



Rizzetta & Company

Bridgewater North Community Development District

Board of Supervisors' Meeting April 5, 2023

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

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

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

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
District Engineer	Timothy Adkinson	Adkinson Engineering

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.

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

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

March 29, 2023

AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Bridgewater North Community Development District will be held on **April 5, 2023 at 10:30 a.m.** at the Offices of DR Horton located at 4220 Race Track Road, St Johns, FL 32259. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Regular Board of Supervisors' Meeting held on January 10, 2023 Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for December 2022, January and February 2023..... Tab 2
 - C. Ratification of Requisitions
 1. Account Series 2022; CR 14 & CR 15 Tab 3
- 4. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Landscape Report Tab 4
 - D. District Manager
- 5. BUSINESS ITEMS**
 - A. Consideration of Dog Park Policies Tab 5
 - B. Consideration of Resolution 2023-02; Approving FY 2023/24 Proposed Budget and Setting the Public Hearing Tab 6
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUEST**
- 7. 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,
Melissa Dobbins
Melissa Dobbins

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 **regular** meeting of the Board of Supervisors of the Bridgewater North Community Development District was held on **January 10, 2023 at 10:30 a.m.** at the Offices of DR Horton - Jacksonville located at 4220 Race Track Road, St. Johns FL, 32259.

Robert Porter	Board Supervisor, Chairman
Brad England	Board Supervisor, Assistant Secretary
James Teagle	Board Supervisor, Assistant Secretary
Chris Williams	Board Supervisor, Assistant Secretary

Also present were:

Melissa Dobbins	Regional District Manager, Rizzetta & Company, Inc.
Kyle Magee	District Counsel, Kutak Rock, LLP (via speakerphone)
Tony Shiver	President, First Coast CMS

There were no audience members present.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Porter called the meeting to order at 10:30 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience present.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors' Meeting held on August 23, 2022.

<p>On a motion by Mr. Teagle, seconded by Mr. England with all in favor, the Board approved the Minutes of Meeting from the Board of Supervisors' Meeting held on August 23, 2022 for Bridgewater North Community Development District.</p>

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FOURTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for July through November 2022

On a motion by Mr. Teagle, seconded by Mr. England, with all in favor, the Board approved Operation and Maintenance Expenditures for July 2022 in the amount of \$5,907.79, August 2022 in the amount of \$4,484.38, September 2022 in the amount of \$4,845.64, October 2022 in the amount of \$20,398.95, and November 2022 in the amount of \$3,037.40, for Bridgewater North Community Development District.

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FIFTH ORDER OF BUSINESS

Ratification of Requisitions Series 2020

1. Account Series 2020; CR 1, 2, 3, 4-5, 6-10, 11-13

On a motion by Mr. Teagle, seconded by Mr. England, with all in favor, the Board ratified the Requisitions for Account Series 2020; CR 1-13, for Bridgewater North Community Development District.

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SIXTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
There was no report.
- B. District Engineer
Not present.
- C. Landscape Report
- D. District Manager
Ms. Dobbins stated that the next meeting is April 5, 2023, at 10:30 am.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2023-01; Amending Records Retention Policy

On a motion by Mr. Teagle, seconded by Mr. England, with all in favor, the Board adopted Resolution 2023-01; Amending Records Retention Policy, for Bridgewater North Community Development District.

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EIGHTH ORDER OF BUSINESS

Update on Landscape Maintenance

Ms. Dobbins updated the Board that Brightview has been maintaining Phase 1A but in the next couple of months will need to start to maintain remaining sections of Phase 1 per their agreement.

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NINTH ORDER OF BUSINESS

**Review Amenity and Field
Maintenance Proposal**

Ms. Dobbins presented an Amenity and Field Maintenance Service Proposal (Exhibit A) from First Coast CMS and introduced Mr. Shiver. Mr. Porter noted he worked with CMS and felt comfortable with his proposal. It was stated that the proposal may need to be amended to add field services for the front fountain when installed and the dog park.

On a motion by Mr. Teagle, seconded by Mr. England, with all in favor, the Board approved the First Coast CMS proposal for Amenity Management and Field Services, in substantial form, for Bridgewater North Community Development District.

Ms. Dobbins presented pond maintenance and fountain proposals. After discussion the Board approved Lake Doctors' proposal (Exhibit B).

On a motion by Mr. Teagle, seconded by Mr. England, with all in favor, the Board approved Lake Doctors' proposal for Pond and Fountain Maintenance, for Bridgewater North Community Development District.

TENTH ORDER OF BUSINESS

**Supervisor Request and
Audience Comments**

No supervisor requests.

No audience present.

ELEVENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Teagle, seconded by Mr. England, with all in favor, the Board adjourned the meeting at 10:23 a.m., for Bridgewater North Community Development District.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

EXHIBIT A

First Coast Contract Maintenance Service LLC.
352 Perdido Street
Saint Johns, FL 32259

(PH) 904-537-9034
(FX) 904-321-9034



Jan 6th, 2023

Prepared For: Melissa Dobbins
Rizzetta and Company, INC

Prepared By: Tony Shiver
President First Coast CMS LLC

Proposal:

First Coast CMS LLC is an Amenity and Facility Management company designed to assist property management companies and developers with the day to day management of onsite maintenance task and personnel. With a dedicated maintenance manager directing onsite workers and job task, Owners/Management can focus on the other aspects of the property.

A few ways First Coast CMS outmatches traditional onsite maintenance and janitorial staffs are:

- Immediate coverage when needed for emergencies
- Assist Managers in locating outside contractors when the job calls for it.
- Support for larger jobs for instances that more workers are needed.
 - i.e. clean up after extreme weather

- Records of maintenance task performed and recommendations for projects and preventative maintenance
- Technicians are NSPF Certified Pool Operators, eliminating the need for traditional pool service companies.
- No need to worry about payroll, insurance, or workers compensation, it's all covered!

Each property is evaluated, and a maintenance and janitorial program is created to accommodate whatever the needs may be.

Property: Bridgewater North CDD

Scope:

Janitorial and Custodial \$565 per month

First Coast CMS will provide all necessary services to maintain the facility's indoor and exterior space, including the pool deck.

Janitorial Services would be performed three days per week by cleaning staff.

Clubhouse

Duties and Responsibilities

Empty and replace liners in all garbage cans
 Clean clubhouse restrooms and stock if needed
 Clean entrance doors inside and out
 Sweep and mop ceramic tile
 Wipe down all tables, coffee tables, end tables
 Dust all pictures, light fixtures, A/C vents and T. V's
 Clean interior windowsills and glass windows
 Dust blinds/window treatments and interior ceiling fans

Frequency of Service

Each Visit
 Each Visit
 Each Visit
 Each Visit
 Each Visit
 Monthly
 Monthly
 Monthly

Pool Bathrooms

Duties and Responsibilities

Empty and replace liners in garbage cans
 Sanitize counter tops and diaper changing stations
 Sanitize all toilets, urinals, and sinks
 Sweep and sanitize floors
 Clean all mirrors
 Wipe down and disinfect all partition doors
 Restock all paper products, soaps, and toiletries
 Dust all light fixtures, vents, & door frames

Frequency of Service

Each Visit
 Each Visit
 Each Visit
 Each Visit
 Each Visit
 Each Visit
 As Needed
 Monthly

Exterior/Police Grounds

Duties and Responsibilities

Empty all exterior garbage cans (Dog Waste Excluded)
 Police pool deck for trash
 Clean Soffits and Fascia boards

Frequency of Service

Each Visit
 Each Visit
 Monthly

Recreation Amenities**Duties and Responsibilities**

Arrange pool furniture and blow off decks
 Clean water fountains
 Wipe down pool furniture
 High dust exterior ceiling fans and light fixtures
 Check light bulbs and replace any that are burnt out

Frequency of Service

Each Visit
 Each Visit
 Weekly
 Weekly or as needed
 Each Visit

Pool Maintenance \$925 per month

Our certified technician will be responsible for and maintaining correct water chemistry in the swimming pool. A series of water tests will be conducted at each visit. The results of these tests will be interpreted and used to determine the chemicals needed to maintain and assure purity and water balance as recommended by the NSPF and required by the State of Florida.

In addition, the technician will be responsible for cleaning the filter, pump and skimmer baskets as needed. The technician will also be responsible for general maintenance and adjustment of pool equipment as needed. The pool will be vacuumed regularly, and surface water skimmed to remove floating debris. The technician will manually clean pool steps and tiles as needed.

The pool will be inspected regularly and anything that appears to be in violation of the state pool code will either be corrected, or management notified of the violation so it can be corrected as soon as possible.

A manually written record will be kept showing activities of the pool, as well as a full test kit onsite at all times. Entries will show water test, chemicals added, filter condition, and whatever maintenance task performed on the pool that day. The routine chemical test performed by the technician will be Free Chlorine Residual, pH, Acid Demand, Total Alkalinity, Calcium Hardness, and Cyanuric Acid.

Any repairs or additional work will be charged extra. This includes work on mechanical seals, bearings, gaskets, light bulbs, or any other part of the pool that is not "routine" pool maintenance.

Any chemicals and filter media used to properly treat and balance the pool are not covered and will be invoiced monthly for reimbursement with a 3% purchase fee.

Common Area Maintenance \$450 per month

This includes the following:

- Inspection and documenting the fitness equipment condition weekly and report repairs as needed.
- Monitor condition of all doors, fencing, gates, touch up painting, cobweb control and prevent debris from accumulating on the walls.
- Replacing A/C filters
- Changing interior/exterior lights
- Inspect and operate security cameras, and access controls
- Blow off entire pool deck weekly
- Maintain operational condition of ADA pool life and safety equipment
- Inspect playground and make minor repairs as needed
- Inspect and document conditions of parking lot and lighting weekly
- Empty and replenish Dog waste stations at Dog Park (supplies to be reimbursed)
- Maintain and service future entrance monuments and signs. (Does not include pressure/power washing of signs)
- Inspect and patrol other future amenities for term of initial contract

Three hours per week will be dedicated to general facilities maintenance, upkeep and repair. The onsite personnel may repair any minor issue that 1) does not require a trade license 2) Is not covered under another contract 3) Can be completed within the allotted time frame, and 4) Does not require prior approval from management. Materials for repairs are not covered and will be submitted for reimbursement. The District Manager will be notified about any issue that can't be repaired "in house" or requires invoicing upon completion.

Other Services

Staffing \$1720 per month (if desired)

First Coast CMS will provide a uniformed and trained staff member to assist residents with access and serve as a facility attendant. The attendant will monitor the use and condition of the facilities to ensure the CDD policies are enforced and provide for safe operations of the facility. Attendant will also be available to assist residents with getting new access cards and setup private reservations. The attendant will be onsite for 2 days per week, to include Saturday and Sunday, for a maximum of 16 hours per week.

Management and Field Services \$1025 per month

First Coast CMS will solicit, schedule and monitor third party vendors for perform services as needed for the CDD Amenity Center and the CDD maintained areas. This will include vendors such as plumbers, electricians, special event vendors, food trucks, and pest control companies. FCCMS will ensure vendors are properly licensed/insured and assist vendor with proper invoicing to the District Management.

FCCMS will schedule and monitor fire extinguishers and other facility life safety apparatus, and schedule appropriate vendors.

FCCMS will operate and maintain a mass email communication system (e-blast) to update residents and management of important information that pertains to the Amenities, OR other information requested by District Management.

FCCMS will develop and implement an Inclement Weather Readiness Plan and will communicate with residents the appropriate information, including emergency contacts, and facility closures/openings.

FCCMS will secure facility during Hurricane/Tropical Storms. This includes securing the furniture and shade awnings if required. FCCMS will close the facility to residents 48 hours prior to landfall of a named Tropical Storm.

FCCMS will communicate directly with Residents regarding issues or concerns they have involving the amenity center or CDD maintained areas.

At the request of the District Manager, First Coast CMS will prepare a report for the Board of Supervisors regarding the general maintenance, repairs, and condition of the amenity center and its features.

Materials purchased to provide services, for repair and janitorial, are not covered under the estimate and will be submitted for reimbursement and a 3% purchase delivery fee.

In consideration for providing services specified above by First Coast CMS LLC, payment to the order of **\$4685** to be paid within (45) thirty days of invoice date.

Additional staffing approved by District Management will be invoiced at \$25 per hour. This includes additional staffing as needed for District Sponsored Special Events.

If agreed upon, a contract would be drafted and signed by both parties specifying details and could be terminated at any time by either party given a 60-day written notice by First Coast CMS and 30 day written notice by The District.

Thank you for your consideration and we hope to do business with your organization.

Tony Shiver
President
First Coast CMS LLC.



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

Water Management Agreement

MAS

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

PROPERTY NAME (Community/Business/Individual) _____

MANAGEMENT COMPANY _____

INVOICING ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE () _____

EMAIL ADDRESS _____ EMAIL INVOICE: YES OR NO

THIRD PARTY COMPLIANCE/REGISTRATION: YES OR NO THIRD PARTY INVOICING PORTAL: YES OR NO

***If a Third Party Compliance/Registration or an Invoice Portal is required; it is the customer's responsibility to provide the information.*

Hereinafter called "CUSTOMER" REQUESTED START DATE: _____
PURCHASE ORDER #: _____

The parties hereto agree to follows:

A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of twelve (12) months from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

Nine (9) lakes associated with Bridgewater North Community Development District, St. Johns Florida.

Includes a minimum of twelve (12) inspections and treatments, as necessary, for control and prevention of noxious aquatic weeds and algae. Customer agrees to provide access to lakes for truck and treatment boat.

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:


1. Underwater and Floating Vegetation Control Program	\$ 300.00 monthly
2. Shoreline Grass and Brush Control Program	\$ INCLUDED
3. Monthly Written Service Reports	\$ INCLUDED
4. Additional Treatments, if required	\$ INCLUDED
5. Free Call Back Service	\$ INCLUDED
6. Water Quality Testing and Analysis, as needed.	\$ INCLUDED
Total of Services Accepted	\$ 300.00 monthly

\$300.00 of the above sum-total shall be due and payable upon execution of this Agreement, the balance shall be payable in advance in monthly installments of **\$300.00**, including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. THE LAKE DOCTORS uses products which, in its sole discretion, will provide effective and safe results.
- D. THE LAKE DOCTORS agrees to commence treatment within **fifteen (15)** business days, weather permitting, from the date of receipt of this executed Agreement plus initial deposit and/or required government permits.
- E. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before February 9, 2023.
- F. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed 
MARK A. SEYMOUR, SALES MANAGER

Signed _____ Dated _____
Name _____

TERMS AND CONDITIONS

- 1) The Underwater and Floating Vegetation Control Program will be conducted in a manner consistent with good water management practice using the following methods and techniques when applicable.
 - a) Periodic treatments to maintain control of noxious submersed, floating and emersed aquatic vegetation and algae. CUSTOMER understands that some beneficial vegetation may be required in a body of water to maintain a balanced aquatic ecological system.
 - b) Determination of dissolved oxygen levels prior to treatment, as deemed necessary, to ensure that oxygen level is high enough to allow safe treatment. Additional routine water analysis and/or bacteriological analysis may be performed if required for success of the water management program.
 - c) Where applicable, treatment of only one-half or less of the entire body of water at any one time to ensure safety to fish and other aquatic life. However, THE LAKE DOCTORS shall not be liable for loss of any exotic or non-native fish or vegetation. Customer must also notify THE LAKE DOCTORS if any exotic fish exist in lake or pond prior to treatment.
 - d) CUSTOMER understands and agrees that for the best effectiveness and environmental safety, materials used by THE LAKE DOCTORS may be used at rates equal to or lower than maximum label recommendations.
 - e) Triploid grass carp stocking, if included, will be performed at stocking rates determined the Florida Fish and Wildlife Conservation Commission permit guidelines.
 - f) CUSTOMER agrees to provide adequate access. Failure to provide adequate access may require re-negotiation or termination of this Agreement.
 - g) Control of some weeds may take 30-90 days depending upon species, materials used and environmental factors.
 - h) When deemed necessary by THE LAKE DOCTORS and approved by CUSTOMER, the planting and/or nurturing of certain varieties of plants, which for various reasons, help to maintain ecological balance.
- 2) Under the Shoreline Grass and Brush Control Program, THE LAKE DOCTORS will treat border vegetation to the water's edge including, but not limited to torpedograss, cattails, and other emergent vegetation such as woody brush and broadleaf weeds. Many of these species take several months or longer to fully decompose. CUSTOMER is responsible for any desired physical cutting and removal.
- 3) CUSTOMER agrees to inform THE LAKE DOCTORS in writing if any lake or pond areas have been or are scheduled to be mitigated (planted with required or beneficial aquatic vegetation). THE LAKE DOCTORS assumes no responsibility for damage to aquatic plants if CUSTOMER fails to provide such information in a timely manner. Emergent weed control may not be performed within mitigated areas, new or existing, unless specifically stated by separate contract or modification of this Agreement. CUSTOMER also agrees to notify THE LAKE DOCTORS, in writing, of any conditions which may affect the scope of work and CUSTOMER agrees to pay any resultant higher direct cost incurred.
- 4) If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
- 5) Federal and State regulations require that various water time-use restrictions be observed during and following some treatments. THE LAKE DOCTORS will notify CUSTOMER of such restrictions. It shall be CUSTOMER responsibility to observe the restrictions throughout the required period. CUSTOMER understands and agrees that, notwithstanding any other provision of the Agreement, THE LAKE DOCTORS does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
- 6) THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that is provided by THE LAKE DOCTORS.
- 7) Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented or impaired from rendering specified services by any condition, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising there from. CUSTOMER shall have thirty (30) days after receipt of said notice to notify THE LAKE DOCTORS in writing of any inability to comply with excess direct costs as requested by THE LAKE DOCTORS.
- 8) CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
- 9) CUSTOMER understands that, for convenience, the annual investment amount has been spread over a twelve-month period and that individual monthly billings do not reflect the fluctuating seasonal costs of service. If CUSTOMER places their account on hold, an additional start-up charge may be required due to aquatic re-growth.
- 10) THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER or others for indirect, special or consequential damages resulting from any cause whatsoever.
- 11) Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the monthly investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution.
- 12) THE LAKE DOCTORS may cancel this agreement with or without cause by 30-day written notice to customer.
- 13) Should CUSTOMER become delinquent, THE LAKE DOCTORS may place the account on hold for non-payment and CUSTOMER will continue to be responsible for the monthly investment amount even if the account is placed on hold. Service may be reinstated once the entire past due balance has been received in full. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
- 14) This Agreement is assignable by CUSTOMER upon written consent by THE LAKE DOCTORS.
- 15) This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
- 16) If Agreement includes trash/debris removal, THE LAKE DOCTORS will perform the following: removal of casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris will not be included.
- 17) CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

**Sales Agreement
Fountain Cleaning**

MAS

This Agreement, made this _____ day of _____ 20____ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME _____

BILLING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____

IF YOU WOULD LIKE YOUR INVOICED EMAILED, CHECK HERE: _____

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER: _____

The parties hereto agree to follows:

A. **The Lake Doctors** agrees to clean and adjust the following equipment in accordance with the terms and conditions of this Agreement in the following location(s):

Quarterly cleaning and adjustment of the two (2) fountains associated with Bridgewater North CDD, St. Johns FL.

The Lake Doctors, Inc. does not assume responsibility for parts failure or repair costs. Estimates for repairs and/or parts can be supplied upon Customer request.

B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified equipment:

1.	Cleaning exterior of pump intake screens and motor.	\$	200.00/Quarterly
2.	Cleaning of visible surfaces of fountain floats	\$	INCLUDED
3.	Cleaning and adjustment of nozzles and jets as necessary.	\$	INCLUDED
4.	Cleaning of light lenses.	\$	INCLUDED
5.	Check anchor lines.	\$	INCLUDED
6.	Adjust time clocks as necessary.	\$	INCLUDED
7.	Check voltage and amperage readings of electrical circuits.	\$	INCLUDED
	Total of Services Accepted	\$	200.00/Quarterly

***Lamps and additional parts will be invoiced separately**

\$200.00 shall be payable upon execution of this Agreement. The balance shall be payable **per quarterly invoices of \$200.00** plus any taxes, including sales use taxes, fees or charges that are imposed by any governmental body relating to the service provided under this Agreement. **The Lake Doctors** considers this sale as made in Florida and is not responsible for the payment of any out-of-state (non-Florida) taxes except as required by law.

C. THE LAKE DOCTORS agrees to sell only products with a demonstrated reliability and quality.

D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before February 9, 2023.

E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed _____ Dated _____

Mark A. Seymour, Sales Manager

Name _____

TERMS AND CONDITIONS

Fountain Cleaning

1. Equipment sold by THE LAKE DOCTORS is warranted to be free from defects in materials and workmanship per warranty of the respective equipment manufacturers. The liability is limited to the repair or replacement of such items deemed by MANUFACTURER to be defective and will not include items damaged by misuse, vandalism, theft, acts of God or other causes. CUSTOMER shall bear the cost of delivering and shipping such defective items to THE LAKE DOCTORS or MANUFACTURER for repair and associated labor. Any repairs, alteration or modifications made by anyone other than an authorized representative of THE LAKE DOCTORS or MANUFACTURER will void the warranty. Warranty work will not be performed or paid for by THE LAKE DOCTORS or MANUFACTURER unless all past due balances are paid in full. No warranty is made or implied regarding the ability of the equipment to control algae, prevent fish kills, control odors or other performance criteria not directly related to proper mechanical function of the equipment.
2. Items not covered under our warranty will be treated and billed as regular service calls. THE LAKE DOCTORS agrees to clean exterior of pump intake screens, cleaning of visible surfaces of fountain floats, cleaning and adjustment of nozzles and jets as necessary, cleaning of light lens, check anchor lines, adjust time clocks as necessary and reset tripped breakers; as part of the Fountain Cleaning Agreement.
3. CUSTOMER shall be responsible for providing proper electrical power and performing electrical hookups. All electrical work shall meet all applicable governmental requirements. Said power shall be supplied to a designated site agreed upon by THE LAKE DOCTORS and CUSTOMER and generally within 30' or less of lake or ponds edge. In all cases, power supplied should be in accordance with Article 680 and other appropriate provisions of the National Electrical Code including the use of ground fault circuit interrupter-type breakers on each submersible equipment circuit above 15 volts between conductors. It shall be CUSTOMER'S responsibility to ensure that proposed equipment to be supplied by THE LAKE DOCTORS meets all other governmental standards, including but not limited to, local electrical codes, building codes, etc. Additionally, CUSTOMER shall be responsible for obtaining any necessary permits.
4. Due to possible electrical shock hazards resulting from improper functioning of defective equipment, THE LAKE DOCTORS strongly advises CUSTOMER and other responsible parties to prohibit swimming and wading in ponds or bodies of water in which electrical equipment has been installed. Posted notice is advised.
5. THE LAKE DOCTORS does not assume any liability whatsoever for damages, losses or conditions arising from improper use or maintenance of equipment installed by THE LAKE DOCTORS or MANUFACTURER. Furthermore, THE LAKE DOCTORS and MANUFACTURER assumes no liability whatsoever for damages, losses or conditions arising from equipment purchased from THE LAKE DOCTORS and improperly installed, used or maintained by CUSTOMER or others.
6. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages.
7. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.
8. THE LAKE DOCTORS shall maintain the following insurance coverage and limits: (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
9. This Agreement is not assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
10. Quotations are made and orders accepted on a firm price basis provided customer authorizes shipment and delivery within a period of forty-five (45) days after execution of Sales Agreement. Orders shipped after ninety (90) days are subject to prices in effect on date of shipment. All shipments F.O.B. shipping point.
11. Upon completion of the term of this Agreement, or any extension thereof, this Agreement shall be automatically extended for a period equal to its original term unless terminated by either party. If required, THE LAKE DOCTORS may adjust the investment amount after the original term. THE LAKE DOCTORS will submit written notification to CUSTOMER 30 days prior to effective date of adjustment. If CUSTOMER is unable to comply with the adjustment, THE LAKE DOCTORS shall be notified immediately in order to seek a resolution. If necessary, CUSTOMER may terminate this Agreement according to the procedure.
12. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
13. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances. CUSTOMER agrees to reimburse THE LAKE DOCTORS for all processing fees for registering with third party companies for compliance monitoring services.
14. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
15. THE LAKE DOCTORS or CUSTOMER may cancel this agreement with or without cause by 30-day written notice.

Tab 2

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST AUGUSTINE, FL 32084

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

WWW.BRIDGEWATERNORTHCCDD.ORG

Operation and Maintenance Expenditures December 2022 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: **\$19,186.65**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Bridgewater North
Community
Development District
Check Register**

Company Name: Bridgewater North
Report Name: CDD
Check Register
Created on: 03/29/2023
Location: 581-001--581 General Fund

581TRUISTOP	Account	Payment date	Vendor name	Document/check	Payment Amount
	581TRUISTOP	12/01/2022	Adkinson Engineering, PA	100015	\$ 165.00
	581TRUISTOP	12/01/2022	BrightView Landscape Services, Inc.	100016	\$ 4,770.00
	581TRUISTOP	12/20/2022	BrightView Landscape Services, Inc.	100023	\$ 1,590.00
	581TRUISTOP	12/12/2022	Florida Power & Light Company	100021	\$ 715.19
	581TRUISTOP	12/19/2022	Florida Power & Light Company	100022	\$ 725.92
	581TRUISTOP	12/01/2022	Kutak Rock, LLP	100017	\$ 2,287.50
	581TRUISTOP	12/20/2022	Kutak Rock, LLP	100024	\$ 246.00
	581TRUISTOP	12/01/2022	Rizzetta & Company, Inc.	100018	\$ 4,300.00
	581TRUISTOP	12/01/2022	Rizzetta & Company, Inc.	100019	\$ 4,300.00
	581TRUISTOP	12/05/2022	The Ledger / News Chief/ CA Florida Holdings, LLC	100020	\$ 87.04
					<u>\$ 19,186.65</u>

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST AUGUSTINE, FL 32084

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

WWW.BRIDGEWATERNORTHCCDD.ORG

Operation and Maintenance Expenditures January 2023 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: **\$10,871.38**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Bridgewater North
Community
Development District
Check Register**

Company Name: Bridgewater North CDD
Report Name: Check Register
Created on: 03/29/2023
Location: 581-001--581 General Fund

581TRUISTOP	Account	Payment date	Vendor name	Document/check	Payment Amount
	581TRUISTOP	01/16/2023	Florida Power & Light Company	100028	\$ 859.64
	581TRUISTOP	01/25/2023	Innersync Studio, Ltd	100030	\$ 384.38
	581TRUISTOP	01/03/2023	Kutak Rock, LLP	100026	\$ 186.00
	581TRUISTOP	01/30/2023	Phil Lentsch	100031	\$ 23.04
	581TRUISTOP	01/03/2023	Rizzetta & Company, Inc.	100025	\$ 4,300.00
	581TRUISTOP	01/16/2023	Rizzetta & Company, Inc.	100027	\$ 5,000.00
	581TRUISTOP	01/30/2023	St Johns County Tax Collector	100032	\$ 40.80
	581TRUISTOP	01/20/2023	The Ledger / News Chief/ CA Florida Holdings, LLC	100029	\$ <u>77.52</u>
					<u>\$ 10,871.38</u>

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · ST AUGUSTINE, FL 32084

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

WWW.BRIDGEWATERNORTHCCDD.ORG

Operation and Maintenance Expenditures February 2023 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: **\$11,677.09**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Bridgewater North Community
Development District
Check Register**

Company Name: Bridgewater North Community Development District
Report Name: Check Register
Created on: 03/10/2023
Location: 581-001--581 General Fund

	Account	Payment date	Vendor name	Document/check no	Payment Amount
581TRUISTOP					
	581TRUISTOP	02/10/2023	Adkinson Engineering, PA	100035	1,155.00
	581TRUISTOP	02/22/2023	Adkinson Engineering, PA	100042	165.00
	581TRUISTOP	02/16/2023	Bradley England	100037	400.00
	581TRUISTOP	02/02/2023	BrightView Landscape Services, Inc	100034	1,590.00
	581TRUISTOP	02/10/2023	BrightView Landscape Services, Inc	100036	1,590.00
	581TRUISTOP	02/16/2023	Christopher Williams	100038	400.00
	581TRUISTOP	02/22/2023	Florida Power & Light Company	100043	849.09
	581TRUISTOP	02/16/2023	James Teagle	100039	400.00
	581TRUISTOP	02/23/2023	Kutak Rock, LLP	100044	228.00
	581TRUISTOP	02/02/2023	Rizzetta & Company, Inc.	100033	4,300.00
	581TRUISTOP	02/16/2023	Robert Porter	100040	400.00
	581TRUISTOP	02/16/2023	Sarah Wicker	100041	200.00
					<u>11,677.09</u>

Tab 3

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE – 3434 COLWELL AVENUE SUITE 200 – TAMPA, FLORIDA 33614

January 06, 2023

U.S. BANK NATIONAL ASSOCIATION
Bridgewater North CDD Series 2022
Corporate Trust Services
Attention: Barry Knack
60 Livingston Avenue
Saint Paul, MN 55107

RE: **Series 2022 Construction Account**
Requisition for Payment

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) ready for payment from the Districts Acquisition/Construction Trust Accounts.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA WIRE

REQ. NO.	PAYEE	AMOUNT	ACCOUNT
CR 14	Forestar (USA) Real Estate Group, Inc.	\$651,697.57	S2022

If you have any questions regarding this request, please do not hesitate to call me at (904) 429-0034. Thank you for your prompt attention to this matter.

Sincerely,
BRIDGEWATER NORTH COMMUNITY
DEVELOPMENT DISTRICT

Melissa Dobbins
Regional District Manager

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE – 3434 COLWELL AVENUE SUITE 200 – TAMPA, FLORIDA 33614

January 09, 2023

U.S. BANK NATIONAL ASSOCIATION
Bridgewater North CDD Series 2022
Corporate Trust Services
Attention: Barry Knack
60 Livingston Avenue
Saint Paul, MN 55107

RE: **Series 2022 Construction Account**
Requisition for Payment

Dear Trustee:

Below please find a table detailing the enclosed requisition(s) ready for payment from the Districts Acquisition/Construction Trust Accounts.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA USPS

REQ. NO.	PAYEE	AMOUNT	ACCOUNT
CR 15	Kutak Rock, LLP	\$210.00	S2022

If you have any questions regarding this request, please do not hesitate to call me at (904) 429-0034. Thank you for your prompt attention to this matter.

Sincerely,
BRIDGEWATER NORTH COMMUNITY
DEVELOPMENT DISTRICT

Melissa Dobbins
Regional District Manager

Tab 4

Service Communication Report

Property Name: Bridgewater

Date: 3/1/2023

The following landscape maintenance services were performed on your property today.
 If you have any questions about your service please call us at:

Grounds Maintenance Customer Service (904)-292-0716


Turf		Landscape		Fertilization		Pest Control	
Mowing	<input type="checkbox"/>	Pruning	<input checked="" type="checkbox"/>	Turf	<input type="checkbox"/>	Turf	Trees
Edging	<input type="checkbox"/>	Hedging	<input type="checkbox"/>	Trees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curbs	<input checked="" type="checkbox"/>	Weeding	<input type="checkbox"/>	Shrubs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beds	<input type="checkbox"/>	Trees	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Shrubs	Fire Ants
Line Trim	<input type="checkbox"/>	Pruning	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>
		Palms	<input type="checkbox"/>				
		Pruning	<input type="checkbox"/>				
Irrigation		Planting		Clean Up		Other Services Performed	
Inspect	<input type="checkbox"/>	Annuals	<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>		
Adjust	<input type="checkbox"/>	Shrubs	<input type="checkbox"/>	Leaves &	<input type="checkbox"/>		
Repair	<input type="checkbox"/>	Mulch	<input type="checkbox"/>	Debris	<input checked="" type="checkbox"/>		

Comments, Areas Which Require Special Attention Or Work:

picked up trash / debris

Spray weeds control main entrance, edge concrete

hand pulled weeds at entrance

Service Provided By: 

Tab 5

DOG PARK POLICIES

- (1) Please note that the Dog Park is an unattended facility and persons using the Dog Park do so at their own risk. Voluntary use of the Dog Park waives any claim or liability against the District resulting from such use of the Dog Park.
- (2) All Patrons and Guests using the Dog Park are expected to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District. Any disregard or violation of these policies or misuse or destruction of Dog Park facilities or equipment may result in suspension or termination of Dog Park or Amenity Facility privileges. The District reserves the right to seek reimbursement for damages. Guests may use the Dog Park only when accompanied by a Patron.
- (3) Dog Park is open from dawn to dusk.
- (4) The District reserves the right to close the Dog Park or sections of the Dog Park for any reason including maintenance, mowing, severe weather conditions, special events, or for any other health, safety and danger issues.
- (5) Food, alcoholic beverages and glass containers are prohibited in the Dog Park area.
- (6) Only dogs are allowed in the Dog Park area; all other pets are prohibited from the Dog Park area.
- (7) Dogs shall be on leash at all times unless in designated “off-leash” areas.
- (8) Patrons shall always supervise their dogs and shall not leave their dogs unattended at the Dog Park.
- (9) Dogs exhibiting aggressive behavior are prohibited.
- (10) All spiked collars are prohibited in the Dog Park.
- (11) Owners shall supervise their dogs to ensure dogs do not dig or damage any portion of the Dog Park.
- (12) Dogs that are under four (4) months old, in heat, with fleas or have any other skin conditions, or are ill are prohibited from the Dog Park.
- (13) Dogs shall be up-to-date on vaccinations prior to entering the Dog Park and shall have current rabies and applicable license tags clipped to their collars at all times.

Tab 6

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS 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 Bridgewater North Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**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 BRIDGEWATER NORTH 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:

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 5th DAY OF APRIL 2023.

ATTEST:

**BRIDGEWATER NORTH COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson Board of
Supervisors

Exhibit A: Proposed Budget

Exhibit A

FY 2023-2024

Proposed Budget



Rizzetta & Company

Bridgewater North Community Development District

www.bridgewaternorthcdd.org

Proposed Budget for Fiscal Year 2023/2024

Table of Contents

	<u>Page</u>
General Fund Budget for Fiscal Year 2023/2024	1
Debt Service Fund Budget for Fiscal Year 2023/2024	3
Assessments Charts for Fiscal Year 2023/2024	4
General Fund Budget Account Category Descriptions	6
Reserve Fund Budget Account Category Descriptions	12
Debt Service Fund Budget Account Category Descriptions	13



Rizzetta & Company

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

	Chart of Accounts Classification	Actual YTD through 02/28/23	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	\$ 186,706	\$ 186,943	\$ 186,943	\$ -	\$ 336,665	\$ 149,722	To Be Updated Prior to Public Hearing
6	Off Roll	\$ 144,514	\$ 223,920	\$ 223,920	\$ -	\$ 121,382	\$ (102,538)	To Be Updated Prior to Public Hearing
9								
10	TOTAL REVENUES	\$ 331,220	\$ 410,863	\$ 410,863	\$ -	\$ 458,047	\$ 47,184	
11								
15								
16	EXPENDITURES - ADMINISTRATIVE							
17								
18	Legislative							
19	Supervisor Fees	\$ 1,800	\$ 4,320	\$ 6,000	\$ 1,680	\$ 6,000	\$ -	Based on 6 Meetings
20	Financial & Administrative							
21	Administrative Services	\$ 1,838	\$ 4,410	\$ 4,410	\$ -	\$ 4,631	\$ 221	
22	District Management	\$ 9,187	\$ 22,050	\$ 22,050	\$ -	\$ 23,153	\$ 1,103	
23	District Engineer	\$ 990	\$ 2,376	\$ 3,000	\$ 624	\$ 3,000	\$ -	Need SW Analysis Rpt
24	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	1 Bond
25	Trustees Fees	\$ -	\$ 5,000	\$ 8,000	\$ 3,000	\$ 8,000	\$ -	1 Bond
26	Assessment Roll	\$ 5,250	\$ 5,250	\$ 5,250	\$ -	\$ 5,513	\$ 263	
27	Financial & Revenue Collections	\$ 1,575	\$ 3,780	\$ 3,780	\$ -	\$ 3,969	\$ 189	
28	Accounting Services	\$ 8,400	\$ 20,160	\$ 20,160	\$ -	\$ 21,168	\$ 1,008	
29	Auditing Services	\$ -	\$ 3,350	\$ 3,350	\$ -	\$ 3,350	\$ -	
30	Arbitrage Rebate Calculation	\$ -	\$ 450	\$ 450	\$ -	\$ 450	\$ -	1 Bond
31	Public Officials Liability Insurance	\$ 2,419	\$ 2,419	\$ 3,000	\$ 581	\$ 3,000	\$ -	
32	Legal Advertising	\$ 165	\$ 1,500	\$ 3,000	\$ 1,500	\$ 3,000	\$ -	
33	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
34	Miscellaneous Fees	\$ 64	\$ 500	\$ 2,000	\$ 1,500	\$ 2,000	\$ -	Include Hard Copy Agenda Request
35	ADA Website Hosting, Maintenance, Remediation & Backup	\$ 1,269	\$ 2,738	\$ 2,738	\$ -	\$ 2,738	\$ -	
36	Legal Counsel							
37	District Counsel	\$ 1,460	\$ 3,504	\$ 12,000	\$ 8,496	\$ 12,000	\$ -	
38								
39	Administrative Subtotal	\$ 39,592	\$ 86,982	\$ 104,363	\$ 17,381	\$ 107,147	\$ 2,784	
40								
41	EXPENDITURES - FIELD OPERATIONS							
42								
43	Electric Utility Services							
44	Utility Services	\$ -	\$ 10,000	\$ 43,000	\$ 33,000	\$ 43,000	\$ -	Amenity, Entry and Pond Fountain Meters & Irrigation Pumps
45	Street Lights	\$ 5,566	\$ 13,358	\$ 12,000	\$ (1,358)	\$ 12,000	\$ -	
46	Garbage/Solid Waste Control							
47	Garbage - Amenity Center	\$ -	\$ 800	\$ 2,000	\$ 1,200	\$ 2,400	\$ 400	
48	Water-Sewer Combination Services							
49	Utility Services	\$ -	\$ 8,000	\$ 35,000	\$ 27,000	\$ 35,000	\$ -	Amenity and Entry Fountain
50	Stormwater Control							
51	Aquatic Maintenance	\$ -	\$ 2,100	\$ 12,000	\$ 9,900	\$ 10,000	\$ (2,000)	16 Total Ponds
52	Fountain Repairs & Maintenance	\$ -	\$ 400	\$ 3,000	\$ 2,600	\$ 3,000	\$ -	3 Fountains Total
53	Miscellaneous Expense	\$ -	\$ -	\$ 2,650	\$ 2,650	\$ 2,650	\$ -	
54	Other Physical Environment							
55	General Liability & Property Insurance	\$ 4,914	\$ 11,794	\$ 25,000	\$ 13,206	\$ 25,000	\$ -	Adding Property in FY 24
56	Entry & Walls Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	

Proposed Budget
Bridgewater North Community Development District
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 02/28/23	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
57	Landscape & Irrigation Maintenance Contract	\$ 7,950	\$ 26,286	\$ 75,000	\$ 48,714	\$ 75,000	\$ -	Includes Ph1B & Est. for PH2
58	Irrigation Repairs & Pumps PM Contract	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	4 Pumps Total
59	Landscape Replacement & Tree Trimming	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
60	Road & Street Facilities							
61	Sidewalk & Road Repairs	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
62	Parks & Recreation							
63	Amenity & Field Management Contract	\$ -	\$ 20,000	\$ 25,000	\$ 5,000	\$ 60,000	\$ 35,000	Per Contract - Pool, Janitorial, Staff, Field & Common Areas
64	Amenity Maintenance Repairs	\$ -	\$ 1,000	\$ 8,000	\$ 7,000	\$ 12,000	\$ 4,000	
65	Amenity Facility & Janitorial Supplies	\$ -	\$ 3,000	\$ 7,000	\$ 4,000	\$ 10,000	\$ 3,000	
66	TV, Phone & Internet	\$ -	\$ 1,000	\$ 4,500	\$ 3,500	\$ 4,500	\$ -	
67	Pools Chemicals	\$ -	\$ 5,000	\$ 18,000	\$ 13,000	\$ 18,000	\$ -	
68	Pool Permit	\$ -	\$ -	\$ 350	\$ 350	\$ 350	\$ -	
69	Playground & Dog Park Maintenance	\$ -	\$ 500	\$ 1,500	\$ 1,000	\$ 3,000	\$ 1,500	
70	Pest Control & Termite Bond	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 2,000	\$ 1,000	
71	Access Control & Security Repairs	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 3,000	\$ 1,500	
72	Contingency							
73	Miscellaneous Contingency	\$ -	\$ 1,000	\$ 10,000	\$ 9,000	\$ 10,000	\$ -	
74								
75	Field Operations Subtotal	\$ 18,430	\$ 104,238	\$ 306,500	\$ 202,262	\$ 350,900	\$ 44,400	
76								
79	TOTAL EXPENDITURES	\$ 58,022	\$ 191,220	\$ 410,863	\$ 219,643	\$ 458,047	\$ 47,184	
80								
81	EXCESS OF REVENUES OVER EXPENDITURES	\$ 273,198	\$ 219,643	\$ -	\$ 219,643	\$ -	\$ -	

**Bridgewater North Community Development District
Debt Service
Fiscal Year 2023/2024**

Chart of Accounts Classification	Series 2022	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$582,800.00	\$582,800.00
TOTAL REVENUES	\$582,800.00	\$582,800.00
EXPENDITURES		
Administrative		
Debt Service Obligation	\$582,800.00	\$582,800.00
Administrative Subtotal	\$582,800.00	\$582,800.00
TOTAL EXPENDITURES	\$582,800.00	\$582,800.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

St. Johns County Collection Costs (2%) and Early Payment Discounts (4%): ⁽²⁾ 6.0%

Gross assessments **\$620,000.00**

Notes:

⁽¹⁾ Maximum Annual Debt Service less any Prepaid Assessments received.

⁽²⁾ Tax Roll Collection Costs for St. Johns County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

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

2023/2024 O&M Budget:		\$458,047.00
County Collection Costs:	2%	\$9,745.68
Early Payment Discounts:	4%	\$19,491.36
2023/2024 Total:		<u>\$487,284.04</u>

2022/2023 O&M Budget		\$410,863.00
2023/2024 O&M Budget		\$458,047.00
Total Difference:		<u>\$47,184.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Series 2022 Debt Service - Townhome	\$775.00	\$775.00	\$0.00	0.00%
Operations/Maintenance - Townhome	\$546.36	\$609.11	\$62.75	11.49%
Total	\$1,321.36	\$1,384.11	\$62.75	4.75%
<hr/>				
Series 2022 Debt Service - Townhome (Unplatted)	\$775.00	\$775.00	\$0.00	0.00%
Operations/Maintenance - Townhome (Unplatted)	\$546.36	\$609.11	\$62.75	11.49%
Total	\$1,321.36	\$1,384.11	\$62.75	4.75%

BRIDGEWATER NORTH COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		\$458,047.00
COLLECTION COSTS @	2%	\$9,745.68
EARLY PAYMENT DISCOUNT @	4%	<u>\$19,491.36</u>
TOTAL O&M ASSESSMENT		<u><u>\$487,284.04</u></u>

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>			<u>PER LOT ANNUAL ASSESSMENT</u>			
	<u>O&M</u>	<u>SERIES 2022 DEBT SERVICE (1)</u>	<u>EAU FACTOR</u>	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u>	<u>O&M</u>	<u>SERIES 2022 DEBT SERVICE (2)</u>	<u>TOTAL (3)</u>
Townhomes	588	588	1.00	588.00	73.50%	\$358,153.77	\$609.11	\$775.00	\$1,384.11
Townhomes (Unplatted)	212	212	1.00	212.00	26.50%	\$129,130.27	\$609.11	\$775.00	\$1,384.11
Total Community	<u><u>800</u></u>	<u><u>800</u></u>		<u><u>800.00</u></u>	<u><u>100.00%</u></u>	<u><u>\$487,284.04</u></u>			

LESS: St Johns County Collection Costs (2%) and Early Payment Discounts (4%): (\$29,237.04)

Net Revenue to be Collected: \$458,047.00

(1) Reflects the number of total lots with Series 2022 debt outstanding.

(2) Annual debt service assessment per lot adopted in connection with the Series 2022 bond issue. Annual assessment includes principal, interest, St. Johns County collection costs and early payment discounts.

(3) Annual assessment that will appear on November 2023 St Johns 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 be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.