



Rizzetta & Company

Bridgewater North Community Development District

**Board of Supervisors' Meeting
May 24, 2022**

**District Office:
2806 N. Fifth Street, Unit 403
St. Augustine, Florida 32084
(904) 436-6270**

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT AGENDA

May 24, 2022 at 10:45 a.m.

Offices of DR Horton
4220 Race Track Road, St. Johns, FL 32259

District Board of Supervisors	Robert Porter Sarah Wicker Bradley England James Teagle Chris Williams	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Melissa Dobbins	Rizzetta & Company, Inc.
District Counsel	Katie Buchanan	Kutak Rock LLP
Interim Engineer	Timothy Adkinson	Adkinson Engineering

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

The **regular** meeting will begin promptly at **10:45 a.m.** with the first section which is called **Audience Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Manager prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (904) 436-6270 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs and provides members of the audience the opportunity to comment on matters of concern to them that were not addressed during the meeting.

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

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

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

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

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

www.bridgewaternorthcdd.org

May 17, 2022

**Board of Supervisors
Bridgewater North Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bridgewater North Community Development District will be held on **Tuesday, May 24, 2022 at 10:45 a.m.** at the Offices of DR Horton located at 4220 Race Track Road, St Johns, FL 32259. Following is the Final Agenda.

REGULAR MEETING

- 1. CALL TO RODER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Special Board of Supervisors' Meeting held on March 8, 2022.....Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for the Months of February, March and April 2022.....Tab 2
 - C. Acceptance of Audit for Fiscal Year Ending September 30, 2021.....Tab 3
 - D. Consideration of Resolution 2022-04, Extending Board Terms.....Tab 4
 - E. Consideration of Resolution 2022-05, Rescinding 2021-02, Appointing DM and Fixing Compensation.....Tab 5
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Presentation of Registered Voter Count.....Tab 6
- 5. BUSINESS ITEMS**
 - A. Consideration of Dissemination Agent Agreement.....Tab 7
 - B. Consideration of Resolution 2022-06, Setting a Public Hearing Adopting Rules and Rates.....Tab 8
 - C. Presentation of the Proposed Budget for Fiscal Year 2022/2023
 - 1.) Consideration of Resolution 2022-07 Approving a

Proposed Budget for Fiscal Year 2022/2023
and Setting a Public Hearing Thereon.....Tab 9

- 6. **AUDIENCE COMMENTS AND SUPERVISOR REQEUST**
- 7. **ADJOURNMENT**

Very truly yours,
Melissa Dobbins

Melissa Dobbins
District Manager

Tab 1

MEETING MINUTES

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.

**BRIDGEWATER NORTH
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the Bridgewater North Community Development District was held on **Tuesday, March 8, 2022 at 11:01 a.m.** at the Offices of DR Horton - Jacksonville located at 4220 Race Track Road, St. Johns FL, 32259.

Robert Porter	Board Supervisor, Chairman
Sarah Wicker	Board Supervisor, Vice Chairman
James Teagle	Board Supervisor, Assistant Secretary
Chris Williams	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	Regional District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Vice President of Operations, Rizzetta & Company, Inc. <i>(via teleconference)</i>
Katie Buchanan	District Counsel, Hopping Green & Sams
Tim Adkinson	Interim Engineer, Adkinson Eng., P.A. <i>(via teleconference)</i>

There were no audience members present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Porter called the meeting to order at 11:01 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience present.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Special Meeting held on October 5, 2021

On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board approved the Minutes of the Special Board of Supervisors' Meeting held on October 5, 2021 for Bridgewater North Community Development District.

49 **FOURTH ORDER OF BUSINESS** **Consideration of the Minutes of the Audit**
50 **Committee Meeting held on October 5,**
51 **2021**
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On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board approved the Minutes of the Audit Committee Meeting held on October 5, 2021 for Bridgewater North Community Development District.

53 **FIFTH ORDER OF BUSINESS** **Consideration of Operation &**
54 **Maintenance Expenditures for September,**
55 **October, November, and December 2021**
56 **and January 2022**
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On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board approved Operation and Maintenance Expenditures for September 2021 in the amount of \$10,413.38, October 2021 in the amount of \$3,249.78, November 2021 in the amount of \$5,980.23, December 2021 in the amount of \$4,170.61, and January 2022 in the amount of \$5,362.50, for Bridgewater North Community Development District.

59 **SIXTH ORDER OF BUSINESS** **Staff Reports**
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- 61 A. District Counsel
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63 Hopping Green & Sams to Kutak Rock Transition Update
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On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board ratified the Transition letter and approved the Retention Agreement with Kutack Rock LLP, for Bridgewater North Community Development District.

66 Ms. Buchanan reviewed the Legislative update on Wastewater and Stormwater
67 need analysis. After discussion it was noted that the district would wait and
68 complete the Stormwater Analysis next fiscal year since the system is still under
69 construction and being installed currently.
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- 71 B. District Engineer
72 No Report.
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- 74 C. District Manager
75 Ms. Dobbins stated there is a March 22nd meeting on the schedule, but after
76 discussion, the board cancelled. It was noted the next meeting will be May 24th; at
77 the May meeting there will be discussions regarding extending the board's terms to
78 coincide with the General Election process, starting the process to draft fees, rules
79 and policies, as well as to present the fiscal year 2023 budget. Ms. Dobbins
80 updated the board that the following agreements have been executed: Auditor
81 Engagement, Website ADA, Tax Collector and PA Agreement. She advised that
82 she is working with Counsel to finalize the District Engineer Agreement.
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SEVENTH ORDER OF BUSINESS **Presentation of Final Supplemental Assessment Methodology Report**

Mr. Brizendine presented the final supplemental assessment methodology report.

On a motion by Mr. Teagle, seconded by Ms. Wicker, with all in favor, the Board approved the Final Supplemental Assessment Methodology Report, for Bridgewater North Community Development District.

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EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2022-02, Supplemental Assessment Resolution**

On a motion by Ms. Wicker, seconded by Mr. Teagle, with all in favor, the Board Adopted Resolution 2022-02, Supplemental Assessment Resolution, for Bridgewater North Community Development District.

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NINTH ORDER OF BUSINESS **Consideration of Acquisition Agreement**

Mr. Porter advised that the acquisition is between the District and Forestar (USA) Real Estate Group, Inc.

On a motion by Ms. Wicker, seconded by Mr. Teagle, with all in favor, the Board approved the Acquisition Agreement, for Bridgewater North Community Development District.

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TENTH ORDER OF BUSINESS **Consideration of Collateral Assignment**

On a motion by Ms. Wicker, seconded by Mr. Teagle, with all in favor, the Board approved the Collateral Assignment for Bridgewater North Community Development District.

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ELEVENTH ORDER OF BUSINESS **Consideration of Completion Agreement**

Ms. Dobbins reviewed policy and noted at this time it does not include any property.

On a motion by Mr. Williams, seconded by Ms. Wicker, with all in favor, the Board approved the Completion Agreement for Bridgewater North Community Development District.

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TWELFTH ORDER OF BUSINESS **Consideration of Declaration of Consent**

On a motion by Mr. Williams, seconded by Ms. Wicker, with all in favor, the Board Approved the Declaration of Consent, for Bridgewater North Community Development District.

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THIRTEENTH ORDER OF BUSINESS **Consideration of True Up Agreement**

On a motion by Mr. Williams, seconded by Ms. Wicker, with all in favor, the Board approved the True Up Agreement, for Bridgewater North Community Development District.

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FOURTEENTH ORDER OF BUSINESS **Ratification of FPL Street Light Agreement, Phase 1B and C**

On a motion by Ms. Wicker, seconded by Mr. Williams, with all in favor, the Board ratified the FPL Street Light Agreement, Phase 1B and C for Bridgewater North Community Development District.

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FIFTEENTH ORDER OF BUSINESS **Consideration of Resolution 2022-03, Prompt Payment Policy**

On a motion by Mr. Williams, seconded by Ms. Wicker, with all in favor, the Board Adopted Resolution 2022-03, Prompt Payment Policy for Bridgewater North Community Development District.

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SIXTEENTH ORDER OF BUSINESS **Consideration of Acquisition Packages: Assignment of Agreement for Land Development and Acquisition of Completed Improvements (Pool Amenity Building and Entry Feature), Assignment of Agreement for Land Development and Acquisition of Completed Improvements (phase 2, Mood Bay Extension, and Pond 1 Expansion/Modification), Assignment of Agreement for Land Development and Acquisition of Completed Improvements (Phase 1A, 1B, and 1C), and Requisition for Acquisition of Improvements**

Ms. Buchanan reviewed the three assignments, she stated that the pool amenity building and entry feature is with Bent Construction, the phase 2 Moon Bay extension and pond 1 expansion/modification are with Smith Trucking Company, and phase 1A, 1B, and 1C are with Burnham Constructions; which total somewhere around \$4.6 million. After discussion, the board authorized the chair to finalize the three assignments with district staff and to execute final forms.

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On a motion by Mr. Williams, seconded by Ms. Wicker, with all in favor, the Board Authorized the Chairman to Finalize all three Assignments with District Staff and to Execute Final Forms, for Bridgewater North Community Development District.

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BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

March 8, 2022 Minutes of Meeting

Page 5

On a motion by Mr. Williams, seconded by Ms. Wicker, with all in favor, the Board Authorized the Requisition for the Acquisition of Improvements, for Bridgewater North Community Development District.

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SEVENTEENTH ORDER OF BUSINESS

**Supervisor Request and Audience
Comments**

No supervisor comments.

No audience present.

EIGHTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Teagle, seconded by Mr. Williams, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:19 a.m. at for Bridgewater North Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures February 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$3,699.48**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bridgewater North Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CA Florida Holdings LLC dba St. Augustine Record	1041	0003396668-01	Acct #57001 Legal Advertising 01/22	\$ 89.75
Innersync Studio, Ltd. dba Campus Suite	1038	20110	Website & Compliance Services - Q2 FY20- 21	\$ 384.38
Phil Lentsch dba Office Dynamics	1039	34191	Book Copy 01/22	\$ 25.35
Rizzetta & Company, Inc.	1040	INV0000065427	District Management Fees 2/22	\$ <u>3,200.00</u>
<u>Report Total</u>				\$ <u>3,699.48</u>

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

District Office · Orlando, FL 32819

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures March 2022 For Board Approval

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

The total items being presented: **\$4,288.47**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bridgewater North Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2022 Through March 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CA Florida Holdings LLC dba St. Augustine Record	1043	0003402947-01	Acct #57001 Legal Advertising 02/22	\$ 85.27
Christopher Williams	1048	CW030822	Board of Supervisors Meeting 03/22	\$ 200.00
James E Teagle	1046	JT030822	Board of Supervisors Meeting 03/22	\$ 200.00
Kutak Rock, LLP	1044	3020401	Legal Services 1/22	\$ 157.50
Phil Lentsch dba Office Dynamics	1049	34410	Book Copy 03/22	\$ 45.70
Rizzetta & Company, Inc.	1042	INV0000066343	District Management Fees 3/22	\$ 3,200.00
Robert Porter	1045	BP030822	Board of Supervisors Meeting 03/22	\$ 200.00
Sarah Wicker	1047	SW030822	Board of Supervisors Meeting 03/22	<u>\$ 200.00</u>
<u>Report Total</u>				<u>\$ 4,288.47</u>

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

District Office - St Augustine, FL 32084
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Operation and Maintenance Expenditures April 2022 For Board Approval

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

The total items being presented: **\$5,058.00**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Bridgewater North Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	1051	3024484	Legal Services 2/22	\$ 108.00
Rizzetta & Company, Inc.	1050	INV0000067086	District Management Fees 4/22	<u>\$ 4,950.00</u>
Report Total				<u><u>\$ 5,058.00</u></u>

Tab 3



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
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772/461-6120 // 461-1155
FAX: 772/468-9278

Board of Supervisors
Bridgewater North Community Development District
St. Johns County, Florida

We are pleased to provide the following information related to our audit of the Bridgewater North Community Development District for the period ended September 30, 2021 to assist you in your oversight responsibility of the financial reporting process of the District.

Our responsibility under the auditing standards has been described to you in our engagement letter dated November 3, 2021.

Management is responsible for the appropriateness of the accounting policies used by the District. During the year, no significant new accounting policies were adopted nor were there any changes in the existing accounting policies.

We did not discuss with Management, any significant or unusual transactions nor did we discuss any alternative treatments available under generally accepted accounting policies during the current audit period.

Any audit adjustments provided by Management or communicated to Management have been reported to and agreed upon by Management. If you would like a detailed listing of all audit adjustments for the current period, please contact us.

We did not encounter any immaterial uncorrected misstatements during the course of our audit.

There are no disagreements with Management over the application of significant accounting principles, the basis for judgments made by Management on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

We are not aware of any consultations Management had with other accountants about accounting or auditing matters.

Fort Pierce / Stuart

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Private Companies practice Section

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Board of Supervisors
Bridgewater North Community Development District
Page 2

There were no significant issues that were discussed during the course of the audit.

We did not encounter any difficulties in dealing with Management during the audit process.

Management has made certain written representations to us as part of the audit process. Please contact us if you would like a copy of those representations.

This letter is intended solely for the information and use of the Board of Supervisors and Management and is not intended to be and should not be used by anyone other than the intended parties. Please contact J. W. Gaines should you have any questions concerning this letter. We greatly appreciate the opportunity to be of service to the Bridgewater North Community Development District.

*Berger Toombs Elam
Gaines & Frank*

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

April 26, 2022

**Bridgewater North Community
Development District**

ANNUAL FINANCIAL REPORT

September 30, 2021

Bridgewater North Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Bridgewater North Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Bridgewater North Community Development District as of and for the four months ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility 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; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

- 1 -

To the Board of Supervisors
Bridgewater North Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, and each major fund of Bridgewater North Community Development District as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General Fund for the four months then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Governmental Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, 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 principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. 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 April 26, 2022, 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 Bridgewater North Community Development District's internal control over financial reporting and compliance.



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

April 26, 2022

Bridgewater North Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 4 Months Ended September 30, 2021

Management's discussion and analysis of Bridgewater North 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 developer contributions.

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 and physical environment.

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.

**Bridgewater North Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 4 Months Ended September 30, 2021**

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 4 months ended September 30, 2021.

- ◆ Revenues from governmental activities totaled \$29,743 and expenses from governmental activities totaled \$29,743.

**Bridgewater North Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 4 Months Ended September 30, 2021**

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
	2021
Current assets	\$ 22,912
Current liabilities	22,912
Net Position Unrestricted	<u>\$ -</u>

This is the initial period of the District.

**Bridgewater North Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 4 Months Ended September 30, 2021**

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
	2021
Program Revenues	
Operating grants and contributions	\$ 29,743
Expenses	
General government	28,779
Physical environment	964
Total Expenses	29,743
Change in Net Position	-
Net Position - Beginning of Period	-
Net Position - End of Period	\$ -

This is the initial period of the District.

**Bridgewater North Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the 4 Months Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

General Fund Budgetary Highlights

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

There were no budget amendments in the current year.

Economic Factors and Next Year's Budget

Bridgewater North Community Development District issued \$10,195,000 Capital Improvement Bonds, Series 2022 in March 2022. The District cannot anticipate the effect on the financial position or results of operations of the District in fiscal year 2022.

Request for Information

The financial report is designed to provide a general overview of Bridgewater North 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 Bridgewater North Community Development District's Accounting Department, c/o Rizzetta & Company, Inc., at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Bridgewater North Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
Assets	
Current Assets	
Cash	\$ 17,912
Prepaid expenses	5,000
Total Current Assets	22,912
Liabilities	
Current Liabilities	
Accounts payable and accrued expenses	2,655
Unearned revenues	20,257
Total Current Liabilities	22,912
Net Position	
Unrestricted	\$ -

See accompanying notes to financial statements.

Bridgewater North Community Development District
STATEMENT OF ACTIVITIES
For the 4 Months Ended September 30, 2021

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Operating Grants and Contributions</u>	<u>Net (Expenses) Revenues and Changes in Net Position</u>
			<u>Governmental Activities</u>
Governmental Activities			
General government	\$ (28,779)	\$ 28,779	\$ -
Physical environment	(964)	964	-
Total Governmental Activities	<u>\$ (29,743)</u>	<u>\$ 29,743</u>	<u>-</u>
	Changes in Net Position		-
	Net Position - Beginning of Period		<u>-</u>
	Net Position - End of Period		<u>\$ -</u>

See accompanying notes to financial statements.

Bridgewater North Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2021

	General
Assets	
Cash and cash equivalents	\$ 17,912
Prepaid expenses	5,000
Total Assets	\$ 22,912
Liabilities and Fund Balances	
Liabilities	
Accounts payable and accrued expenses	\$ 2,655
Unearned revenues	20,257
Total Liabilities	22,912
Fund Balances	
Unassigned	-
Total Liabilities and Fund Balances	\$ 22,912

There are no reconciling items as of September 30, 2021.

See accompanying notes to financial statements.

Bridgewater North Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the 4 Months Ended September 30, 2021

	General
Revenues	
Developer contributions	\$ 29,743
Expenditures	
Current	
General government	28,779
Physical environment	964
Total Expenditures	29,743
Net Change in Fund Balances	-
Fund Balances - Beginning of Period	-
Fund Balances - End of Period	\$ -

There are no reconciling items for the period ended September 30, 2021.

See accompanying notes to financial statements.

Bridgewater North Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the 4 Months Ended September 30, 2021

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Developer contributions	\$ 283,575	\$ 283,575	\$ 29,743	\$ (253,832)
Expenditures				
Current				
General government	113,575	113,575	28,779	84,796
Physical environment	170,000	170,000	964	169,036
Total Expenditures	<u>283,575</u>	<u>283,575</u>	<u>29,743</u>	<u>253,832</u>
Net Change in Fund Balances	-	-	-	-
Fund Balances - Beginning of Period	-	-	-	-
Fund Balances - End of Period	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying notes to financial statements.

Bridgewater North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

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 May 20, 2021, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by St. Johns County Ordinance 2021-29 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 Bridgewater North Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Bridgewater North 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

Bridgewater North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

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 developer contributions. 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 District's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Bridgewater North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

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. Assignments are often temporary and normally the same formal action need not be taken to remove the assignment.

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.

Bridgewater North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

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. No debt service assessments have been levied in the District.

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.

Bridgewater North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as infrastructure, and non-current governmental liabilities, such as general obligation bonds 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.

Bridgewater North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

b. Net Position

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

c. 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. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

d. Use of Estimates

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

Bridgewater North Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2021

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, 2021, the District's bank balance was \$20,126 and the carrying value was \$17,912. 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.

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.

Credit Risk

The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. However, the District had no investments during the period ended September 30, 2021.

NOTE C – 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. The District has not filed any claims under this commercial coverage since inception.

NOTE D – ECONOMIC DEPENDENCY

The Developer owns a portion of land within the District. The District's activity is dependent upon the continued involvement of the developers, the loss of which could have a materially adverse effect on the District. All Board of Supervisors are employed by the developer or its affiliates at September 30, 2021.

NOTE E – SUBSEQUENT EVENT

In March 2022, the District issued \$10,195,000 Capital Improvement Revenue Bonds, Series 2022 to finance a portion of the Series 2022 Project.



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
Bridgewater North Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Bridgewater North Community Development District, as of and for the period ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated April 26, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Bridgewater North 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 Bridgewater North Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Bridgewater North 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 may exist that have not been identified.

Board of Supervisors
Bridgewater North Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Bridgewater North 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

April 26, 2022



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
Bridgewater North Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the financial statements of the Bridgewater North Community Development District as of and for the period ended September 30, 2021, and have issued our report thereon dated April 26, 2022.

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 April 26, 2022, 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. This is the initial period of operations for the District.

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 Bridgewater North 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 Bridgewater North Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

Fort Pierce / Stuart

To the Board of Supervisors
Bridgewater North 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 Bridgewater North Community Development District. It is management's responsibility to monitor the Bridgewater North 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, 2021.

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) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Bridgewater North Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 5
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: N/A
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$9,279
- 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, 2020, together with the total expenditures for such project: The District had no construction projects.
- 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 2021 budget.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Bridgewater North Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: The District was established in May 2021 and was developer funded for the 4 months ended September 30, 2021.
- 8) The amount of special assessments collected by or on behalf of the District: N/A
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: The District had no bonds outstanding at September 30, 2021.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Bridgewater North 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

April 26, 2022

Tab 4

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bridgewater North Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the current members of the Board of Supervisors (“Board”) were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2024:

Seat # 3 (currently held by Bradly England)

Seat # 4 (currently held by James Teagle)

Seat # 5 (currently held by Chris Williams)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2026:

Seat # 1 (currently held by Robert Porter)

Seat # 2 (currently held by Sarah Wicker)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 24th day of May 2022.

ATTEST:

**BRIDGEWATER NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Tab 5

RESOLUTION 2022-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2021-02 IN ITS ENTIRETY; APPOINTING AND FIXING THE COMPENSATION OF THE DISTRICT MANAGER AND ASSESSMENT CONSULTANT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Entrada Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, the District has previously adopted Resolution 2021-02, appointing a district manager, financial disclosure coordinator and financial advisor, which the District desires to rescind in its entirety and replace with this Resolution; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) must employ and fix compensation of a “**District Manager**;” and

WHEREAS, the Board desires to appoint an “**Assessment Consultant**” to advise regarding the proposed issuance of special assessment bonds and other financing methods for District improvements; and

WHEREAS, the Board has determined that the appointment of a District Manager and Assessment Consultant is necessary, appropriate and in the District’s best interests; and

WHEREAS, the Board desires to appoint a District Manager, and Assessment Consultant, and to provide compensation for their services.

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

1. RESCINDMENT OF RESOLUTION 2021-02. Resolution 2021-02 adopted by the Board on May 26, 2021, is hereby superseded and rescinded in its entirety.

2. APPROVAL OF MANAGEMENT AGREEMENT. Rizzetta & Company, Inc., is appointed as District Manager and Assessment Consultant, and shall be compensated for their services in such capacity in the manner prescribed in the agreement incorporated herein by reference as **Exhibit A**.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2022.

ATTEST:

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit A: District Manager Fee Agreement

Tab 6

April 27, 2022

Bridgewater North CDD
Attn: Melissa Dobbins, District Manager
c/o Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Dear Ms. Dobbins:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Bridgewater North CDD

0 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2022.

Please contact us if we may be of further assistance.

Sincerely,



Vicky C. Oakes
Supervisor of Elections

VO/ew

Tab 7

DISSEMINATION AGREEMENT

May 24, 2022

District Manager
Bridgewater North Community Development District
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

Dear Sir or Madam:

Rizzetta & Company (“Rizzetta” or the “Dissemination Agent”) hereby enters into this Dissemination Agreement with the Bridgewater North Community Development District (the “District”) to act as the District’s Dissemination Agent. The duties of the Dissemination Agent are set forth in the Continuing Disclosure Agreement dated March 10, 2022, for the Capital Improvement Revenue Bonds, Series 2022 (the “Continuing Disclosure Agreement”). The purpose of this Agreement is to facilitate the District’s compliance with the Securities and Exchange Commission’s Rule 15c2-12(b)(5) (the “Rule”) related to continuing disclosure. In performing its duties as Dissemination Agent, Rizzetta is acting as an independent contractor for the purpose of facilitating the District’s Rules obligations and is not an agent of the District. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Continuing Disclosure Agreement.

1. **Duties:** The Dissemination Agent shall have only such duties as are specifically set forth in the Continuing Disclosure Agreement. Both the District and Rizzetta understand that the scope of services under this Agreement and the Continuing Disclosure Agreement(s) will change as and when the District is the only remaining Obligated Person (as defined in the Continuing Disclosure Agreement) and Rizzetta will promptly notify the District upon such occurrence.
2. **Fees:** Rizzetta will be responsible for all out-of-pocket expenses. The annual fee for Rizzetta’s service under this agreement is \$5,000 for the Series 2022 Bonds [and will be \$1,000 per year for each additional bond issuance of the District, subject to these disclosure requirements].
3. **Third Party Assistance:** Rizzetta reserves the right to engage a third party for the purpose of assisting Rizzetta in carrying out the services outlined in this Agreement.
4. **Termination:** Both the District and Rizzetta will have the right to terminate this Agreement upon sixty (60) days prior written notice.
5. **Representations of District:** The District represents and warrants that it will not withhold any information necessary for Rizzetta to carry out its duties under this Agreement and that it will supply all information requested by Rizzetta. The District further acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be produced by the District and the Developer. The Dissemination Agent’s duties are those of collection, collation, and dissemination, and not of authorship or creation. Consequently,

the Dissemination Agent shall have no responsibility for the content of the information disseminated by it, except to the extent that such information was/is authored, created, or maintained by Rizzetta (to specifically exclude any information authored or produced by the Developer and/or any other third party) while under contract to provide District Management Services to the District. Compliance with all securities law liabilities, including compliance with the Rule, will remain the obligation of the District and the Developer.

- 6. **Indemnification:** To the extent permitted by law, the District will indemnify Rizzetta for any action or actions brought by Owners, as defined in the Continuing Disclosure Agreement, as a result of the failure of the District to meet any requirement of this Agreement or the Continuing Disclosure Agreement, except for any action(s) arising from Rizzetta’s negligence or willful misconduct. To the extent permitted by law, Rizzetta will indemnify the District for any action or actions brought by Owners as a result of Rizzetta’s gross negligence or willful misconduct, as determined by a court of competent jurisdiction.
- 7. **Waiver of Jury Trial:** EACH OF THE DISTRICT AND RIZZETTA KNOWINGLY WAIVE ANY RIGHT TO TRIAL BY JURY.
- 8. **Agreement Governed by Florida Law:** The terms and conditions of this Agreement shall be governed by the laws of the State of Florida.

This Agreement shall be effective upon the District's acceptance hereof.

Very truly yours,
Rizzetta & Company, Inc.

By: William J. Rizzetta
President

Approved and Accepted:

Bridgewater North
Community Development District

By: _____

Title: _____

Date: _____

COMPLIANCE WITH PUBLIC RECORDS LAWS:

Consultant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the District is Rizzetta & Company, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Consultant does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 514-0400, OR BY EMAIL AT INFO@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

MUNICIPAL ADVISOR DISCLAIMER:

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 8

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENITY POLICIES AND RATES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bridgewater North Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, specifically Sections 190.011(5) and 190.035, *Florida Statutes*, authorizes the District’s Board of Supervisors (“Board”) to adopt rules, orders, rates, fees, and charges pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. The Board of Supervisors will hold a public hearing to adopt Amenity Rules & Rates regarding the use of the District’s recreational facilities and services, setting forth the suspension and termination of privileges related to the same, all as related to the use of the District’s recreational facilities and services, a proposed copy of which is attached hereto as **Exhibit A** (“Amenity Rules”). The Board will hold a public hearing on _____, 2022, at _____m., at the Offices of DR Horton, 4220 Race Track Road, St. Johns, Florida 32259.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of May 2022.

ATTEST:

**BRIDGEWATER NORTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rules and Rates

Exhibit A

Amenity Rules
(Under separate cover)

Tab 9

RESOLUTION 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 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 Bridgewater North Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); 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 BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 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:

HOUR:

LOCATION:

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns 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 24th DAY OF MAY, 2022.

ATTEST:

**BRIDGEWATER NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Proposed Budget

Exhibit A

FY 2022-2023 Proposed Budget *(Under separate cover)*