



Rizzetta & Company

Bainebridge Community Development District

**Board of Supervisors' Meeting
May 11, 2023**

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

www.bainebridgecdd.org

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

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

www.bainebridgecdd.org

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	Kutak Rock, LLP
District Engineer	Vince Dunn	Dunn & Associates

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

The Audience Comments portion, **on Agenda Items Only**, will be held at the beginning of the meeting. The Audience Comments portion of the agenda, **on General Items**, will be held at the end of the meeting. During these portions of the agenda, audience members may make comments on matters that concern the District (CDD) and will be limited to a total of three (3) minutes to make their comments.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors
Bainebridge Community
Development District

May 4, 2023

AGENDA

Dear Board Members:

The **special** meeting of the Bainebridge Community Development District will be held on **May 11, 2023 at 6:00 p.m.** at the Bainebridge Amenity Center, located at 15855 Twin Creek Drive, Jacksonville, Florida 32218. The following is the agenda for this meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **AUDIENCE COMMENTS ON AGENDA ITEMS**
4. **BUSINESS ADMINISTRATION**
 - A. Appointment to Seat 5
 - B. Oath of Office.....Tab 1
 - C. Consideration of Resolution 2023-05; Redesignating Assistant SecretaryTab 2
 - D. Consideration of the Minutes of the Board of Supervisors' Meeting held March 16, 2023Tab 3
 - E. Ratification of the Operation and Maintenance Expenditures for February and March 2023Tab 4
 - F. Acceptance of FY 2021/22 AuditTab 5
5. **STAFF REPORTS**
 - A. Landscape ManagerTab 6
 1. Brightview Landscape Report
 2. Consideration of Brightview Enhancement Proposal
 - B. District Counsel
 - C. District Engineer
 - D. Amenity Manager
 - E. Landscape Inspection ReportTab 7
 - F. District Manager
 1. Charles Aquatics Pond & Fountain Report.....Tab 8
6. **BUSINESS ITEMS**
 - A. Ratification of Web Watchdogs RenewalTab 9
 - B. Consideration of Resolution 2023-07; Approving FY 2023/24 Proposed Budget and Setting the Public Hearing.....Tab 10
7. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
8. **ADJOURNMENT**

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

Very truly yours,
Lesley Gallagher
Lesley Gallagher

Tab 1

**BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of physical presence or online notarization this _____ day of _____, 20____, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Bainebridge Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

Tab 2

RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT
REDESIGNATING AN ASSISTANT SECRETARY OF THE DISTRICT,
AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Bainebridge Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Duval County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated _____, _____, _____ all as Assistant Secretaries pursuant to Resolution 2023-03; and

WHEREAS, the Board now desires to re-designate the Assistant Secretary.

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

Section 1. _____
is hereby appointed as Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11th DAY OF MAY 2023.

**THE BAINEBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 3

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 **March 16, 2023 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
Wally David	Board Supervisor, Assistant Secretary
Alton Mabb	Board Supervisor, Assistant Secretary

Also present were:

Lesley Gallagher	District Manager, Rizzetta & Company, Inc.
Katie Buchanan	District Counsel, Kutak Rock, LLC (<i>speakerphone</i>)
Kyle Magee	Kutak Rock, LLC
David Taylor	District Engineer, Dunn & Associates (<i>speakerphone</i>)
Tony Shiver	President, First Coast CMS
Bryan Schaub	Field Manager, Rizzetta & Company, Inc.

Audience members present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huff called the meeting to order at 6:00 pm.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

Mr. Mabb led the pledge of allegiance.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

Audience members had no comments.

47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67

FOURTH ORDER OF BUSINESS

Consideration of Appointment to Seat #5

No statements of interest have been received. Mr. Huff urged interested candidates to contact Ms. Gallagher.

This item was tabled.

FIFTH ORDER OF BUSINESS

Oath of Office

This item was tabled.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05;
Redesignating Assistant Secretary**

This item was tabled.

SEVENTH ORDER OF BUSINESS

**Consideration of the Minutes of the Board of
Supervisors Regular Meeting held on
January 19, 2023**

On a motion by Mr. Huff, seconded by Mr. Helms, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on January 19, 2023, for Bainebridge Community Development District.

68
69
70
71
72
73

EIGHTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for December
2022 and January 2023 (under separate
cover) Exhibit A**

On a motion by Mr. David, seconded by Mr. Mabb, with all in favor, the Board ratified the Operation and Maintenance Expenditures for December 2022 in the amount of \$37,213.04, and January 2023 in the amount of \$28,793.75 for Bainebridge Community Development District.

74
75
76
77
78
79
80
81
82
83
84
85

NINTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Magee updated the Board that they were finalizing the agreement with Hi Tech for the access system from the original company Alpha Dog that was approved.
- B. District Engineer
 - 1. Acceptance of the Annual Engineers Report (under separate cover) Exhibit B
Mr. Taylor reviewed the annual engineer's report and repair memorandum. It was requested that Ms. Gallagher follow up with Charles Aquatics on pond

86 related items and there were several items noted for informational purposes
87 only that could be reported to the City of Jacksonville.
88

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

89
90 *Board moved to agenda item 5D.*

91
92 **TENTH ORDER OF BUSINESS** **Landscape Inspection Report**

93
94 Mr. Schaub introduced himself and reviewed his report for the Board.
95

On a motion by Mr. David, seconded by Mr. Helms, with all in favor, the Board accepted the Landscape Inspection Report, for Bainebridge Community Development District.

96
97 *Board moved back to agenda item 5C.*

98
99 **ELEVENTH ORDER OF BUSINESS** **Amenity Manager**

100
101 Mr. Shiver reviewed his report and updated the Board that there is an issue currently with
102 the water feature pump. He also noted that he is obtaining proposals on facia repairs and
103 replacing the gym door and felt that exterior painting should be considered with the FY
104 23/24 budget.
105

106 **TWELFTH ORDER OF BUSINESS** **Landscape Manager**

107
108 Mr. Ernst was not in attendance due to unforeseen circumstances.

- 109
110 1. Brightview Landscape Report
111

On a motion by Mr. David, seconded by Mr. Huff, with all in favor, the Board accepted the Landscape Manager Report, for Bainebridge Community Development District.

- 112
113 2. Consideration of Brightview Enhancement Proposal
114 This item was tabled.

115
116 **THIRTEENTH ORDER OF BUSINESS** **District Manager**

117
118 Ms. Gallagher reviewed her report and updated the Board that Campus Suite who handles
119 the website ADA Compliance for the District had contacted her office to make her aware of
120 a name change. The Board will now see any correspondence or invoices from Campus
121 Suite under their new name of CommunitiesNow. She also requested that the Board
122 identify one member to be licensed to have access to Intacct which is the new accounting
123 software. Additional licenses may be purchased as an expense to the District if there were

124 other Board members who also wished to have access at a 2023 cost of \$172.00 per
125 license. The Board appointed Mr. Mabb to have access and declined any additional
126 licenses. Ms. Gallagher also pointed out that the Board will continue to receive a check
127 register and should they have questions about a specific invoice she would be happy to
128 provide a copy of that invoice.

129
130 Ms. Gallagher also addressed comments made by Mr. Mabb earlier in the meeting
131 regarding investment accounts by asking for direction from the Board if they would like to
132 hear from Public Trust Advisors or another municipal advisor regarding their investment
133 accounts and they were in agreement that they would like to obtain more information on
134 this.

- 135
136 1. Charles Aquatics Pond and Fountain Report
137

138
139 **FOURTEENTH ORDER OF BUSINESS**

Consideration of Fitness Pro Price Increase

140
On a motion by Mr. David, seconded by Mr. Helms, with all in favor, the Board approved the
Fitness Pro Price increase to \$175.00 effective January 1st, 2023 for quarterly preventative
maintenance on fitness equipment, for Bainebridge Community Development District.

141
142 **FIFTEENTH ORDER OF BUSINESS**

**Public Hearing on Suspension and
Termination Rules**

143
144 On a motion by Mr. Mabb, seconded by Mr. Helms, with all in favor, the Board opened the public
hearing on Suspension and Termination Rules, for Bainebridge Community Development District.

145
146 Mr. Magee reviewed resolution 2023-06 and the amended suspension and termination rules.
147 There were no public comments on this.

148
On a motion by Mr. David, seconded by Mr. Huff, with all in favor, the Board closed the public
hearing on Suspension and Termination Rules, for Bainebridge Community Development District.

- 149
150 1. Consideration of Resolution 2023-06; Amending Suspension and
151 Termination Rules
152

On a motion by Mr. Helms, seconded by Mr. Huff, with all in favor, the Board adopted Resolution
2023-06; Amending Suspension and Termination Rules, for Bainebridge Community Development
District.

153
154 **SIXTEENTH ORDER OF BUSINESS**

Supervisor Requests and Audience Comments

155
156 Audience comments were heard on playground shade structures, food trucks, the new access

157 system and pond 16.

158
159 No Supervisor requests.

160
161 **SEVENTEENTH ORDER OF BUSINESS Adjournment**
162
163

164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199

On a motion by Mr. Mabb, seconded by Mr. Helms, with all in favor, the Board adjourned the meeting at 6:52 p.m. for Bainebridge Community Development District.

200
201
202
203
204
205
206
207
208
209
210
211
212
213

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

EXHIBIT A

BAINEDRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

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

WWW.BAINEDRIDGECD.org

Operation and Maintenance Expenditures


December 2022

Presented For Board Approval

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

The total items being presented: **\$37,213.04**

Approval of Expenditures:



Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BAINBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bliss Products and Services, Inc.	100064	23462	Square Deck with Hardware 11/22	\$ 6,035.00
BrightView Landscape Services, Inc.	100065	8176907	Landscape Maintenance 12/22	\$ 3,093.00
BrightView Landscape Services, Inc.	100065	8188030	Locate & Replace Weeping Valve 11/22	\$ 694.64
Charles Aquatics, Inc.	100066	46531	Monthly Aquatic Management - 20 Ponds 11/22	\$ 665.00
COMCAST	ACH	8495 74 120 2010538 11/22	Amenity Cable/Phone/Internet 12/22	\$ 340.89
	100067	120122-BB	Security Services 12/22	\$ 200.00
	100068	120122-BB	Security Services 12/22	\$ 500.00
First Coast Contract Maintenance Service, LLC	100069	7185	Monthly Pool, Janitorial & Maintenance 12/22	\$ 4,321.15
First Coast Contract Maintenance Service, LLC	100069	7200	Reimbursable Expenses 10/22	\$ 2,041.11
JEA	ACH	4849510511 1/2	15855 Twin Creek Dr/15700 Bainbridge Dr 11/22	\$ 2,084.41
Kutak Rock, LLP	100070	3141437	Legal Services 10/22	\$ 866.00
	100071	120122-BB	Security Services 12/22	\$ 530.00
Oak Wells Aquatics, Inc.	100063	22-424	Install CAT Controller 11/22	\$ 5,935.17
Oak Wells Aquatics, Inc.	100072	22-438	Repair Tile 12/22	\$ 3,506.58
	100073	120122-BB	Security Services 12/22	\$ 400.00
Republic Services	ACH	0687-001273195 AutoPay	Waste Services 11/22	\$ 243.09

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100062	INV0000073193	District Management Fees 12/22	\$ 4,907.00
	100074	120122-BB	Security Services 12/22	\$ 200.00
VGlobal Tech	100075	4507	Website Maintenance 12/22	\$ 250.00
VGlobal Tech	100075	4524	Quarterly ADA & WCAG Audits 12/22	\$ <u>400.00</u>
Report Total				\$ <u><u>37,213.04</u></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

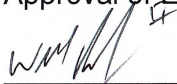
January 2023

Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2023 through January 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$28,793.75**

Approval of Expenditures:



Chairperson

Vice Chairperson

Assistant Secretary

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

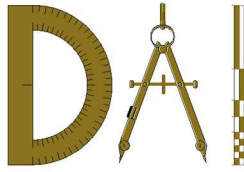
<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	100091	88217764	Landscape Maintenance 01/23	\$ 3,093.00
Charles Aquatics, Inc.	100077	46759	Monthly Aquatic Management - 20 Ponds 12/22	\$ 665.00
Charles Aquatics, Inc.	100077	46939	Fountain Maintenance 12/22	\$ 75.00
City of Jacksonville	100081	ARS22112828	Deputy Services 10/22	\$ 143.00
City of Jacksonville	100092	ARS22123026	Deputy Services 11/22	\$ 143.00
COMCAST	ACH	8495 74 120 2010538 12/22	Amenity Cable/Phone/Internet 1/23	\$ 356.04
	100086	010123-BB	Security Services 12/22	\$ 200.00
	100087	010123-BB	Security Services 12/22	\$ 200.00
First Coast Contract Maintenance Service, LLC	100096	7258	Monthly Pool, Janitorial & Maintenance 1/ 23	\$ 4,321.15
First Coast Contract Maintenance Service, LLC	100096	7266	Pool Chemicals 11/22	\$ 215.01
Florida Department of Revenue	100084	Sales & Use Tax 12/22	Sales & Use Tax 12/22	\$ 1.05
	100088	010123-BB	Security Services 12/22	\$ 200.00
Jacksonville Daily Record	100082	22-08224D	Legal Advertising 12/22	\$ 123.50
JEA	ACH	4849510511 12/22 Autopay	15855 Twin Creek Dr/15700 Bainbridge Dr 12/22	\$ 2,068.14
Krystal Companies, LLC	100078	7038347	Pressure Washing 07/22	\$ 2,398.00
Kutak Rock, LLP	100079	3156116	Legal Services 11/22	\$ 1,465.37

BAINBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

January 1, 2023 Through January 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
	100089	010123-BB	Security Services 12/22	\$ 530.00
	100090	010123-BB	Security Services 12/22	\$ 400.00
Republic Services	ACH	0687-001281432	Waste Services 12/22	\$ 241.73
Rizzetta & Company, Inc.	100076	INV0000074631	District Management Fees 01/23	\$ 5,607.00
Rizzetta & Company, Inc.	100085	INV0000074847	Dissemination Services 01/23	\$ 5,000.00
Samuel Lincoln Helms III	100093	SH011923	Board of Supervisors Meeting 01/19/23	\$ 200.00
The Ledger / News Chief/ CA Florida Holdings, LLC	100080	5096515	Legal Advertising 11/22	\$ 497.76
VGlobal Tech	100083	4629	Quarterly ADA & WCAG Audits 01/23	\$ 250.00
Walter David	100094	WD011923	Board of Supervisors Meeting 01/19/23	\$ 200.00
William R. Huff II	100095	WH011923	Board of Supervisors Meeting 01/19/23	\$ 200.00
Report Total				\$ 28,793.75



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS

8647 Baypine Road, Suite 200 Jacksonville, Florida 32256

Phone: (904) 363-8916

Fax: (904) 363-8917

March 10, 2023

Leslie Gallagher, District Manager
Bainebridge Community Development District
2806 N. Fifth Street, Unit 403
St. Augustine, FL 32084

PROJECT: Bainebridge Community Development District
DAI Project No. 1311-370
SUBJECT: Consulting Engineer's Letter Report 2023

Dear Ms. Gallagher:

In accordance with Section 9.21 of the Master Trust Indenture for the Bainebridge Community Development District ("District"), Dunn & Associates, Inc., the District Engineer, has reviewed the portion of the Project (as defined in the Indenture) owned by the District, and such portion appears to have been maintained in good repair, working order and condition.

We have reviewed the fiscal year 2021/2022 budget and it appears to be sufficient, in our opinion, to provide for operation and maintenance of the portion of the Project owned by the District.

In accordance with Section 9.14 of the Master Trust Indenture, Dunn & Associates, Inc. has reviewed the property schedule stating the current limits of insurance coverage and the policy appears to adequately cover the value of the District owned improvements.

Should you have any questions or comments related to the information provided in this report, please do not hesitate to contact our office.

Sincerely,

Dunn & Associates, Inc.

David M. Taylor, P.E.
Vice President

Tab 4

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST. AUGUSTINE, FLORIDA 32084

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

WWW.BAINEBRIDGECDD.ORG

Operation and Maintenance Expenditures February 2023 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **26,229.39**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BAINBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Always Improving, LLC	100098	29130	Fitness Equipment PM Service 01/23	\$ 150.00
BrightView Landscape Services, Inc.	100099	8255145	Landscape Maintenance 02/23	\$ 3,093.00
Charles Aquatics, Inc.	100100	47163	Fountain Maintenance 01/23	\$ 75.00
Charles Aquatics, Inc.	100112	46992	Fountain Maintenance 01/23	\$ 665.00
Charles Aquatics, Inc.	100112	47194	Fountain Maintenance 02/23	\$ 125.00
City of Jacksonville	100110	ARS23012329	Deputy Services 01/23	\$ 107.25
COMCAST	20230215-1	8495 74 120 2010538 01/23	Amenity Cable/Phone/Internet	\$ 356.81
Dean Thomas Fallis	100104	Autopay 140 020123-BB	Security Services 01/23	\$ 200.00
Dunn & Associates, Inc.	100113	23-112	Engineering Services 02/23	\$ 2,160.15
Eric M Kilis	100105	020123-BB	Security Services 01/23	\$ 550.00
First Coast Contract Maintenance Service, LLC	100101	7305	Reimbursable Expenses 12/22	\$ 104.40
First Coast Contract Maintenance Service, LLC	100111	7113	Monthly Pool, Janitorial & Maintenance 10/22	\$ 4,321.15
First Coast Contract Maintenance Service, LLC	100111	7118	Monthly Pool, Janitorial & Maintenance 10/22	\$ 166.20
First Coast Contract Maintenance Service, LLC	100114	7122	Reimbursable Expenses 09/22	\$ 555.88
First Coast Contract Maintenance Service, LLC	100114	7329	Monthly Pool, Janitorial & Maintenance 01/23	\$ 4,321.15

BAINBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Florida Department of Revenue	100103	65-8016515152-1 Sales & Use Tax 01/23	Sales & Use Tax 01/23	\$ 21.98
Jacksonville Daily Record	100106	23-00830D	Legal Advertising 02/23	\$ 143.75
Jacksonville Daily Record	100116	23-01176D	Legal Advertising 02/23	\$ 93.13
JEA	20230224-1	4849510511 02/23 Autopay 140	15855 Twin Creek Dr/15700 Bainbridge Dr 02/23	\$ 2,293.15
Kutak Rock, LLP	100115	3169913	Legal Services 12/22	\$ 105.50
Michael Tomberg	100107	020123-BB	Security Services 01/23	\$ 530.00
Raul Garnett	100108	020123-BB	Security Services 01/23	\$ 500.00
Republic Services	20230206-1	0687-001291269 Autopay	Waste Services 02/23	\$ 233.89
Rizzetta & Company, Inc.	100097	INV0000075266	District Management Fees 02/23	\$ 4,907.00
Shawnesci S Barber	100109	020123-BB	Security Services 01/23	\$ 200.00
VGlobal Tech	100102	4706	Quarterly ADA & WCAG Audits 02/23	\$ 250.00
Report Total				<u>\$ 26,229.39</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 March 2023 Presented For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **24,604.68**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Alton Mabb Jr.	100131	AM031623	Board of Supervisors Meeting 03/16/23	\$ 200.00
Always Improving, LLC	100128	29375	Fitness Equipment PM Service 02/23	\$ 436.50
Ashley McGriff	100118	McGriff021823	Deposit Refund 02/23	\$ 150.00
BrightView Landscape Services, Inc.	100119	8299667	Landscape Maintenance 03/23	\$ 3,093.00
BrightView Landscape Services, Inc.	100125	8308649	Irrigation Repairs 02/23	\$ 496.67
Charles Aquatics, Inc.	100127	47408	Replace Lightbulb in Fountain 02/23	\$ 30.00
Charles Aquatics, Inc.	100129	47224	Pond Maintenance 02/23	\$ 665.00
City of Jacksonville	100126	ARS23022323	Deputy Services 01/23	\$ 159.50
City of Jacksonville	100137	ARS23031824	Deputy Services 02/23	\$ 77.00
COMCAST	20230315-1	8495 74 120 2010538 02/23	Amenity Cable/Phone/Internet 03/23	\$ 356.77
Dunn & Associates, Inc.	100132	Autopay 140 23-220	Engineering Services 03/23	\$ 1,162.81
Eric M Kilis	100120	030123-BB	Deputy Services 02/23	\$ 400.00
First Coast Contract Maintenance Service, LLC	100130	7367	Reimbursable Expenses 01/23	\$ 2,192.11
First Coast Contract Maintenance Service, LLC	100130	7415	Monthly Pool, Janitorial & Maintenance 02/23	\$ 4,321.15
JEA	20230324-1	4849510511 03/23 Autopay 140	15855 Twin Creek Dr/15700 Bainbridge Dr 03/23	\$ 2,003.32

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	100121	3183176	Legal Services 01/23	\$ 1,295.67
Michael Tomberg	100122	030123-BB	Deputy Services 03/23	\$ 530.00
Raul Garnett	100123	030123-BB	Deputy Services 02/23	\$ 300.00
Republic Services	20230308-1	0687-001300981 Autopay 140	Waste Services 03/23	\$ 234.14
Rizzetta & Company, Inc.	100117	INV0000077979	District Management Fees 03/23	\$ 4,907.00
Samuel Lincoln Helms III	100133	SH031623	Board of Supervisors Meeting 03/16/23	\$ 200.00
The Ledger / News Chief/ CA Florida Holdings, LLC	100134	0005360253	Account #881374 Legal Advertising 02/23	\$ 344.04
VGlobal Tech	100124	4790	ADA & WCAG Audits 03/23	\$ 250.00
VGlobal Tech	100124	4801	ADA & WCAG Audits 03/23	\$ 400.00
Walter David	100135	WD031623	Board of Supervisors Meeting 03/16/23	\$ 200.00
William R. Huff II	100136	WH031623	Board of Supervisors Meeting 03/16/23	\$ 200.00
Report Total				<u>\$ 24,604.68</u>

Tab 5

**Bainbridge Community Development
District**

ANNUAL FINANCIAL REPORT

September 30, 2022

Bainebridge Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-27
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	28-29
MANAGEMENT LETTER	30-32
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	33



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Bainebridge Community Development District
Jacksonville, Florida

Report on Audit of the Financial Statements

Opinion

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Bainebridge Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

To the Board of Supervisors
Bainbridge Community Development District

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

Auditor's Responsibility for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

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

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

To the Board of Supervisors
Bainebridge Community Development District

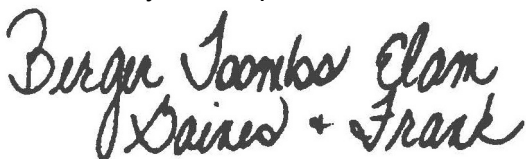
Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 29, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Bainebridge Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 29, 2023

**Bainebridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

Management's discussion and analysis of Bainebridge Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Bainbridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets exceeded total liabilities by \$1,333,390 (net position). Net investment in capital assets for the District was \$90,228. Restricted net position was \$263,376 and unrestricted net position was \$979,786.
- ◆ Revenues from governmental activities totaled \$536,157 and expenses from governmental activities totaled \$627,520.

**Bainbridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2022	2021
Current assets	\$ 1,005,889	\$ 917,595
Restricted assets	410,312	404,186
Capital assets	1,575,167	1,812,922
Total Assets	2,991,368	3,134,703
Current liabilities	127,999	111,001
Non-current liabilities	1,529,979	1,598,949
Total Liabilities	1,657,978	1,709,950
 Net Position		
Net investment in capital assets	90,228	265,456
Restricted	263,376	251,318
Unrestricted	979,786	904,979
Total Net Position	\$ 1,333,390	\$ 1,421,753

The increase in current assets is related to revenues exceeding expenditures at the fund level in the current year.

The reduction in capital assets is mainly related to depreciation.

The increase in current liabilities is related to the increase in accounts payable and accrued expenses in the current year.

The reduction in non-current liabilities is related to the current year principal payment.

**Bainbridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2022	2021
Program Revenues		
Charges for services	\$ 529,590	\$ 529,539
General Revenues		
Miscellaneous	2,912	4,211
Investment earnings	3,655	216
Total Revenues	<u>536,157</u>	<u>533,966</u>
Expenses		
General government	108,047	110,263
Physical environment	427,944	402,226
Interest and other charges	91,529	95,079
Total Expenses	<u>627,520</u>	<u>607,568</u>
Change in Net Position	(91,363)	(73,602)
Net Position - Beginning of Year	<u>1,424,753</u>	<u>1,498,355</u>
Net Position - End of Year	<u>\$ 1,333,390</u>	<u>\$ 1,424,753</u>

The increase in physical environment is related to the increase in contingency expenses in the current year.

**Bainbridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021:

	Governmental Activities	
	2022	2021
Infrastructure	\$ 3,207,578	\$ 3,207,578
Improvements other than buildings	1,751,197	1,751,197
Equipment	91,009	91,009
Less: accumulated depreciation	(3,474,617)	(3,236,862)
Governmental Activities Capital Assets	\$ 1,575,167	\$ 1,812,922

During the year depreciation was \$237,755.

General Fund Budgetary Highlights

The budgeted expenditures exceeded actual expenditures in the current year because contingency and legal expenditures were less than anticipated.

There were no budget amendments in the current year.

Debt Management

Governmental Activities debt includes the following:

- In May 2007, the District issued \$8,240,000 Series 2007 Special Assessment Bonds. These bonds were issued to finance the cost of the construction, installation, and equipping of a portion of the Capital Improvement Program (the "2007 Project"). As of September 30, 2022, the balance outstanding was \$1,610,000.

**Bainebridge Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Bainebridge Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

Request for Information

The financial report is designed to provide a general overview of Bainebridge Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Bainebridge Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Bainbridge Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 999,318
Prepaid expenses	2,371
Deposits	4,200
Total Current Assets	1,005,889
Non-Current Assets	
Restricted Assets	
Investments	410,312
Capital Assets, Being Depreciated	
Infrastructure	3,207,578
Improvements other than buildings	1,751,197
Equipment	91,009
Less: accumulated depreciation	(3,474,617)
Total Non-Current Assets	1,985,479
Total Assets	2,991,368
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	26,103
Bonds payable	65,000
Accrued interest	36,896
Total Current Liabilities	127,999
Non-Current Liabilities	
Bonds payable, net	1,529,979
Total Liabilities	1,657,978
NET POSITION	
Net investment in capital assets	90,228
Restricted for debt service	259,147
Restricted for capital projects	4,229
Unrestricted	979,786
Total Net Position	\$ 1,333,390

See accompanying notes to financial statements.

Bainbridge Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (108,047)	\$ 133,456	\$ 25,409
Physical environment	(427,944)	234,915	(193,029)
Interest and other charges	(91,529)	161,219	69,690
Total Governmental Activities	\$ (627,520)	\$ 529,590	(97,930)
	General Revenues		
			3,655
			2,912
			6,567
			(91,363)
			1,424,753
			\$ 1,333,390

See accompanying notes to financial statements.

Bainbridge Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 999,318	\$ -	\$ -	\$ 999,318
Prepaid expenses	2,371	-	-	2,371
Deposits	4,200	-	-	4,200
Restricted assets				
Investments, at fair value	-	406,083	4,229	410,312
Total Assets	<u>\$ 1,005,889</u>	<u>\$ 406,083</u>	<u>\$ 4,229</u>	<u>\$ 1,416,201</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	<u>\$ 26,103</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,103</u>
FUND BALANCES				
Nonspendable - prepaid expenses/deposits	6,571	-	-	6,571
Restricted:				
Debt service	-	406,083	-	406,083
Capital projects	-	-	4,229	4,229
Assigned capital reserve	169,479	-	-	169,479
Unassigned	803,736	-	-	803,736
Total Fund Balances	<u>979,786</u>	<u>406,083</u>	<u>4,229</u>	<u>1,390,098</u>
Total Liabilities and Fund Balances	<u>\$ 1,005,889</u>	<u>\$ 406,083</u>	<u>\$ 4,229</u>	<u>\$ 1,416,201</u>

See accompanying notes to financial statements.

Bainbridge Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances	\$ 1,390,098
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$3,207,578, improvements other than buildings, \$1,751,197, and equipment, \$91,009, net of accumulated depreciation, \$(3,474,617), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	1,575,167
Long-term liabilities, bonds payable, \$(1,610,000), net of bond discounts, net, \$15,021, are not due and payable in the current period, and therefore, are not reported at the fund level.	(1,594,979)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(36,896)</u>
Net Position of Governmental Activities	<u><u>\$ 1,333,390</u></u>

See accompanying notes to financial statements.

Bainbridge Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 368,371	\$ 161,219	\$ -	\$ 529,590
Investment income	1,760	1,876	19	3,655
Miscellaneous revenues	2,912	-	-	2,912
Total Revenues	<u>373,043</u>	<u>163,095</u>	<u>19</u>	<u>536,157</u>
Expenditures				
Current				
General government	108,047	-	-	108,047
Physical environment	190,189	-	-	190,189
Debt service				
Principal	-	65,000	-	65,000
Interest	-	91,988	-	91,988
Total Expenditures	<u>298,236</u>	<u>156,988</u>	<u>-</u>	<u>455,224</u>
Net Change in Fund Balances	74,807	6,107	19	80,933
Fund Balances - Beginning of Year	<u>904,979</u>	<u>399,976</u>	<u>4,210</u>	<u>1,309,165</u>
Fund Balances - End of Year	<u><u>\$ 979,786</u></u>	<u><u>\$ 406,083</u></u>	<u><u>\$ 4,229</u></u>	<u><u>\$ 1,390,098</u></u>

See accompanying notes to financial statements.

Bainbridge Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$	80,933
<p>Amounts reported for governmental activities in the Statement of Activities are different because:</p>		
<p>Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount of depreciation, \$(237,755), in the current period.</p>		(237,755)
<p>Repayments of bond principal and capital leases are expenditures at the fund level, but the repayment reduces long-term liabilities in the Statement of Net Position.</p>		65,000
<p>Bond discount is recognized as an other financing use in the year long-term debt is issued at the fund level, however, at the government-wide level it is recognized as a contra-liability and amortized as interest over the life of the debt. This is the current year interest.</p>		(1,030)
<p>At the government-wide level, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.</p>		<u>1,489</u>
Change in Net Position of Governmental Activities	\$	<u><u>(91,363)</u></u>

See accompanying notes to financial statements.

Bainbridge Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2022

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 367,145	\$ 367,145	\$ 368,371	\$ 1,226
Investment income	-	-	1,760	1,760
Miscellaneous revenues	-	-	2,912	2,912
Total Revenues	<u>367,145</u>	<u>367,145</u>	<u>373,043</u>	<u>5,898</u>
Expenditures				
Current				
General government	125,683	125,683	108,047	17,636
Physical environment	228,462	228,462	190,189	38,273
Capital outlay	13,000	13,000	-	13,000
Total Expenditures	<u>367,145</u>	<u>367,145</u>	<u>298,236</u>	<u>68,909</u>
Net Change in Fund Balances	-	-	74,807	74,807
Fund Balances - Beginning of Year	<u>-</u>	<u>-</u>	<u>904,979</u>	<u>904,979</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 979,786</u>	<u>\$ 979,786</u>

See accompanying notes to financial statements.

Bainebridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on January 10, 2006, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by City of Jacksonville, Florida Ordinance 2005-14-17-E as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Bainebridge Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at large basis by qualified electors within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Bainebridge Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Bainbridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Bainebridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Bainebridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Bainebridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Fund – The Capital Projects Funds account for construction of infrastructure improvements within the boundaries of the district.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as infrastructure and improvements, and non-current governmental liabilities, such as general obligation bonds and developer obligations be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

For purposes of the statement of cash flows, cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

Bainebridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include infrastructure, improvements other than buildings and equipment are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets rare as follows:

Infrastructure	23 years
Improvements	20 years
Equipment	5 years

d. Bond Discounts

Bond discounts are amortized over the life of the bonds, under the straight-line method.

e. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

Bainebridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$999,468 and the carrying value was \$999,318. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2022, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Treasury Obligations	9 Days*	\$ 410,312

*Maturity is a weighted average maturity

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment listed above is a Level 1 asset.

Interest Rate Risk

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

Bainebridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments in treasury funds, money markets and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investments in First American Treasury Obligations was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in First American Treasury Obligations represent 100% of District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefited property within the District. Operating and Maintenance Assessments are based upon the adopted budget and levied annually at a public hearing by the District. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collections (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material amounts receivable at fiscal year-end. Assessment levied for the 2021-2022 fiscal year were levied in October 2021.

Bainbridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE D – CAPITAL ASSETS

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

	Balance October 1, 2021	Additions	Disposals	Balance September 30, 2022
<u>Governmental Activities:</u>				
Capital assets, being depreciated:				
Infrastructure	\$ 3,207,578	\$ -	\$ -	\$ 3,207,578
Improvements other than buildings	1,751,197	-	-	1,751,197
Equipment	91,009	-	-	91,009
Total Capital Assets, Being Depreciated	<u>5,049,784</u>	<u>-</u>	<u>-</u>	<u>5,049,784</u>
Less accumulated depreciation for:				
Infrastructure	(1,970,247)	(139,813)	-	(2,110,060)
Improvements other than buildings	(1,211,231)	(87,560)	-	(1,298,791)
Equipment	(55,384)	(10,382)	-	(65,766)
Total Accumulated Depreciation	<u>(3,236,862)</u>	<u>(237,755)</u>	<u>-</u>	<u>(3,474,617)</u>
Total Capital Assets Depreciated, Net	<u>\$ 1,812,922</u>	<u>\$ (237,755)</u>	<u>\$ -</u>	<u>\$ 1,575,167</u>

Current year depreciation of \$237,755 was charged to physical environment.

NOTE E – LONG-TERM DEBT

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 1,675,000
Principal payments	<u>(65,000)</u>
Long-term debt at September 30, 2022	\$ 1,610,000
Bond discount, net	<u>(15,021)</u>
Long-term at September 30, 2022, net	<u>\$ 1,594,979</u>

Long-term debt for Governmental Activities is comprised of the following:

Special Assessment Bonds

\$8,240,000 Series 2007 Special Assessment Bonds are due in annual principal installments beginning May 2009 maturing May 2038. Interest at a rate of 5.5% is due May and November beginning November 2007. Current portion is \$65,000.

\$ 1,610,000

Bainbridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 65,000	\$ 88,550	\$ 153,550
2024	70,000	84,975	154,975
2025	75,000	81,125	156,125
2026	75,000	77,000	152,000
2027	80,000	72,875	152,875
2028-2032	475,000	292,875	767,875
2033-2037	630,000	146,575	776,575
2038	140,000	7,700	147,700
Totals	<u>\$ 1,610,000</u>	<u>\$ 851,675</u>	<u>\$ 2,461,675</u>

Summary of Significant Bond Resolution Terms and Covenants

The Series 2007 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2017 at a redemption price equal to the principal amount of the Series 2007 Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2007 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Bainbridge Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2007 Reserve Account was funded from the proceeds of the Series 2007 Bonds in an amount set forth in the bond indenture. The current reserve requirement is calculated as the reserve account percentage times the principal amount deemed outstanding. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balance as of September 30, 2022:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Special Assessment Bonds, Series 2007	<u>\$ 114,367</u>	<u>\$ 110,040</u>

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no claims or settled claims from these risks that exceeded commercial coverage in the last three years.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

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

To the Board of Supervisors
Bainebridge Community Development District
Jacksonville, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Bainebridge Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated March 29, 2023.

Report on Internal Control Over Financial Reporting

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

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

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

Fort Pierce / Stuart

To the Board of Supervisors
Bainebridge Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 29, 2023



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Bainebridge Community Development District
Jacksonville, Florida

Report on the Financial Statements

We have audited the financial statements of the Bainebridge Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated March 29, 2023.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 29, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Bainebridge Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Bainebridge Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

Fort Pierce / Stuart

- 30 -

To the Board of Supervisors
Bainebridge Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Bainebridge Community Development District. It is management's responsibility to monitor the Bainebridge Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Bainebridge Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: The District did not have any employees other than the 5 Board Members.
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 13
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: none
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$15,431
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: There were no amendments to the FY 2022 budget.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Bainebridge Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$793.83 and the Debt Service Fund \$431.69 - \$1,168.62.
- 8) The amount of special assessments collected by or on behalf of the District: Total Special Assessments collected was \$529,590.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: \$1,610,000, issued in 2007, fixed rate 5.5%, matures May, 2038.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

To the Board of Supervisors
Bainebridge Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 29, 2023



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Bainebridge Community Development District
Jacksonville, Florida

We have examined Bainebridge Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Bainebridge Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Bainebridge Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Bainebridge Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Bainebridge Community Development District's compliance with the specified requirements.

In our opinion, Bainebridge Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

March 29, 2023

Tab 6

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 East Corner tree work

Project Description Clean up natural area on the far east corner at the front along Pecan Park Rd.

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Elevate Oak Tree and Cypress Tree. Reove and stump grind wax myrtles and tallow trees

For internal use only

SO# 8054219
JOB# 346101085
Service Line 300

Total Price \$2,610.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
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 requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, 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 not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. 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.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer 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 Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer 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 Customer 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.
14. 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 Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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

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

16. 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 Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark 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 Customer's expense.
17. 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

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor 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 Customer. 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 15 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	March 03, 2023
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"

	Associate Account Manager
Signature _____	Title _____
Christopher R. Ernst	March 03, 2023
Printed Name _____	Date _____

Job #:	346101085		
SO #:	8054219	Proposed Price:	\$2,610.00



REMOVE

Tab 7

BAINEBRIDGE

LANDSCAPE INSPECTION REPORT



March 31, 2023
Rizzetta & Company
Bryan Schaub – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Pecan Park & Bainebridge

General Updates, Recent & Upcoming Maintenance Events

- Upcoming fertilization events for turf, beds and palms.

The following are action items for **Brightview** to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Black, bold and underlined text** represents updates or questions for the BOS.

1. At the entrance monument, the Juniper are partially responding to the treatment plans. Continue treatments & prune out dead material. Replace dead units. (Pic 1)



7. At the main monument, investigate & treat the struggling Ligustrum. The leaves have distortions & brown spotting with necrosis developing. (Pic 7)



2. In the beds by the main monument, detail including weeding with hand pulling of larger weeds and pruning out of dead material.
3. Property-wide, treat the beds for active ant mounds. Rake out all inactive mounds.
4. At the main entrance & property-wide, there are new Sedge blooms in the turf. Treat as soon as possible.
5. In the same area, there is damage to the turf by vehicle traffic and weeds are back filling.
6. Next winter, schedule a pencil pruning of the Crape Myrtles.

8. At the entrance in the west ROW of Bainebridge adjacent to the sidewalk, there is an irrigation break. Repair. (Pic 8)



Pecan Park, Bainbridge & Amenities Center

9. Along the north ROW of Pecan Park, prune all plant material including trees that are contacting any structures including fencing.

10. In the west ROW of Bainbridge near the entrance, diagnose & treat the Holly standards as their leaves are off-colored and have distortions. (Pic 10)



11. Vendor to line trim around ponds on every visit.

12. Where allowed, treat the turf at the entrance for broadleaf weeds.

13. In the east corner of Pecan Park & Bainbridge behind the open fencing, there is a large Wax Myrtle that is getting overgrown. Start pruning it into a consistent shape and keep it maintained.

14. At the main entrance, diagnose & treat the stressed Magnolia. Make sure to check for nutrient deficiencies. Report findings to the DM.

15. In the same areas, the line trimming appears to have been skipped. Correct.

16. At the entrance in the median and both islands, remove all mosses from the trees up to the proscribed height..

17. In the NW corner of Bainbridge & Pecan Park at the SW corner of the pond, detail the overgrowing "natural" area, prune the Ornamental Grasses & create bed lines. (Pic 17)



18. Vendor to remove all dead plant material left after herbicide treatment events & set strong bed lines.

19. In the Ornamental Grasses at the entrance, remove all Vetch from the beds.

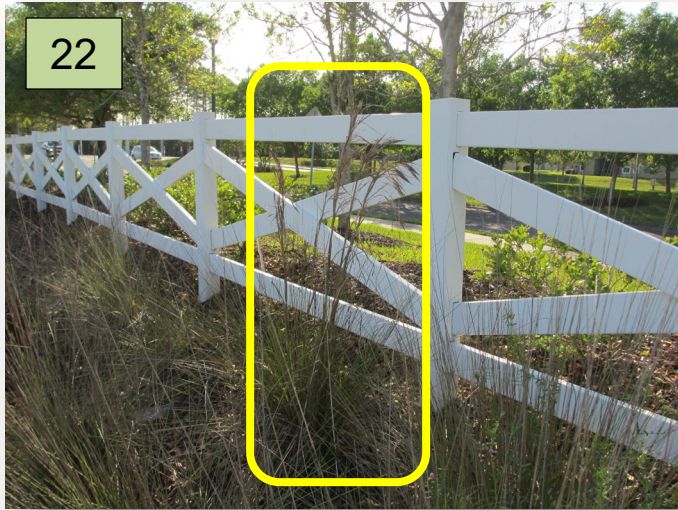
20. Vendor to discontinue herbicide overspray when treat for crack weeds. This leaves dead turf half moons.

21. Property-wide, treat all joint crack weeds.



Pool Deck & Amenities Center

22. In the east ROW at the entrance, remove all Witch's Broom from the Ornamental Grasses. (Pic 22)



28. To the east of the Amenities Center parking lot, prune the encroaching Wax Myrtles. There was some work completed on this item. Thank you. Still more to go. (Pic 28)



23. At the clubhouse in the front beds, remove all weeds & vines, hand pulling the larger ones. (Pic 23)



29. Remove all mosses on the trees behind the pool deck.

24. In the same beds, remove all suckers from the Holly trees.

25. At the Amenities Center, remove all seed pods & stalks from the Palms.

26. In the beds on the pool deck, diagnose & treat the stressed Podocarpus.

27. In the same area, remove all vines from the trees & shrubs.



Tab 8



6869 Phillips Parkway Drive S Jacksonville, FL 32256

Fax: 904-807-9158

Phone: 904-997-0044

Service Report

Date: April 27, 2023

Aquatic Tech: Bill Fuller

Client: Bainebridge CDD

Contact: Lesley Gallagher

Waterways: Twenty ponds.

Comments: 82° F Winds 8-10 mph.

Pond 1: Pond was in good condition. No invasive species noted.



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



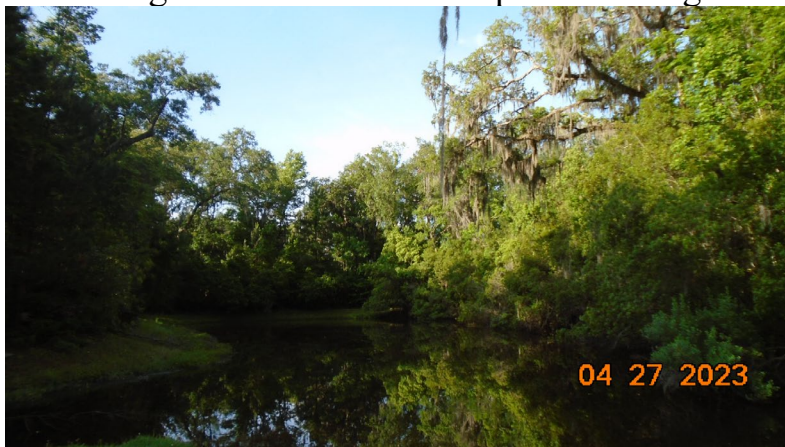
Pond 3: Pond was in very good condition. No invasive species noted.



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



Pond 5: Pond was in good condition. Minor perimeter vegetation



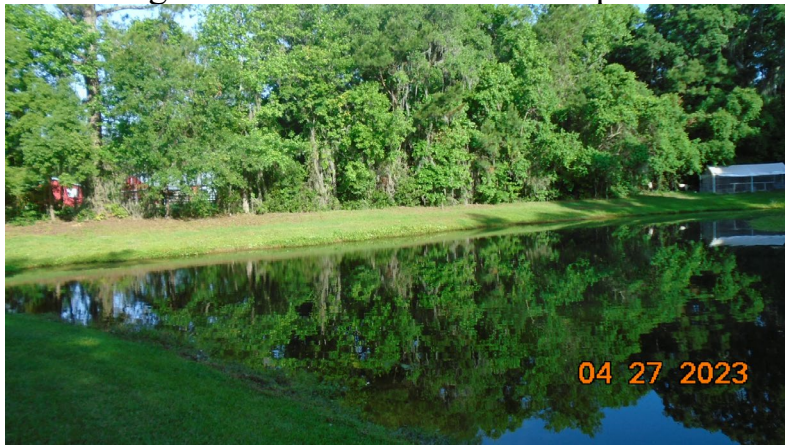
Pond 6: Pond was in fair condition. Treated for algae.



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



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



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



Pond 10: Pond has lost its access point due to installation of new fence.



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



Pond 12: Pond was in good condition. No new invasive species noted. **No boat access.**



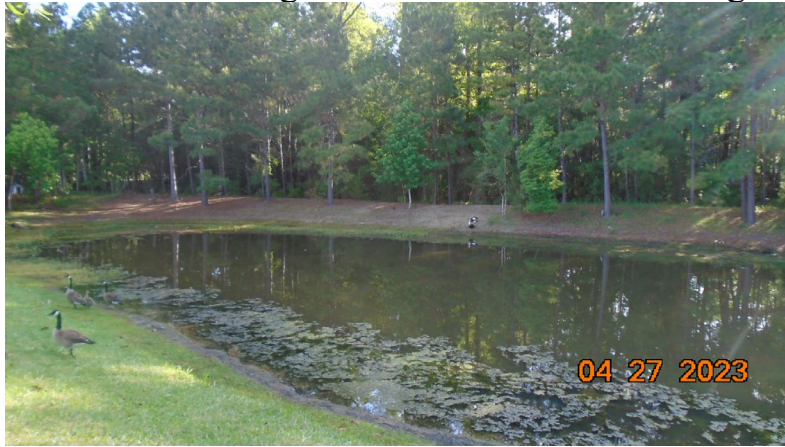
Pond 14: Pond was in good condition. No invasive species noted.



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



Pond 16: Pond was in overall good condition. Treated for algae.



Pond 17: Pond was in very good condition. No invasive species noted.



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



Pond 19: Pond was in fair condition. Treated for algae.



Pond 20: Pond was in good condition. No invasive species noted.



Tab 9

1 Hargrove Grade Suite 1A
 Palm Coast, Fl 32137
 386-957-9339
 www.WebWatchdogs.net
 info@webwatchdogs.net
 Florida Contractor License
 #ES12000771

Date	Quote #
3/15/2023	6943
Name / Address	
Bainebridge CDD c/o Rizzetta & Company, Inc. 2806 North 5th Street, Suite 403 Saint Augustine, FL 32084	

Description	Qty	Cost	Total
Extended Warranty Option- Complete Surveillance Camera System ***Warranty Expires 4/20/2023***	1	325.00	325.00
<p>1 Year Extended Warranty on Camera Parts, Labor and Equipment All products are warranted for 1 year from date of purchase. If a product is defective we will repair or replace it. The following situations void the product warranty: Adding 3rd party software to a DVR without prior approval from our technical support department. Damage caused by nature such as flooding, winds, lightning and other similar events. Damage caused by vandalism. Network related issues involving your internet service provider (i.e. new modem, change of internet provider, etc.) Warranty Service Calls will be addressed within a 1-5 day time frame.</p> <p>After 1 year (outside of the warranty, if not extended), we will continue to support the product at the standard repair labor rate (currently \$199 per hour-minimum 2 hours) plus parts, if applicable, or phone technical support for \$65.00/hour. Out of warranty repairs are guaranteed for 30 days. Phone support is non-refundable.</p>	Subtotal		\$325.00
	Sales Tax (0.0%)		\$0.00
	Total		\$325.00
	Signature _____		

Tab 10

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Bainebridge Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2023

HOUR: 6:00 p.m.

LOCATION: Bainebridge Amenity Center
15855 Twin Creek Drive
Jacksonville, Florida 32218

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Jacksonville and Duval County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 11TH DAY OF MAY 2023.

ATTEST:

**BAINEBRIDGE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson, Board of
Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A

Fiscal Year 2023/2024 Proposed Budget



Rizzetta & Company

Bainebridge CDD Community Development District

www.bainebridgecdd.org

Proposed Budget for Fiscal Year 2023/2024

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2023/2024	1
Reserve Fund Budget for Fiscal Year 2023/2024	3
Debt Service Fund Budget for Fiscal Year 2023/2024	4
Assessments Charts for Fiscal Year 2023/2024	5
General Fund Budget Account Category Descriptions	7
Reserve Fund Budget Account Category Descriptions	13
Debt Service Fund Budget Account Category Descriptions	14



Rizzetta & Company

**Proposed Budget
Bainbridge Community Development District
General Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 03/31/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 364,362	\$ 367,920	\$ 367,920	\$ -	\$ 405,400	\$ 37,480	
6								
7	TOTAL REVENUES	\$ 364,362	\$ 367,920	\$ 367,920	\$ -	\$ 405,400	\$ 37,480	
8								
9	Balance Forward from Prior Year	\$ -			\$ -	\$ -	\$ -	
9								
10	TOTAL REVENUES AND BALANCE	\$ 364,362	\$ 367,920	\$ 367,920	\$ -	\$ 405,400	\$ 37,480	
11								
13	EXPENDITURES - ADMINISTRATIVE							
14								
15	Legislative							
16	Supervisor Fees	\$ 2,200	\$ 5,800	\$ 6,000	\$ 200	\$ 6,000	\$ -	Based on 6 Meetings
17	Financial & Administrative							
18	Administrative Services	\$ 3,214	\$ 6,427	\$ 6,427	\$ -	\$ 6,749	\$ 322	
19	District Management	\$ 12,051	\$ 24,102	\$ 24,102	\$ -	\$ 25,307	\$ 1,205	
20	District Engineer	\$ 3,323	\$ 6,323	\$ 7,500	\$ 1,177	\$ 7,500	\$ -	
21	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
22	Trustees Fees	\$ 2,370	\$ 3,750	\$ 3,750	\$ -	\$ 3,750	\$ -	
23	Assessment Roll	\$ 5,624	\$ 5,624	\$ 5,624	\$ -	\$ 5,906	\$ 282	
24	Financial & Revenue Collections	\$ 2,812	\$ 5,624	\$ 5,624	\$ -	\$ 5,906	\$ 282	
25	Accounting Services	\$ 10,766	\$ 21,531	\$ 21,531	\$ -	\$ 22,608	\$ 1,077	
26	Auditing Services	\$ -	\$ 3,715	\$ 3,715	\$ -	\$ 3,715	\$ -	Based on Current Agreement
27	Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
28	Public Officials Liability Insurance	\$ 5,627	\$ 5,627	\$ 6,281	\$ 654	\$ 6,752	\$ 471	Based on Estimate
29	Legal Advertising	\$ 1,202	\$ 2,000	\$ 2,000	\$ -	\$ 2,000	\$ -	
30	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
31	Miscellaneous Fees	\$ -	\$ 1,150	\$ 750	\$ (400)	\$ 1,000	\$ 250	Amortization Schedule, Mailed Notice?
32	Website Hosting, Maintenance, Backup	\$ 2,900	\$ 5,800	\$ 5,800	\$ -	\$ 5,800	\$ -	Based on Current Agreements
33	Legal Counsel							
34	District Counsel	\$ 3,733	\$ 15,466	\$ 25,000	\$ 9,534	\$ 25,000	\$ -	
35								
36	Administrative Subtotal	\$ 60,997	\$ 118,614	\$ 129,779	\$ 11,165	\$ 133,668	\$ 3,889	
37								
38	EXPENDITURES - FIELD OPERATIONS							
39								
40	Electric Utility Services							
41	Utility Services	\$ 11,315	\$ 22,630	\$ 21,500	\$ (1,130)	\$ 23,000	\$ 1,500	
42	Garbage/Solid Waste Control Services							
43	Garbage - Recreation Facility	\$ 1,324	\$ 2,648	\$ 2,200	\$ (448)	\$ 2,500	\$ 300	
44	Water-Sewer Combination Services							
45	Utility Services	\$ 1,318	\$ 2,636	\$ 4,500	\$ 1,864	\$ 4,500	\$ -	
46	Stormwater Control							
47	Aquatic & Fountain Maintenance	\$ 4,420	\$ 8,840	\$ 9,100	\$ 260	\$ 9,100	\$ -	Based on Current Agreement
48	Miscellaneous Expense	\$ -	\$ 1,333	\$ 1,500	\$ 167	\$ 1,500	\$ -	FY 22/23 Barriers, FY 23/24 Carp
49	Other Physical Environment							
50	General Liability & Property Insurance	\$ 13,190	\$ 13,190	\$ 14,676	\$ 1,486	\$ 18,783	\$ 4,107	Based on Estimate
51	Entry & Walls Maintenance	\$ 800	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	To Include Pressure Washing and any Electrical Repairs
52	Landscape & Irrigation Maintenance Contract	\$ 18,558	\$ 37,116	\$ 37,105	\$ (11)	\$ 38,960	\$ 1,855	Agreement Also Includes Playground Mulch
53	Irrigation Repairs	\$ 1,191	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	
54	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -	Proposed and Projected to Possibly Include Tennis Court, Amenity Center, Parking Lot Enhancements or Entrance Ligustrum Replacement
55	Field Services- Landscape Inspections	\$ 1,400	\$ 2,800	\$ 2,800	\$ -	\$ 3,800	\$ 1,000	
56	Miscellaneous Expense	\$ 81	\$ 500	\$ 1,271	\$ 771	\$ 1,271	\$ -	
57	Road & Street Facilities							
58	Amenity Parking Lot/Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	Re-Striping? Amenity Sidewalk Repairs?
59	Miscellaneous Expense	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
60	Parks & Recreation							
61	Amenity Management Staffing Contract	\$ 16,385	\$ 32,770	\$ 33,000	\$ 230	\$ 33,753	\$ 753	

**Bainbridge Community Development District
Debt Service
Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2007A	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$160,684.22	\$160,684.22
TOTAL REVENUES	\$160,684.22	\$160,684.22
EXPENDITURES		
Administrative		
Debt Service Obligation	\$160,684.22	\$160,684.22
Administrative Subtotal	\$160,684.22	\$160,684.22
TOTAL EXPENDITURES	\$160,684.22	\$160,684.22
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Duval County Collection Costs (3.5%) and Early Payment Discounts (4%): 7.5%

Gross assessments **\$173,712.67**

Notes:

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 any prepaid assessments received.

BAINEBRIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$430,400.00
Duval County Collection Costs @:	3.5%	\$16,285.41
Early Payment Discount @:	4%	\$18,611.89
2023/2024 Total:		<u>\$465,297.30</u>

2022/2023 O&M Budget	\$387,920.00
2023/2024 O&M Budget	\$430,400.00
Total Difference:	<u><u>\$42,480.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Debt Service - Single Family	\$1,168.62	\$1,168.62	\$0.00	0.00%
Operations/Maintenance - Single Family	\$838.75	\$930.59	\$91.84	10.95%
Total	\$2,007.37	\$2,099.21	\$91.84	4.58%
<hr/>				
Debt Service - Single Family (Partially Prepaid)	\$431.69	\$431.69	\$0.00	0.00%
Operations/Maintenance - Single Family	\$838.75	\$930.59	\$91.84	10.95%
Total	\$1,270.44	\$1,362.28	\$91.84	7.23%
<hr/>				
Debt Service - Single Family (Partially Prepaid)	\$566.11	\$566.11	\$0.00	0.00%
Operations/Maintenance - Single Family	\$838.75	\$930.59	\$91.84	10.95%
Total	\$1,404.86	\$1,496.70	\$91.84	6.54%
<hr/>				
Debt Service - Single Family (Partially Prepaid)	\$578.43	\$578.43	\$0.00	0.00%
Operations/Maintenance - Single Family	\$838.75	\$930.59	\$91.84	10.95%
Total	\$1,417.18	\$1,509.02	\$91.84	6.48%

BAINBRIDGE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$430,400.00
COLLECTION COSTS @ 3.5%	3.5%	\$16,285.41
EARLY PAYMENT DISCOUNT @ 4.0%	4.0%	\$18,611.89
TOTAL O&M ASSESSMENT		<u>\$465,297.30</u>

LOT SIZE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2007A DEBT SERVICE ^{(1) (2) (3)}	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2007A DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
Platted Parcels								
Single Family	277	46	277.00	55.40%	\$257,774.70	\$930.59	\$1,168.62	\$2,099.21
Single Family (Partially Prepaid) ⁽⁵⁾	52	52	52.00	10.40%	\$48,390.92	\$930.59	\$431.69	\$1,362.28
Single Family (Partially Prepaid) ⁽⁵⁾	20	20	20.00	4.00%	\$18,611.89	\$930.59	\$566.11	\$1,496.70
Single Family (Partially Prepaid) ⁽⁵⁾	151	149	151.00	30.20%	\$140,519.78	\$930.59	\$578.43	\$1,509.02
Total Community	<u>500</u>	<u>267</u>	<u>500.00</u>	<u>100.00%</u>	<u>\$465,297.30</u>			
LESS: Duval County Collection Costs (3.5%) and Early Payment Discounts (4%):					<u>(\$34,897.30)</u>			
Net Revenue to be Collected					<u>\$430,400.00</u>			

(1) Reflects 6 (six) 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 2023 Duval County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

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

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

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



EXPENDITURES – ADMINISTRATIVE:

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

Administrative Services: The District will incur expenditures for the day to 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.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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



DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

