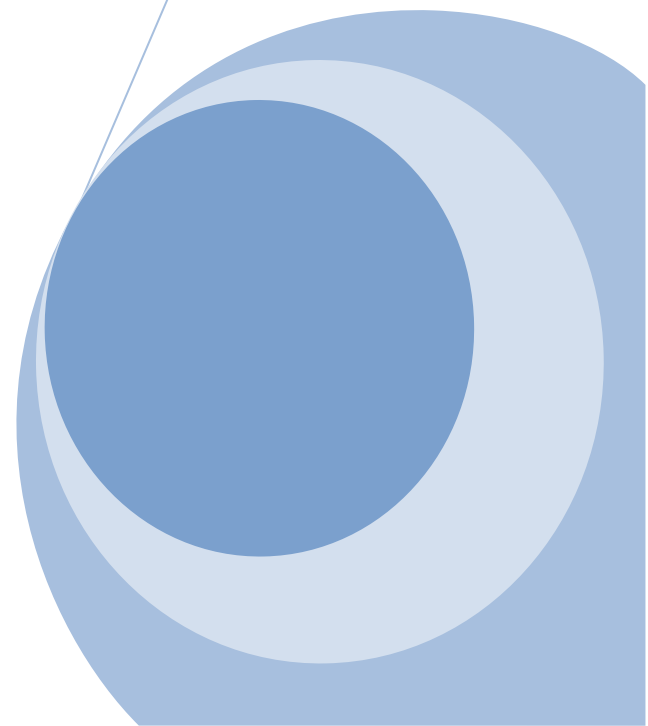


Bainebridge Community Development District

Field Report JJuly 2022

First Coast CMS LLC

07/06/2022



Swimming Pool

We have a meeting set up with Oak Wells Aquatics to come up with a offseason plan of action to address the cracking tiles and shifting coping pavers. We are also going to address the issues with the pool motors sometimes tripping during times of heavy rain.

The pool's last Health Inspection was May 18th with zero violations.

Common Area and Events

We had several weeks of missed garbage pick up by Republic Services. We requested a bill credit for the missed weeks of service

We are routinely monitoring the entrance GFCI lighting outlet to make sure that it is not tripped during this wet season

The new Message Board was installed at the front entrance. We ultimately had to use a new vendor due to previous vendor shipping the wrong product several times.

Onsite staff removed graffiti from the dumpster fence twice since the last meeting (paint)

The Amenity Center was pressure washed on May 18th

Gate between the gym and the upper deck needed the closer mechanism serviced to ensure that the gate was self-closing

The tennis nets and pulleys were replaced as requested by the Board

Our Staff was able to hold two successful community events for the first time since Pre-Covid (Memorial Day and July 4th)

Hi-Tech Security Systems (previously Alpha Dog) has installed all the needed hardware to switch over to the new access system. We are just waiting on final contract agreement to be signed.

The Community Entrance Sidewalks, Amenity Center Sidewalks, and Tennis Courts are scheduled to be pressure washed on July 19th.

Tab 5



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

MEMORANDUM

DATE: July 12, 2022
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 the entrance.

Irrigation

Monthly inspection repairs approved and repaired.

Agronomics

The turf was treated July 7th. It included an insecticide, fungicide, and fertilizer. They will also be doing a blanket coverage for weed control. The treatment also included chinch bug control as well

Enhancements

Summer flowers will be installed July 12th.

Arbor Care

No new news to report



Quality Site Assessment

Prepared for:

Bainebridge CDD

Wed Jun 29 2022

QUALITY SITE ASSESSMENT

Bainebridge CDD

General Information

DATE: Wednesday, Jun 29, 2022
NEXT INSPECTION DATE: Wednesday, Jul 06, 2022
CLIENT ATTENDEES: Lesley Gallagher, chris ernst
BRIGHTVIEW ATTENDEES: Jay Jernigan

Customer Focus Areas

Main Entry and Amenity detail

Quality you can count on.



Seven Standards of Excellence

1



Site Cleanliness

2



Weed Free

3



Green Turf

4




Crisp Edges

5



Spectacular Flowers

6



Uniformly Mulched Beds

7



Neatly Pruned Trees & Shrubs

Recommendations for Property Enhancements



1 Drake Elms at the entry to the clubhouse parking lot need to be thinned and pruned for weight reduction to allow more air to flow through the canopy with storm season in full effect.

2 Drake Elms at Entry to Clubhouse parking need to be thinned and pruned for weight reduction to allow more air flow through the canopy with storm season in full effect.

3 Dead Bay tree along wood line right of parking lot. Should be removed. Cause of death is Ambrosia Beetle.

4 Woodline should be cut back at least 6 ft. Recommend then treating underbrush and applying pine straw. Will be a huge improvement over what the current condition is. Additionally, the wood line is encroaching pool equipment and shading out sod areas that will eventually die.

Recommendations for Property Enhancements



5 Missing plants along foundation hedge. Should be replaced with a species that can handle wet site conditions as this was the cause of plant loss.

6 Second dead bay tree behind pool.

7 Example 2 of Woodline cutback needs

8 Example 3 of Woodline cutback needs

QUALITY SITE ASSESSMENT

Bainebridge CDD

Recommendations for Property Enhancements



9 New Annuals are needed and there is weed pressure in the juniper bed front entry sign.

10 All trees along white fence at entry should be elevated to the top of the fence. Do not over prune as to keep the screening in place.



QUALITY SITE ASSESSMENT

Bainebridge CDD

Notes to Owner / Client



1 Turf has fading color.
Provide date of next application.

Tab 6



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: June 1st & 28th, 2022

Aquatic Tech: Bill Fuller

Client: Bainebridge CDD

Contact: Lesley Gallagher

Waterways: Twenty ponds.

Comments: 93° F Winds 4-6 mph

Pond 1: Pond was an 8 (good). Had a good kill on the perimeter vegetation.



Pond 2: Pond was a 6 (fair). Treated for perimeter vegetation and naiad.



Pond 3: Pond was a 9 (very good). No invasive species noted.



Pond 4: Pond was an 8 (good). No invasive species noted.



Pond 5: Pond was a 7 (overall good). Minor perimeter vegetation.



Pond 6: Pond was an 8 (good). No invasive species noted.



Pond 7: Pond was a 9 (very good). No invasive species noted.



Pond 8: Pond was an 8 (good). No invasive species noted.



Pond 9: Pond was a 9 (very good). No invasive species noted.



Pond 10: Pond was a 4 (poor). Pond is infested with algae. Treated.



BEFORE



AFTER

Pond 11: Pond was a 9 (very good). No invasive species noted.



Pond 12: Pond was a 6 (overall good). Perimeter vegetation. No boat access.



Pond 14: Pond was a 5 (fair). Treated for exposed spike rush and water grass.



Pond 15: Pond was a 9 (very good). No invasive species noted.



Pond 16: Pond was a 6 (overall good). Treated for algae.



Pond 17: Pond was a 9 (very good). No invasive species noted.



Pond 18: Pond was a 9 (very good). No invasive species noted.



Pond 19: Pond was a 7 (overall good). Treated for algae.



Pond 20: Pond was an 8 (good). Minor vegetation decaying.



Tab 7

RESOLUTION 2022-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Bainebridge Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE 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 the Bainebridge Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, 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	\$ _____
RESERVE FUND	\$ _____
DEBT SERVICE FUND SERIES 2007A	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023, or within 60 days following the end of the Fiscal Year 2022/2023, 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 ____ DAY OF _____, 2022.

ATTEST:

BAINEDRIDGE COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A
Budget



Rizzetta & Company

Bainebridge CDD Community Development District

www.bainebridgecdd.org

Approved Proposed Budget for Fiscal Year 2022/2023

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Rizzetta & Company

Proposed Budget
Bainbridge Community Development District
General Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 05/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 343,698	\$ 347,145	\$ 347,145	\$ -	\$ 367,920	\$ 20,775	
6								
7	TOTAL REVENUES	\$ 343,698	\$ 347,145	\$ 347,145	\$ -	\$ 367,920	\$ 20,775	
8								
9								
10	TOTAL REVENUES AND BALANCE FORWARD	\$ 343,698	\$ 347,145	\$ 347,145	\$ -	\$ 367,920	\$ 20,775	
11								
12								
13	EXPENDITURES -							
14								
15	Legislative							
16	Supervisor Fees	\$ 3,800	\$ 5,800	\$ 6,000	\$ 200	\$ 6,000	\$ -	Based on 6 Meetings
17	Financial & Administrative							
18	Administrative Services	\$ 4,120	\$ 6,180	\$ 6,180	\$ -	\$ 6,427	\$ 247	
19	District Management	\$ 15,450	\$ 23,175	\$ 23,175	\$ -	\$ 24,102	\$ 927	
20	District Engineer	\$ 2,328	\$ 14,462	\$ 7,500	\$ (6,962)	\$ 7,500	\$ -	FY 21/22 Included Stormwater Analysis
21	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
22	Trustees Fees	\$ 2,371	\$ 3,500	\$ 3,500	\$ -	\$ 3,750	\$ 250	Based on US Bank Correspondence
23	Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -	\$ 5,624	\$ 216	
24	Financial & Revenue Collections	\$ 3,605	\$ 5,408	\$ 5,408	\$ -	\$ 5,624	\$ 216	
25	Accounting Services	\$ 13,802	\$ 20,703	\$ 20,703	\$ -	\$ 21,531	\$ 828	
26	Auditing Services	\$ 3,715	\$ 3,715	\$ 4,100	\$ 385	\$ 3,715	\$ (385)	Based on Current Engagement
27	Arbitrage Rebate	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
28	Public Officials Liability Insurance	\$ 5,234	\$ 5,234	\$ 4,484	\$ (750)	\$ 6,281	\$ 1,797	Based on Estimated 20% Increase
29	Legal Advertising	\$ 593	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
31	Miscellaneous Fees	\$ 100	\$ 1,197	\$ 750	\$ (447)	\$ 750	\$ -	Amortization Schedule, Mailed Notice?
32	Website Hosting, Maintenance, Backup	\$ 3,600	\$ 5,800	\$ 5,800	\$ -	\$ 5,800	\$ -	Based on Current Agreements
33	Legal Counsel							
34	District Counsel	\$ 6,089	\$ 17,850	\$ 25,000	\$ 7,150	\$ 25,000	\$ -	
35								
36	Administrative Subtotal	\$ 75,890	\$ 126,107	\$ 125,683	\$ (424)	\$ 129,779	\$ 4,096	
37								
38	EXPENDITURES - FIELD							
39								
40	Electric Utility Services							
41	Utility Services	\$ 11,122	\$ 18,593	\$ 21,500	\$ 2,907	\$ 21,500	\$ -	
42	Garbage/Solid Waste							
43	Garbage - Recreation	\$ 1,430	\$ 2,145	\$ 2,000	\$ (145)	\$ 2,200	\$ 200	
44	Water-Sewer Combination							
45	Utility Services	\$ 1,952	\$ 4,100	\$ 4,500	\$ 400	\$ 4,500	\$ -	
46	Stormwater Control							
47	Aquatic & Fountain Maintenance	\$ 6,228	\$ 9,342	\$ 9,100	\$ (242)	\$ 9,100	\$ -	Based on Current Agreement

**Proposed Budget
Bainbridge Community Development District
General Fund
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 05/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
48	Miscellaneous Expense	\$ 75	\$ 728	\$ 1,500	\$ 772	\$ 1,500	\$ -	FY 21/22 Included Repairs to Barriers. Also Includes Colored Lense Change Out for Holidays
49	Other Physical Environment							
50	General Liability & Property Insurance	\$ 12,230	\$ 11,578	\$ 12,736	\$ 1,158	\$ 14,676	\$ 1,940	Based on Estimated 20% Increase
51	Entry & Walls Maintenance	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	To Include Pressure Washing/Electrical Repairs
52	Landscape & Irrigation Maintenance Contract	\$ 24,016	\$ 36,024	\$ 35,016	\$ (1,008)	\$ 37,105	\$ 2,089	Includes Playground Mulch Per Existing Agreement
53	Irrigation Repairs	\$ 71	\$ 2,500	\$ 4,000	\$ 1,500	\$ 4,000	\$ -	
54	Landscape Replacement Plants, Shrubs, Trees	\$ 4,654	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -	Plant Replacements Proposed for Entry and Parking Areas. FY 22/23 to Possibly Include Additional Parking and Court Area Enhancements
55	Field Services	\$ 1,800	\$ 2,400	\$ 2,400	\$ -	\$ 2,800	\$ 400	
56	Miscellaneous Expense	\$ 1,220	\$ 1,220	\$ 1,271	\$ 51	\$ 1,271	\$ -	FY 21/22 Included Backflow Test and Cage Around Backflow
57	Road & Street Facilities							
58	Amenity Parking Lot/Sidewalk Repair & Maintenance	\$ -	\$ 1,358	\$ 2,500	\$ 1,142	\$ 1,500	\$ (1,000)	FY 2021/22 Projected to Inlclude Pressure Washing Amenity Sidewalks. Restriping FY 22/23?
59	Miscellaneous Expense	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 1,000	\$ -	
60	Parks & Recreation							
61	Amenity Management Staffing Contract	\$ 18,380	\$ 27,570	\$ 33,000	\$ 5,430	\$ 33,000	\$ -	
62	Security Services				\$ -	\$ 13,860	\$ 13,860	NEW LINE FY 22/23
63	Cable, Phone & Internet	\$ 2,675	\$ 4,013	\$ 4,400	\$ 388	\$ 4,400	\$ -	
64	Amenity Maintenance Contract & Repairs	\$ 4,420	\$ 11,914	\$ 13,400	\$ 1,486	\$ 13,400	\$ -	FY 21/22 Included Electrical & Paver Repairs, PM Agreement on Fitness Equipment . FY 21/22 Includes Approx. \$9,000 in Repairs and Maintenance .
65	Amenity Facility Janitorial Service Contract & Supplies	\$ 6,024	\$ 7,500	\$ 7,300	\$ (200)	\$ 7,700	\$ 400	Includes Approx. \$2200 in Supplies.

**Bainebridge Community Development District
Debt Service
Fiscal Year 2022/2023**

Chart of Accounts Classification	Series 2007A	Budget for 2022/2023
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 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$387,920.00
Duval County Collection Cost @:	3.5%	\$14,678.05
Early Payment Discount @:	4%	\$16,774.92
2022/2023 Total:		<u>\$419,372.97</u>

2021/2022 O&M Budget	\$367,145.00
2022/2023 O&M Budget	\$387,920.00

Total Difference: \$20,775.00

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Debt Service - Single Family	\$1,168.62	\$1,168.62	\$0.00	0.00%
Operations/Maintenance - Single Family	\$793.83	\$838.75	\$44.92	5.66%
Total	\$1,962.45	\$2,007.37	\$44.92	2.29%
Debt Service - Single Family (Partially Prepaid)	\$431.69	\$431.69	\$0.00	0.00%
Operations/Maintenance - Single Family	\$793.83	\$838.75	\$44.92	5.66%
Total	\$1,225.52	\$1,270.44	\$44.92	3.67%
Debt Service - Single Family (Partially Prepaid)	\$566.11	\$566.11	\$0.00	0.00%
Operations/Maintenance - Single Family	\$793.83	\$838.75	\$44.92	5.66%
Total	\$1,359.94	\$1,404.86	\$44.92	3.30%
Debt Service - Single Family (Partially Prepaid)	\$578.43	\$578.43	\$0.00	0.00%
Operations/Maintenance - Single Family	\$793.83	\$838.75	\$44.92	5.66%
Total	\$1,372.26	\$1,417.18	\$44.92	3.27%

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$387,920.00
COLLECTION COSTS @	3.5%	\$14,678.05
EARLY PAYMENT DISCOUNT @	4.0%	\$16,774.92
TOTAL O&M ASSESSMENT		<u>\$419,372.97</u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>		
	<u>O&M</u>	<u>DEBT SERVICE</u> ^{(1) (2) (3)}	<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>
			<u>EAU's</u>	<u>EAU's</u>	<u>O&M BUDGET</u>
<u>Platted Parcels</u>					
Single Family	277	46	277.00	55.40%	\$232,332.63
Single Family (Partially Prepaid) ⁽⁵⁾	52	52	52.00	10.40%	\$43,614.79
Single Family (Partially Prepaid) ⁽⁵⁾	20	20	20.00	4.00%	\$16,774.92
Single Family (Partially Prepaid) ⁽⁵⁾	151	150	151.00	30.20%	\$126,650.64
Total Community	<u>500</u>	<u>268</u>	<u>500.00</u>	<u>100.00%</u>	<u>\$419,372.97</u>

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>SERIES 2007A</u>		
<u>O&M</u>	<u>DEBT SERVICE</u> ⁽⁴⁾	<u>TOTAL</u> ⁽⁵⁾
0	0	
\$838.75	\$1,168.62	\$2,007.37
\$838.75	\$431.69	\$1,270.44
\$838.75	\$566.11	\$1,404.86
\$838.75	\$578.43	\$1,417.18

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

Net Revenue to be Collected

(\$31,452.97)

\$387,920.00

(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 2022 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.



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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 today 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 service 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 prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and 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.

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



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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.



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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 a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Tab 8

RESOLUTION 2022-05

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 2022/2023; 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 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, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), 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 2022/2023; 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. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

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

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

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

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

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

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

PASSED AND ADOPTED this _____ day of _____ 2022.

ATTEST:

**BAINEBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

Exhibit A

Approved Proposed Budget

Exhibit B
Assessment Roll

The 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.