



Rizzetta & Company

# **Bridgewater Community Development District**

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**Board of Supervisors'  
Meeting  
July 7, 2022**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544  
813.994.1001**

**[www.BridgewaterCDD.org](http://www.BridgewaterCDD.org)**

**BRIDGEWATER  
COMMUNITY DEVELOPMENT DISTRICT**

Bridgewater Amenities Center, 2525 Village Lakes Blvd., Lakeland, FL 33805

<b>Board of Supervisors</b>	Thomas Temple James Rooney Natalie Holley Terry Warren Robert Gilmore	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jennifer Kilinski	KE Law Group
<b>District Engineer</b>	Stephen Brletic	JMT

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 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 COMMUNITY DEVELOPMENT DISTRICT**

District Office · Wesley Chapel, Florida (813) 994-1001

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

[www.bridgewatercdd.org](http://www.bridgewatercdd.org)

June 30, 2022

**Board of Supervisors  
Bridgewater Community  
Development District**

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bridgewater Community Development District will be held on **Thursday, July 7, 2022, at 1:00 p.m.** at the Bridgewater Amenities Center located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. AUDIENCE COMMENTS**
- 4. BUSINESS ADMINISTRATION**
  - A.** Consideration of Audit Committee Minutes  
Meeting held on May 5, 2022 ..... Tab 1
  - B.** Consideration of Minutes of the Board of Supervisors  
Regular Meeting held on May 5, 2022 ..... Tab 2
  - C.** Consideration of Operations & Maintenance Expenditures  
for April and May 2022..... Tab 3
  - D.** Presentation of Solitude Aquatics Report ..... Tab 4
  - E.** Consideration of Solitude Additional Services Order  
Agreement for Dead Material Removal..... Tab 5
  - F.** Presentation of Landscape Inspection Services Report  
and Landscaper Comments ..... Tab 6
  - G.** Presentation of Brightview Landscape Report ..... Tab 7
- 5. BUSINESS ITEMS**
  - A.** Public Hearing on Fiscal Year 2022/2023 Budget
    - 1. Consideration of Resolution 2022-04, Adopting Fiscal Year  
2022/2023 Final Budget..... Tab 8
  - B.** Public Hearing on Fiscal Year 2022/2023 Special Assessments
    - 1. Consideration of Resolution 2022-05, Imposing Special  
Assessments and Certifying an Assessment Roll ..... Tab 9
  - C.** Consideration of Resolution 2022-06, Setting the Meeting Schedule  
For Fiscal Year 2022/2023 ..... Tab 10
  - D.** Consideration of Quote for Sod Installation at  
Sump 51 ..... Tab 11
  - E.** Consideration of Quote for Lowering Dirt Mound  
At Sump 81 ..... Tab 12
  - F.** Consideration of Brightview Quote ..... Tab 13
- 6. STAFF REPORTS**
  - A.** District Counsel
  - B.** District Engineer
    - 1. Review of Updated Engineer’s Report ..... Tab 14
  - C.** District Manager Report..... Tab 15

**7. SUPERVISOR REQUESTS**

**8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact us at (819) 994-1001.

Sincerely,

*Lynn Hayes*

Lynn Hayes  
District Manager

Tab 1

MINUTES OF MEETING

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

BRIDGEWATER  
COMMUNITY DEVELOPMENT DISTRICT

The audit committee meeting of the Board of Supervisors of the Bridgewater Community Development District was held on **Wednesday, May 5, 2022, at 1:00 p.m.**, at the Bridgewater Amenities Center located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805.

Present and constituting a quorum were:

Thomas Temple	<b>Board Supervisor, Chair</b>
James Rooney	<b>Board Supervisor, Vice Chair</b>
Natalie Holley	<b>Board Supervisor, Assistant Secretary</b>
Robert Gilmore	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jennifer Kilinski	<b>District Counsel, KE Law Group</b> <i>(via conf. call)</i>
Jake Whealdon	<b>District Counsel, KE Law Group</b>
Stephen Brletic, P.E.	<b>District Engineer, Johnson, Mirmiran &amp; Thompson</b>
Eric Mizen	<b>Representative, Brightview Landscape</b>
Ted Katina	<b>Representative, Brightview Landscape</b>
Matt Kramer	<b>Representative, Solitude Lake Management</b>
Jordan Misner	<b>Representative, Solitude Lake Management</b>
Richard Hernandez	<b>District Manager, Rizzetta &amp; Company, Inc.</b>

Audience present

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called the meeting to order and conducted roll call.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

46 The Pledge of Allegiance was recited.

47

48 **THIRD ORDER OF BUSINESS**

**Audience Comments**

49

50 No audience comments were put forth at this time.

51

52 **FOURTH ORDER OF BUSINESS**

**Review of Proposals for Auditing Services**

53

54

55 A discussion ensued regarding the audit proposals. Each committee member turned in  
56 a ranking sheet for the proposals that were received. The audit committee ranked the  
57 proposals as follows:

58

59 #1 Grau & Associates – 343 points

60 #2 Berger, Toombs, Elam, Gaines & Frank – 338 points

61

On a Motion by Ms. Holley, seconded by Mr. Rooney, with all in favor, the Audit committee approved ranking of proposals received and recommended that Grau & Associates be awarded the contract for auditing services for Fiscal Years September 20, 2022 ending September 30, 2026, for Bridgewater Community Development District.

62

63 **FIFTH ORDER OF BUSINESS**

**Adjournment**

64

65 Mr. Hayes stated that if there was no further business to come before the Board  
66 then a motion to adjourn would be in order.

67

On a Motion by Mr. Gilmore, seconded by Ms. Holley, with all in favor, the Audit Committee adjourned the meeting at 6:14 p.m. for Bridgewater Community Development District.

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72 \_\_\_\_\_  
Secretary / Assistant Secretary

72 \_\_\_\_\_  
Chair / Vice Chair

73

Tab 2



MINUTES OF MEETING

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

BRIDGEWATER  
COMMUNITY DEVELOPMENT DISTRICT

Welcome to the audit and regular meeting of the Board of Supervisors of the Bridgewater Community Development District was held on **Thursday, May 5, 2022, at 1:10 p.m.**, at the Bridgewater Amenities Center located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805.

Present and constituting a quorum were:

Thomas Temple	<b>Board Supervisor, Chair</b>
James Rooney	<b>Board Supervisor, Vice Chair</b>
Natalie Holley	<b>Board Supervisor, Assistant Secretary</b>
Terry Warren	<b>Board Supervisor, Assistant Secretary</b>
Robert Gilmore	<b>Board Supervisor, Assistant Secretary</b>

Also present:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jennifer Kilinski	<b>District Counsel, KE Law Group</b> <i>(via conf. call)</i>
Jake Whealdon	<b>District Counsel, KE Law Group</b>
Stephen Brletic, P.E.	<b>District Engineer, Johnson, Mirmiran &amp; Thompson</b>
John Toberg	<b>Field Inspection Services Mgr, Rizzetta &amp; Co.</b>
Jason Liggett	<b>Field Inspection Services, Rizzetta &amp; Co.</b>
Eric Mizen	<b>Representative, BrightView Landscape</b>
Ted Katina	<b>Representative, BrightView Landscape</b>
Jordan Misner	<b>Representative, Solitude Lake Management</b> <i>(via conf call)</i>
Matt Kramer	<b>Representative, Solitude Lake Management</b>
Richard Hernandez	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Audience	present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order and conducted roll call.

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**SECOND ORDER OF BUSINESS**

**Audience Comments**

None.

**THIRD ORDER OF BUSINESS**

**Consideration of the Audit Committee Minutes of the Board of Supervisors Meeting held on March 10, 2022**

Mr. Hayes presented the March 10, 2022, Audit Committee Meeting Minutes and asked if there were any amendments necessary. There were none.

On a motion by Mr. Gilmore, seconded by Mr. Rooney, with all in favor, the Board of Supervisors approved the Audit Committee Minutes of the Board of Supervisors held on March 10, 2022, for the Bridgewater Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Minutes of the Board of Supervisors Meeting held on March 10, 2022**

Mr. Hayes presented the March 10, 2022, Board of Supervisors Meeting Minutes. There were no changes.

On a motion by Mr. Gilmore, seconded by Ms. Holley, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Regular Meeting held on March 10, 2022, as presented, for the Bridgewater Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of Operation and Maintenance Expenditures for February and March 2022**

Mr. Hayes presented the Operations & Maintenance Expenditures for February and March 2022, to the Board of Supervisors.

On a motion by Mr. Rooney, seconded by Mr. Temple, with all in favor, the Board of Supervisors ratified the Operations & Maintenance payment of the invoices for February 2022 (\$19,605.46) and March 2022 (\$55,226.71), for the Bridgewater Community Development District.

**SIXTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2021 Audit**

Mr. Hayes presented the Grau & Associates Fiscal Year 2021 Audit. He

91 indicated the audit identifies compliance with the provisions of the Auditor General of  
92 the State of Florida and was clean with no findings.

93  
94 On a motion by Mr. Gilmore, seconded by Mr. Rooney, with all in favor, the Board of  
95 Supervisors accepted the Grau & Associates Fiscal Year 2020-2021 audit, for the  
96 Bridgewater Community Development District.

97  
98 **SEVENTH ORDER OF BUSINESS** **Consideration of Landscape**  
99 **Inspection Services Proposal**

100  
101 Mr. Liggett presented the Rizzetta Landscape Inspection Services Proposal. He  
102 provided the Board with two options. The Board decided to go with option 1 for \$8,400  
103 per year.

104  
105 On a motion by Ms. Holley, seconded by Mr. Rooney, with all in favor, the Board of  
106 Supervisors approved the Rizzetta & Company Landscape Inspection Services  
107 Agreement proposal after District Counsel has prepared it in final form and authorize the  
108 Chair to execute this new agreement, for the Bridgewater Community Development  
109 District.

110  
111 **EIGHTH ORDER OF BUSINESS** **Presentation of Fiscal Year 2022-2023**  
112 **Proposed Budget**

113  
114 Mr. Hayes presented the Fiscal Year 2022/2023 proposed budget to the board  
115 for their consideration.

116  
117 On a Motion by Ms. Holley, seconded by Mr. Gilmore, with all in favor, the Board of  
118 Supervisors approved the Proposed Budget for Fiscal Year 2022-2023, for the  
119 Bridgewater Community Development District.

120  
121 **NINTH ORDER OF BUSINESS** **Consideration of Resolution 2022-03,**  
122 **Approving Fiscal Year 2022-2023**  
123 **Proposed Budget, and Setting the**  
124 **Public Hearing on the Final Budget**

125  
126 On a Motion by Mr. Gilmore seconded by Mr. Temple the Board of Supervisors adopted  
127 Resolution 2022-03, Approving Fiscal Year 2022-2023 Proposed Budget and Setting the  
128 Public Hearing for July 7, 2022, at 1:00 p.m. at the Bridgewater Amenities Center located  
129 at 2525 Village Lakes Boulevard, Lakeland, Florida 33805, for the Bridgewater Community  
130 Development District.

131  
132 **TENTH ORDER OF BUSINESS** **Consideration of KE Law Fee**  
133 **Increase Letter**

134

135 Ms. Kilinski explained that the law firm is increasing the rates effective October 1,  
136 2022 and proposed spreading the increase over a 2 year period.  
137

138 On a Motion by Mr. Gilmore, seconded by Mr. Temple, with all in favor, the Board of  
139 Supervisors approved the KE Law Fee Increase, for the Bridgewater Community  
140 Development District.

141  
142 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Solitude Lake  
Management Quote**

143  
144 This quote was tabled until a future date.  
145

146  
147 **TWELFTH ORDER OF BUSINESS**

**Discussion of Aquagenix/DBI  
Invoice/Report**

148  
149 District Counsel reviewed the Aquagenix/DBI invoice for waterway maintenance.  
150 The invoice claimed that a service report was completed on October 1, 2022. The  
151 Board members opted not to approve payment of the invoice.  
152

153  
154 **THIRTEENTH ORDER OF BUSINESS**

**Staff Reports**

155  
156 **A. District Counsel**

157 No report.  
158

159 **B. District Engineer**

160 Mr. Brletic presented his report to the Board.

161 On a Motion by Ms. Holley, seconded by Mr. Gilmore, with all in favor, the Board of  
162 Supervisors approved a quote not to exceed \$15,000 using Reserve Funds to repair  
163 pond erosion at pond A and authorize the Chair to execute the proposal, for the  
164 Bridgewater Community Development District.

165  
166 **C. District Manager**

167 Mr. Hayes presented his report to the Board and announced that the next  
168 regularly scheduled meeting would be held on July 7, 2022, at 1:00 p.m. at  
169 the Bridgewater Amenity Center, located at 2525 Village Lakes Boulevard,  
170 Lakeland, Florida 33805. He asked the Board if they would like to move  
171 their regularly scheduled meeting from September 8<sup>th</sup> to September 1<sup>st</sup> and  
172 all agreed. He also informed the Board that as of April 15, 2022 the Polk  
173 Supervisor of Elections reported 1,640 voters in the district.  
174

175 **D. Presentation of Aquatics Report**

176  
177 The aquatics report was presented to the Board. The Board requested a  
178 quote to remove plant material for all ponds with the address location and

179 pond name and submit this to the District Manager and District Engineer  
180 to review and present to the Board at the next meeting.

181  
182 **E. Presentation of Brightview Landscape Report**

183  
184 Mr. Katina presented his report.

185  
186 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Brightview**  
187 **Tree Pruning Proposal**

188  
189 Mr. Katina presented the Brightview Quote for tree pruning. This proposal was  
190 tabled until the July 7, 2022, meeting.

191  
192 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Brightview**  
193 **Quote for Sod Installation at**  
194 **Sump 51**

195  
196 Mr. Katina presented the Brightview Quote for sod installation at sump 51. The  
197 proposal was tabled until the July 7, 2022 meeting.

198  
199  
200 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Brightview**  
201 **Quote for Lowering Dirt Mound**  
202 **at Sump 81**

203  
204 Mr. Katina presented the Brightview Quote for lowering the dirt mound at sump  
205 81. The proposal was tabled.

206  
207 **SEVENTEENTH ORDER OF BUSINESS** **Supervisor Requests**

208  
209 None.

210  
211 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

212  
On a Motion by Mr. Gilmore, seconded by Mr. Rooney, with all in favor, the Board of  
Supervisors adjourned the meeting at 3:24 p.m. for Bridgewater Community Development  
District.

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\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair

Tab 3

**BRIDGEWATER  
COMMUNITY DEVELOPMENT DISTRICT**

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District Office · Orlando, FL 32819  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.glsbcdd.org](http://www.glsbcdd.org)

**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

The total items being presented:           **\$13,172.05**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Bridgewater 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>
CA Florida Holdings, LLC	2985	4480449	Acct #590484 Legal Advertising 03/21	\$ 459.84
Innersync Studio, Ltd. dba Campus Suite	2982	20278	Website & Compliance Services - Q3 FY21/22	\$ 384.38
Lakeland Electric	20220422-1	3384948 3/22	5800 N RD 33 Summary 2/22 & 3/22	\$ 92.83
Rizzetta & Company, Inc.	2983	INV0000067056	District Management Fees 04/22	\$ 5,085.00
Site Masters of Florida, LLC	2984	032422-1	Stormwater System Maintenance 3- 22 - Final	\$ <u>7,150.00</u>
<b>Report Total</b>				<b>\$ <u>13,172.05</u></b>



**BRIDGEWATER  
COMMUNITY DEVELOPMENT DISTRICT**

---

District Office · Orlando, FL 32819  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.glsbcdd.org](http://www.glsbcdd.org)

**Operation and Maintenance Expenditures**

**May 2022**

**For Board Approval**

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

The total items being presented:           **\$46,025.03**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Bridgewater Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
BrightView Landscape Services, Inc.	2997	7823278	Landscape Maintenance 04/22	\$ 8,515.83
BrightView Landscape Services, Inc.	2997	7863178	Landscape Maintenance 05/22	\$ 8,515.83
BrightView Landscape Services, Inc.	2997	7900409	Irrigation Repair 5/22	\$ 1,051.26
BrightView Landscape Services, Inc.	2997	7900411	Irrigation Repair 05/22	\$ 777.79
BrightView Landscape Services, Inc.	2997	7900416	Irrigation Repairs 5/22	\$ 1,166.68
CA Florida Holdings, LLC/ The Ledger	2996	4550622	Acct #457089 Legal Advertising 04/21	\$ 306.56
Hancock Bank	2988	38782	Series 2015A1 Trustee Fees 11/01/21- 05/02/22	\$ 2,000.00
James T. Rooney	2992	JR05052022	Board Supervisor Meeting 05/05/2022	\$ 200.00
Johnson, Mirmiran & Thompson, Inc.	2991	25-190073	Engineer Services 3/22	\$ 1,852.50
Johnson, Mirmiran & Thompson, Inc.	2998	26-191694	Engineer Services 4/22	\$ 2,147.50
KE Law Group, PLLC	2986	1868	Legal Services 03/22	\$ 2,720.39
KE Law Group, PLLC	2995	2123	Legal Services 04/22	\$ 2,157.15
Lakeland Electric	20220524	3384948.182	5800 N RD 33 Summary 3/22 & 4/22	\$ 94.54

Natalie L. Holley	2990	NH05052022	Board of Supervisors Meeting 05/22	\$	200.00
Rizzetta & Company, Inc.	2987	INV0000067848	District Management Fees 05/22	\$	5,085.00
Robert C. Gilmore	2989	BG05052022	Board of Supervisors Meeting 05/05/2022	\$	200.00
Solitude Lake Management LLC	2993	PI-A00787768	Lake & Pond Management Services 04/22	\$	4,417.00
Solitude Lake Management LLC	2999	PI-A00807290	Lake & Pond Management Services 05/22	\$	4,417.00
Thomas M. Temple	2994	TT05052022	Board of Supervisors Meeting 05/05/2022	\$	<u>200.00</u>
<b>Report Total</b>				\$	<b><u>46,025.03</u></b>

Tab 4

# SOLITUDE

LAKE MANAGEMENT



## Bridgewater CDD Waterway Inspection Report

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**Reason for Inspection:**

**Inspection Date:** 2022-05-24

**Prepared for:**

District Manager Rizzetta & Company 12750 Citrus Park Lane, Suite #115  
Tampa, Florida 33625

**Prepared by:**

Matt Kramer, Regional Project Manager/Biologist

Sun City Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)

**TABLE OF CONTENTS**

Pg

**SITE ASSESSMENTS**

PONDSA,B,C \_\_\_\_\_ 3

PONDSH,P,S \_\_\_\_\_ 4

PONDS J & R \_\_\_\_\_ 5

**MANAGEMENT/COMMENTS SUMMARY** \_\_\_\_\_ 5 & 6

**SITE MAP** \_\_\_\_\_ 7

**Site: A**

**Comments:**

Normal growth observed  
 Treatment of invasive weeds are effective. Native plants are doing well within the site.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



May, 2022



May, 2022

**Site: B**

**Comments:**

Treatment in progress  
 Treatment of hydrilla is on going. Native Thalia is doing well along the shoreline. Treatment of hyacinth has been effective.

**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation



May, 2022



May, 2022

**Site: C**

**Comments:**

Normal growth observed  
 Treatment of emergent vegetation in lake has been effective. Treatment of emergent growth above water line can impact shoreline stability.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



May, 2022



May, 2022

Site: Hazel

Comments:

Treatment in progress  
Treatment of emergent weeds around the perimeter is ongoing and previous treatments appear effective.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



May, 2022



May, 2022

Site: Peggy

Comments:

Treatment in progress  
Treatment of weeds around shoreline is effective. Treatment of vegetation on the banks is not recommended because of impacts on shoreline stability.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



May, 2022



May, 2022

Site: Serena

Comments:

Treatment in progress  
Treatment of cattails and shoreline weeds are effective and ongoing. Native Gulf Spikerush is doing very well.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



May, 2022



May, 2022



**Site:** Jane

**Comments:**

Treatment in progress  
 Previous treatments have been effective. Continued treatment of submersed weeds is required.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

May, 2022

May, 2022

**Site:** Ruth

**Comments:**

Treatment in progress  
 Submersed treatment of hydrilla is ongoing and results are being noticed. Emergent weed treatment is effective.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

May, 2022

May, 2022

## Management Summary

The waterway inspection for Bridgewater CDD was completed on May 24th, 2022 for all sites.

Pond A: Previous treatment of nuisance has been effective. A proposal is forthcoming for removal of dead vegetation within site.

Pond B: Hydrilla treatment is in progress. Shoreline weeds and water hyacinth are being targeted during routine maintenance. Native plants like Thalia are doing well along the perimeter. Additionally, continued herbicide treatment up the bank is not recommended as it can increase the likelihood of erosion in the future.

Pond C: Emergent weed treatment has been effective. Continued herbicide application above the water height could lead to soil destabilization and erosion due to the steepness of the banks along this site.

Lake Hazel (H): Treatment of shoreline weeds has been effective. Continued maintenance to target new growth will occur during routine maintenance.

Lake Peggy (P): Treatment of hydrilla will continue during routine maintenance. Shoreline treatments have been effective. Continued herbicide application above the water mark may lead to erosion issues, particularly in the areas of shoreline with steep slopes.

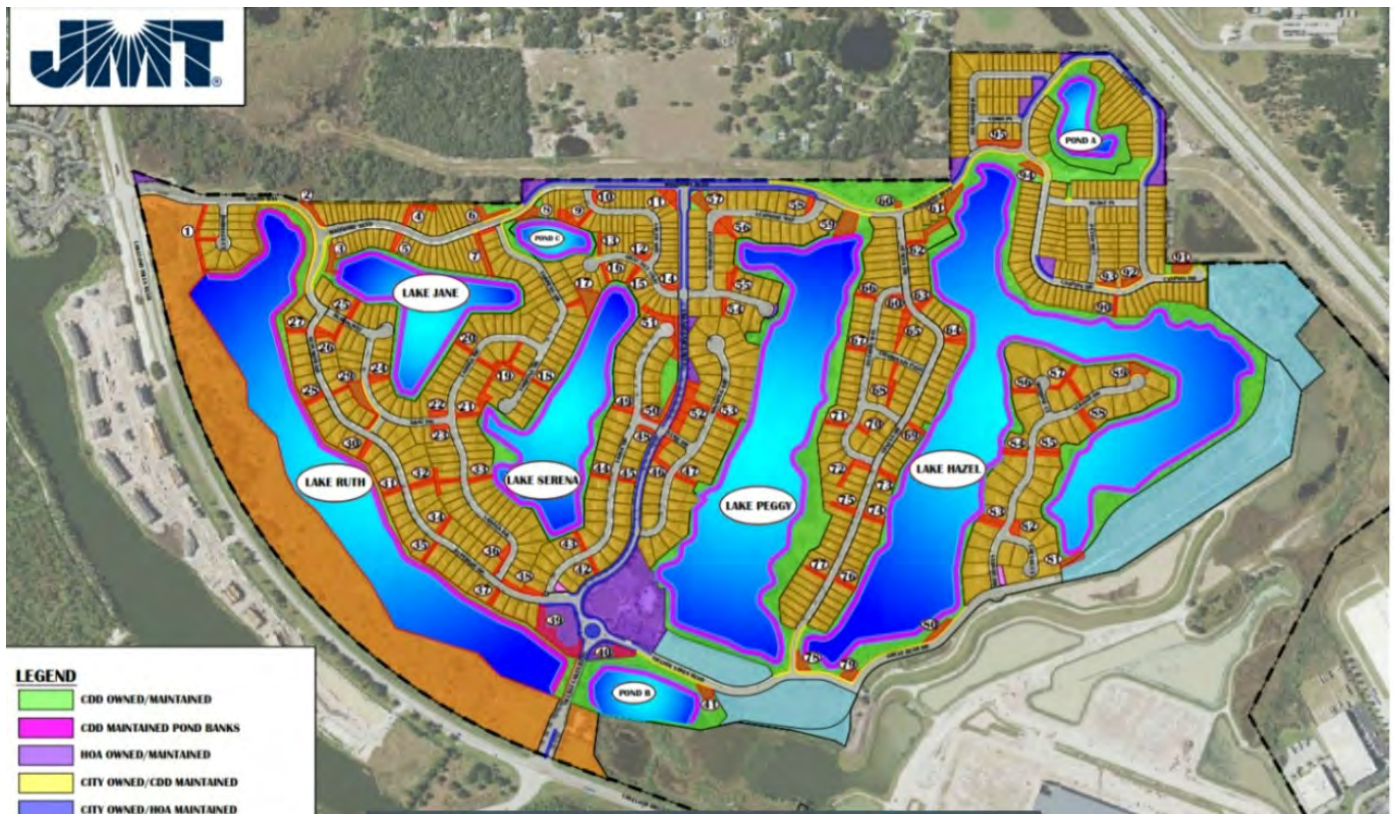
Lake Serena (S): Shoreline treatments have been effective for torpedograss and cattails. Routine maintenance will continue to target hydrilla.

Lake Jane (J): Continued treatment for submersed hydrilla is required and will be completed with routine maintenance.

Lake Ruth (R): Previous treatment for shoreline emergent weeds has been effective. Hydrilla will continue to be targeted during routine maintenance.

Thank you for choosing SOLitude Lake Management

Site	Comments	Target	Action Required
A	Normal growth observed	Shoreline weeds	Routine maintenance next visit
B	Treatment in progress	Submersed vegetation	Routine maintenance next visit
C	Normal growth observed	Species non-specific	Routine maintenance next visit
H	Treatment in progress	Shoreline weeds	Routine maintenance next visit
P	Treatment in progress	Species non-specific	Routine maintenance next visit
S	Treatment in progress	Shoreline weeds	Routine maintenance next visit
J			
R			





Service History Report

June 21, 2022
50097

Bridgewater CDD of Lakeland

Date Range: 05/01/22..05/31/22

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

Service Date 5/2/2022 14219
No. PI-A00802469
Order No. SMOR-589400
Contract No. SVR56687
Technician Name and State License #s
Dylan J Stanley (FL-CM26445)

Table with 4 columns: Service Item #, Description, Lake No., Lake Name. Includes rows for 14219-LAKE-ALL, Technician's Comments, General Comments, and various monitoring tasks like Lake & Pond Monitoring, Inspected for Aquatic Weeds, etc.

Service Date 5/10/2022 14219
No. PI-A00811389
Order No. SMOR-597252
Contract No. SVR56687
Technician Name and State License #s
Jacob M. Adams (FL-CM25113)

Table with 4 columns: Service Item #, Description, Lake No., Lake Name. Includes rows for 14219-LAKE-ALL, Technician's Comments, General Comments, and various monitoring tasks like Lake & Pond Monitoring, Inspected for Aquatic Weeds, etc.

Service Date 5/19/2022 14219
No. PI-A00817080
Order No. SMOR-597824
Contract No. SVR56687

**Technician Name and State License #s**

Jacob M. Adams (FL-CM25113)

---

Service Item #	Description	Lake No.	Lake Name
<b>14219-LAKE-ALL</b>	<b>Bridgewater CDD of Lakeland - LAKE ALL</b>		
Technician's Comments:	Pond B and Lake Ruth treatments for Hydrilla, Water Hyacinth, and shorelineweeds. Site contact called after visit.		
General Comments:	Inspected Lake		
Lake & Pond Monitoring			OK
Inspected for Aquatic Weeds			Treated
Inspected for Undesirable Shoreline Vegetation			Treated
Inspected for algae			OK
Littoral Shelf Maintenance			OK

# SOLITUDE

LAKE MANAGEMENT



## Bridgewater CDD Waterway Inspection Report

---

**Reason for Inspection:**

**Inspection Date:** 2022-06-23

**Prepared for:**

District Manager Rizzetta & Company 12750 Citrus Park Lane, Suite #115  
Tampa, Florida 33625

**Prepared by:**

Matt Kramer, Regional Project Manager/Biologist

Sun City Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)

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**SITE ASSESSMENTS**

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PONDSH,P,S \_\_\_\_\_ 4

PONDS J & R \_\_\_\_\_ 5

**MANAGEMENT/COMMENTS SUMMARY** \_\_\_\_\_ 5 & 6

**SITE MAP** \_\_\_\_\_ 7

**Site: A**

**Comments:**

Normal growth observed  
 Treatment of invasive weeds has been effective. Native plants are doing well within the site.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



June, 2022



June, 2022

**Site: B**

**Comments:**

Treatment in progress  
 Treatment of hydrilla is on going. Water hyacinth is under control. Control of invasive weeds along buffer can be seen throughout the perimeter.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



June, 2022



June, 2022

**Site: C**

**Comments:**

Normal growth observed  
 Treatment of invasive weeds on bank has been effective. Treatment of emergent growth above water line can impact shoreline stability.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



June, 2022



June, 2022



**Site:** Hazel

**Comments:**

Treatment in progress

Treatment of emergent weeds around the perimeter is ongoing and previous treatments appear effective. Hydrilla will continue to be targeted during each maintenance visit.

**Action Required:**

Routine maintenance next visit

**Target:**

Hydrilla



June, 2022



June, 2022

**Site:** Peggy

**Comments:**

Treatment in progress

Treatment of invasive weeds has been effective on the pond bank. Native vegetation is filling in empty spaces. Hydrilla will continue to be targeted.

**Action Required:**

Routine maintenance next visit

**Target:**

Hydrilla



June, 2022



June, 2022

**Site:** Serena

**Comments:**

Treatment in progress

Treatment of cattails and shoreline weeds are effective and ongoing. Native Gulf Spikerush is doing very well. Hydrilla to be targeted during next visit.

**Action Required:**

Routine maintenance next visit

**Target:**

Hydrilla



June, 2022



June, 2022

**Site:** Jane

**Comments:**

Treatment in progress  
 Previous treatments have been effective. Continued treatment of submersed weeds is required.



**Action Required:**

Routine maintenance next visit

**Target:**

Hydrilla

June, 2022

June, 2022

**Site:** Ruth

**Comments:**

Treatment in progress  
 Submersed treatment of hydrilla is ongoing and results are being noticed. Emergent weed treatment is effective.



**Action Required:**

Routine maintenance next visit

**Target:**

Submersed vegetation

June, 2022

June, 2022

## Management Summary

The waterway inspection for Bridgewater CDD was completed on June 23rd, 2022 for all sites.

Pond A: Previous treatment of nuisance has been effective. Native vegetation along the shoreline is filling in nicely.

Pond B: Hydrilla treatment is in progress. Water hyacinth has been controlled. Shoreline invasive treatment have been very effective and native dog fennel and ragweed are naturally growing.

Pond C: Emergent weed treatment has been effective. Continued herbicide application above the water height could lead to soil destabilization and erosion due to the steepness of the banks along this site. The invasive Sesbania and primrose has been targeted while native dog fennel and ragweed have been left in place.

Lake Hazel (H): Treatment of tall invasive Sesbania was performed and results can already be noticed along the shoreline. Native growth has been left in place to help with shoreline stabilization. Treatment for hydrilla is ongoing and follow up treatments are required.

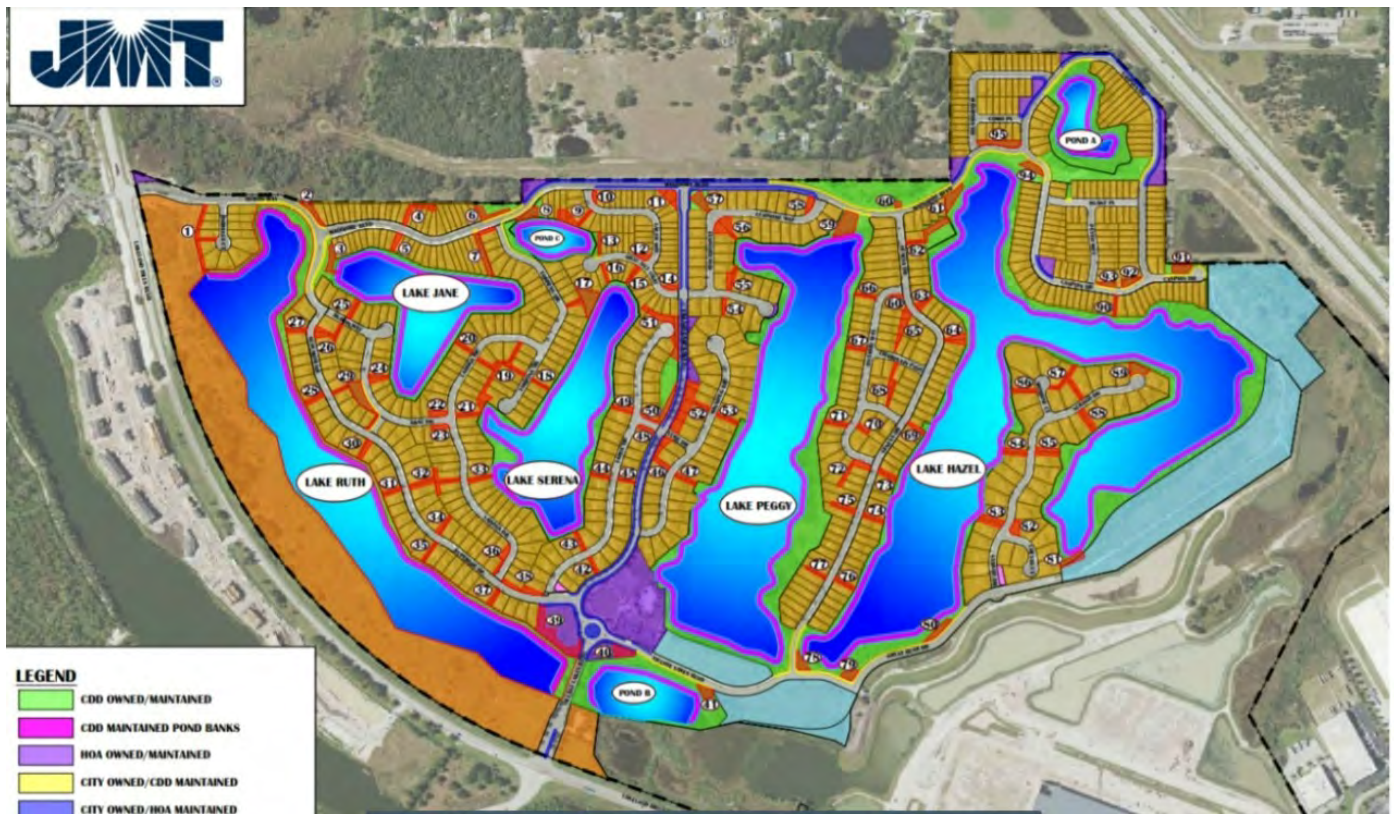
Lake Peggy (P): Treatment of tall invasive Sesbania was performed and results can already be noticed along the shoreline. Native growth has been left in place to help with shoreline stabilization. Treatment for hydrilla is ongoing and follow up treatments are required.

Lake Serena (S): Shoreline treatments have been effective for torpedograss and cattails. Most new growth in along the pond banks is native ragweed and dog fennel that has been naturally recruited to the area. Routine maintenance will continue to target hydrilla.

Lake Jane (J): Continued treatment for submersed hydrilla is required and will be completed with routine maintenance. Native Gulf Spikerush is doing very well along the shoreline.

Lake Ruth (R): Previous treatment for shoreline emergent weeds has been effective. Native species like dog fennel and ragweed have been left in place and are beginning to fill in well. Hydrilla will continue to be targeted during routine maintenance.

Site	Comments	Target	Action Required
A	Normal growth observed	Shoreline weeds	Routine maintenance next visit
B	Treatment in progress	Shoreline weeds	Routine maintenance next visit
C	Normal growth observed	Species non-specific	Routine maintenance next visit
H	Treatment in progress	Hydrilla	Routine maintenance next visit
P	Treatment in progress	Hydrilla	Routine maintenance next visit
S	Treatment in progress	Hydrilla	Routine maintenance next visit
J	Treatment in progress	Hydrilla	Routine maintenance next visit
R	Treatment in progress	Hydrilla	Routine maintenance next visit



Tab 5

## ADDITIONAL SERVICES ORDER FOR REMOVAL OF DEAD MATERIAL

**THIS ADDITIONAL SERVICES ORDER** (the “ASO”), dated June \_\_, 2022, is presented according to the requirements within the executed *Agreement for Aquatic Management Services Between the Bridgewater Community Development District and SOLitude Lake Management, LLC*, dated November 11, 2021 (the “Agreement”), by and between:

**Bridgewater Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Lakeland, Polk County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, FL 33614 (the “District”); and

**SOLitude Lake Management, LLC**, a Virginia limited liability company, with a mailing address of 2844 Crusader Circle, Suite 450, Virginia Beach, Virginia 23453 and a local address of 5869 Enterprise Parkway, Fort Myers, Florida 33905 (hereinafter “Contractor,” and together with District, the “Parties”).

**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any and all exhibits and amendments thereto, Contractor will provide the work described in the estimate attached as **Exhibit A** to this ASO, consisting of the removal of dead material (the “Additional Work”). Contractor shall coordinate the removal schedule with the District Manager prior to commencing the Additional Work.

**SECTION 2. COMPENSATION.** It is understood and agreed that the payment of compensation for the Additional Work under this ASO shall be in the total amount of **\$12,350.00** (Twelve Thousand, Three Hundred Fifty Dollars and 00/100), as set forth in the attached **Exhibit A**. Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amount includes all materials and labor provided for in **Exhibit A** and all items, labor, materials, or otherwise required to provide the District the maximum benefit of the Additional Work.

**SECTION 3. ACCEPTANCE.** Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to the services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect. To the extent that any other terms provided in **Exhibit A** conflict with the terms of the executed Agreement or this ASO, the terms of the Agreement and this ASO shall control.

[SIGNATURES ON NEXT PAGE]

**IN WITNESS WHEREOF**, the Parties hereto have caused this Additional Services Order to be executed the day and year first above written.

**BRIDGEWATER COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairman/Vice-Chairman, Board of Supervisors

**SOLITUDE LAKE MANAGEMENT, LLC**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Estimate/Scope of Additional Services

## **EXHIBIT A**

Removal and haul off of dead material within the highlighted area on the map. See map

### **Permitting (when applicable):**

1. SOLitude staff will be responsible for the following:
  - Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

### **Customer Responsibilities (when applicable):**

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

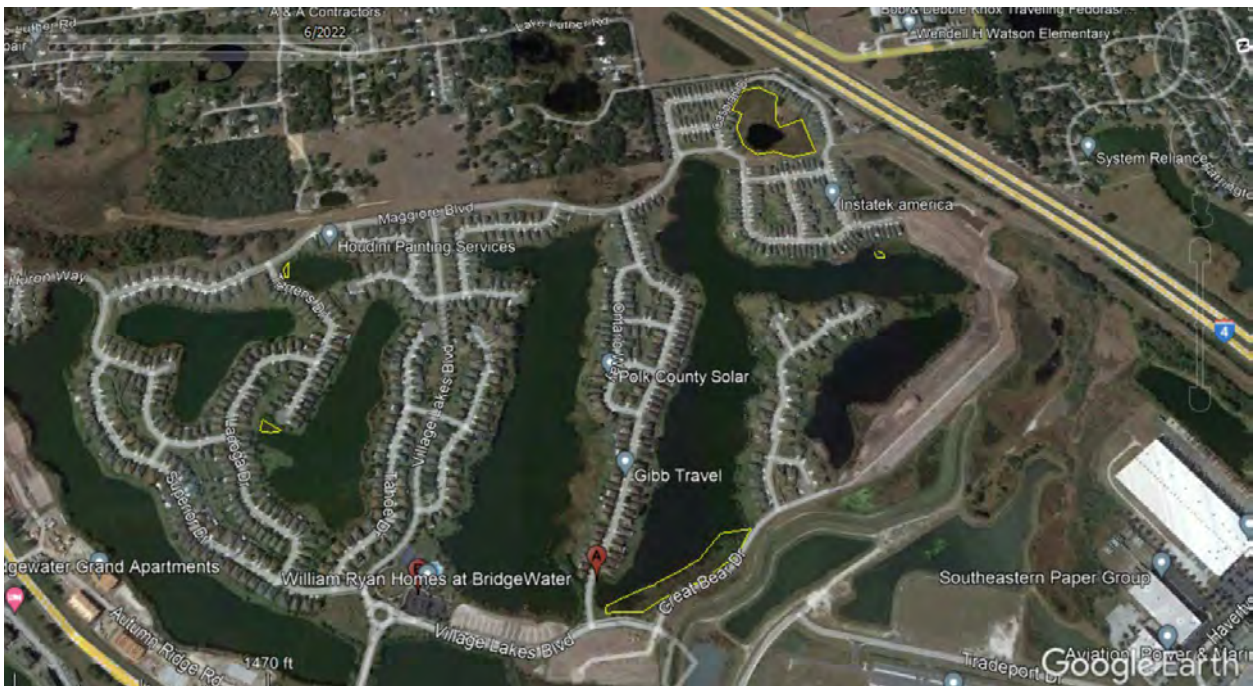
### **General Qualifications:**

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the



proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.



Tab 6

# Bridgewater CDD

## LANDSCAPE INSPECTION REPORT



June 20, 2022  
Rizzetta & Company  
Jason Liggett – Landscape Specialists



Rizzetta & Company  
Professionals in Community Management

# Bridgewater CDD

## General Updates, Recent & Upcoming Maintenance Events

- ❖ Discussion needs to be done about the cleared-out buffer areas behind homes currently there is no maintenance being done to these.
- ❖ Brightview to work on maintenance items.

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

1. Remove the low hanging moss from the cypress trees at sump #2 on huron way.
2. On the inbound side of huron way by the stop sign lift the low hanging oak tree branches.
3. Treat the crack weeds in the huron way sidewalk and street gutters.
4. Remove the low hanging moss in sump number 3 in the cypress trees.
5. During my inspection BrightView was working on the mowing of the sumps throughout the district.
6. Remove the sucker growth and moss from the trees at sump #6 on Maggiore Blvd.
7. Make sure that sum #9 gets added to the maintenance schedule during my inspection this area was missed.
8. Treat the crack weeds at pump number 10 at the Lacar way.
9. Make sure the crews are hard edging and string trimming any drainage structures at the sump stations throughout the district. There was quite few sumps that need to be addressed.
10. Treat the crack weeds at sump #12 at the intersection on great salt court and lacar way.
11. Remove the low hanging moss on sump # 57 at the corner of Maggiore Blvd and village lakes blvd.
12. Remove the crack weeds in the sidewalk at sump #59 where the lift station is located.
13. Remove the debris that is sitting in the common area on Caspian Drive across from sump #94. (Pic 13).



# Bridgewater CDD

14. Lift the maple tree up at sump #91 on Caspian Drive.

15. Provide the district a price to install pine needle in any sumps that currently have bedspace in them but will stay wet. This will aid in the prevention of bed weeds. A good example is sump #79.(Pic 15)



16. Remove the moss hanging from the cypress trees at sump #78 off Great Bear Drive.

17. Lift the oak trees at the entrance Geneva drive on the inbound and outbound sides.(Pic 17)



18. Treat the crack weeds in the same area as above.

19. Brightview to make sure during mow visits if areas n the sump cannot be mowed, we need to string trim the areas that are accessible. There are areas where we have left little strips of un mowed grass.

20. Treat the crack weeds in the sidewalk at sump #72.

**21. A note for the board the sumps areas are mowed biweekly in the summer this will allow taller turf areas and can be unsightly to residents that mow every week.**

22. String trim the water line at sump #67 on Ontario way. This is a small area that can be done even thought it is wet.

23. Clean and lift the elm tree at sump #52 at the corner of lure drive and village lakes blvd.

24. Remove the dead from the bases of the pine tree at sump #52.

25. During my inspection there were a few of the sump areas where we are fighting weeds in the cord grass. Does BrightView feel removing these and adding some type of crape myrtle will help with the management of the weeds?

26. Provide the district a mowing schedule for the mowing areas for the district and the sumps.

27. Treat the crack weeds at sump #12 in the roadway and sidewalks.

# Bridgewater CDD

**28. During the month of June, myself and bright view and the aquatics vendor setup a meeting to discuss the buffer areas in the district. During this meeting I discussed treatment with the aquatic vendors and the invasive they were to treat. .We currently have no height management in the district for the buffer areas adjacent to common areas. We have decided it was best to get pricing from BrightView to do this on a schedule keeping this areas at 3 feet. We will have to allow the buffer areas to exist per swfwmd restrictions, but we can keep it maintained at a desirable height. The board needs to keep in mind we currently don't do anything behind any of the homes in the district besides a select few ponds found in the contract.(Pic 28, 28a, 28b)**



28b



28



28a

Tab 7



# Quality Site Assessment

Prepared for:

**Bridgewater Estates CDD**

Tue May 31 2022



# QUALITY SITE ASSESSMENT

Bridgewater Estates CDD

## General Information

**DATE:** Tuesday, May 31, 2022

**NEXT INSPECTION DATE:** Monday, Aug 29, 2022

**CLIENT ATTENDEES:** Lynn Hayes

**BRIGHTVIEW ATTENDEES:** Theodore Katina

## Customer Focus Areas

Quality you can count on.

Seven  
Standards of  
Excellence

1



Site Cleanliness

2



Weed Free

3



Green Turf

4



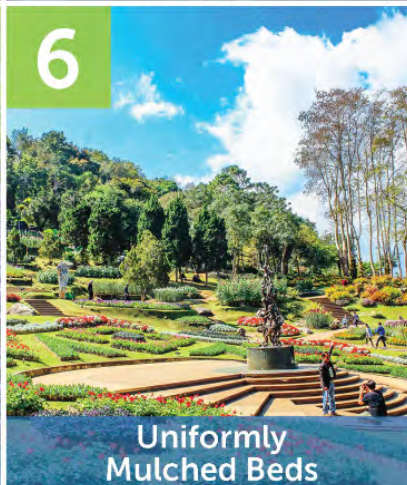
Crisp Edges

5



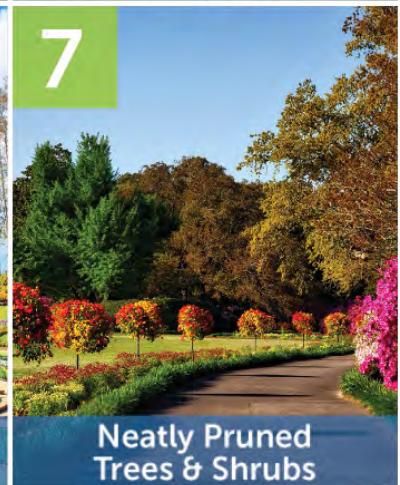
Spectacular Flowers

6



Uniformly  
Mulched Beds

7



Neatly Pruned  
Trees & Shrubs

# QUALITY SITE ASSESSMENT

## Bridgewater Estates CDD

### Maintenance Items



**1** Let's remove weeds out of the grass is at sump 79

**2** Let's continue to treat for crack weeds on a weekly basis

# QUALITY SITE ASSESSMENT

## Bridgewater Estates CDD

### Recommendations for Property Enhancements



**1** Palm by sump 41 is dead

**2** Recommend installing new pine straw around grasses at sump 79

**3** Recommend limbing up trees in sump 39

# QUALITY SITE ASSESSMENT

## Bridgewater Estates CDD

### Completed Items



- 1** Cleaned up grasses inside simp 79



# Quality Site Assessment

Prepared for:

**Bridgewater Estates CDD**

Tue Jun 14 2022

# QUALITY SITE ASSESSMENT

## Bridgewater Estates CDD

### General Information

**DATE:** Tuesday, Jun 14, 2022

**NEXT INSPECTION DATE:** Monday, Sep 12, 2022

**CLIENT ATTENDEES:** Lynn Hayes

**BRIGHTVIEW ATTENDEES:** Theodore Katina

### Customer Focus Areas

#### Quality you can count on.

Seven  
Standards of  
Excellence

1



Site Cleanliness

2



Weed Free

3



Green Turf

4



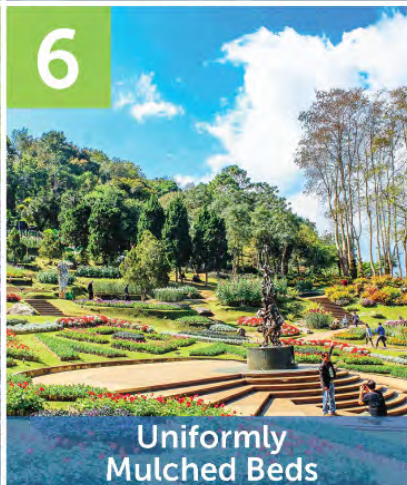
Crisp Edges

5



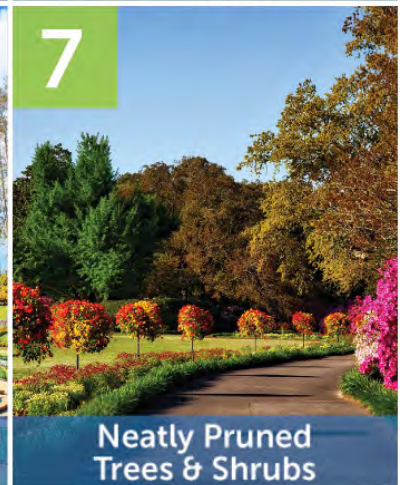
Spectacular Flowers

6



Uniformly  
Mulched Beds

7



Neatly Pruned  
Trees & Shrubs

# QUALITY SITE ASSESSMENT

## Bridgewater Estates CDD

### Maintenance Items



**1** Let's continue to mow up to the grass line at all natural areas

**2** Let's make sure we're not leaving anymore stuff in the sumps

**3** Need to add sump 9 to our mowing schedule

# QUALITY SITE ASSESSMENT

## Bridgewater Estates CDD

### Recommendations for Property Enhancements



**1** Let's get a quote to cut down invasive plants on pond banks



# QUALITY SITE ASSESSMENT

Bridgewater Estates CDD

## Notes to Owner / Client



**1** Let's find out if we're responsible for the hedges along sump 50

# QUALITY SITE ASSESSMENT

## Bridgewater Estates CDD

### Completed Items



**1** Let's remove weeds out of the grass is at sump 79

**2** Let's continue to treat for crack weeds on a weekly basis

Tab 8

**RESOLUTION 2022-04**

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

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

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

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

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

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

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

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

**Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is

hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, (“**Adopted Budget**”) and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Bridgewater Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The final Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two years.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the District, for the Fiscal Year 2022/2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND, SERIES 2015 AA1	\$ _____
DEBT SERVICE FUND, SERIES 2015 AA2	\$ _____
TOTAL ALL FUNDS	\$ _____

\*Not inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments**

Pursuant to Section 189.016, *Florida Statutes*, the District may, at any time within Fiscal Year 2022/2023 or within 60 days following the end of Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

**Section 4. Effective Date.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 7TH DAY OF JULY 2022.**

ATTEST:

**BRIDGEWATER COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_  
Chair / Vice Chair

**Exhibit A:** Budget Fiscal Year 2022/2023



Rizzetta & Company

# **Bridgewater Community Development District**

[bridgewatercdd.org](http://bridgewatercdd.org)

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**Proposed Budget for Fiscal  
Year 2022-2023**

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Rizzetta & Company



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

	Chart of Accounts Classification	Actual YTD through 05/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3	Interest Earnings							
4	Interest Earnings	\$ 8	\$ 8	\$ -	\$ 8	\$ -	-	
5								
6	Special Assessments							
7	Tax Roll*	\$ 227,256	\$ 227,256	\$ 220,074	\$ 7,182	\$ 346,381	126,307	Tax roll/off roll allocations to be determined at final certification.
8	Off Roll*	\$ 38,069	\$ 38,069	\$ 44,801	\$ (6,732)	\$ 44,801	-	Tax roll/off roll allocations to be determined at final certification.
9								
10	<b>TOTAL REVENUES</b>	<b>\$ 265,334</b>	<b>\$ 265,333</b>	<b>\$ 264,875</b>	<b>\$ 458</b>	<b>\$ 391,182</b>	<b>126,307</b>	
11								
12	Balance Forward from Prior Year(s)	\$ -	\$ 126,706	\$ 126,706	\$ -	\$ -	(126,706)	**No carry forward funds from reserve fund
13								
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 265,334</b>	<b>\$ 392,039</b>	<b>\$ 391,581</b>	<b>\$ 458</b>	<b>\$ 391,182</b>	<b>(399)</b>	
15								
18	<b>EXPENDITURES - ADMINISTRATIVE</b>							
19								
20	Legislative							
21	Supervisor Fees	\$3,600	\$5,400	\$6,000	\$600	\$6,000	\$0	Assumes 6 meetings for the fiscal year
22	Financial & Administrative							
23	Administrative Services	\$3,780	\$5,670	\$5,670	\$0	\$5,897	\$227	Cost of living adjustment/Maintained the Same Rate Since FY 17/18
24	District Management	\$17,333	\$26,000	\$26,000	\$0	\$27,040	\$1,040	Cost of living adjustment/Maintained the Same Rate Since FY 17/18
25	District Engineer	\$28,380	\$42,570	\$50,000	\$7,430	\$30,000	-\$20,000	DE estimates his cost for services at \$30K for FY 22/23 Budget
26	Disclosure Report	\$5,000	\$5,000	\$5,000	\$0	\$5,000	\$0	Maintained at same rate.
27	Trustees Fees	\$2,333	\$4,000	\$4,000	\$0	\$4,000	\$0	Maintained at same rate. Hancock Bank
28	Financial & Revenue Collections	\$3,500	\$5,250	\$5,250	\$0	\$5,460	\$210	Cost of living adjustment/Maintained the Same Rate Since FY 17/18
29	Assessment Roll	\$5,250	\$5,250	\$5,250	\$0	\$5,460	\$210	Cost of living adjustment/Maintained the Same Rate Since FY 17/18
30	Accounting Services	\$14,667	\$22,000	\$22,000	\$0	\$22,880	\$880	Cost of living adjustment/Maintained the Same Rate Since FY 17/18
31	Auditing Services	\$3,658	\$3,500	\$3,600	\$100	\$4,000	\$400	Grau & Associates FYE 22-23 \$4,000, FYE 23-24 \$4,200, FYE 24-25 \$4,400
32	Arbitrage Rebate Calculation	\$0	\$0	\$1,000	\$1,000	\$1,000	\$0	Per LLS Tax Solutions Inc Contract Series 2015 A-1 & A-2 Bonds
33	Miscellaneous Mailings	\$0	\$0	\$100	\$100	\$100	\$0	Maintained at same rate.
34	Public Officials Liability Insurance	\$2,542	\$2,542	\$2,663	\$121	\$3,050	\$387	Per Egis Estimate
35	Legal Advertising	\$766	\$1,149	\$4,000	\$2,851	\$3,000	-\$1,000	
36	Dues, Licenses & Fees	\$175	\$175	\$175	\$0	\$175	\$0	Due annually to DEO State
37	Miscellaneous Fees	\$6	\$9	\$300	\$291	\$300	\$0	Maintained at same rate.
38	Website Hosting, Maint., Backup & Email	\$2,553	\$3,700	\$3,700	\$0	\$3,700	\$0	Rizzetta Tech & Campus Suite Contracts
39	Legal Counsel							
40	District Counsel	\$20,168	\$30,252	\$20,000	-\$10,252	\$20,000	\$0	Confirmed with DC
41								
42	<b>Administrative Subtotal</b>	<b>\$113,711</b>	<b>\$162,467</b>	<b>\$164,708</b>	<b>\$2,241</b>	<b>\$147,062</b>	<b>-\$17,646</b>	Major increase for DE cost est. for future projects
43								
44	<b>EXPENDITURES - FIELD OPERATIONS</b>							



## Bridgewater Community Development District

## Debt Service

Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2015 AA1	Series 2015 AA2	Budget For 2022/2023
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments <sup>(1)</sup>	\$219,310.67	\$699,961.41	\$919,272.09
<b>TOTAL REVENUES</b>	<b>\$219,310.67</b>	<b>\$699,961.41</b>	<b>\$919,272.09</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Financial & Administrative			
Debt Service Obligation	\$219,310.67	\$699,961.41	\$919,272.09
<b>Administrative Subtotal</b>	<b>\$219,310.67</b>	<b>\$699,961.41</b>	<b>\$919,272.09</b>
<b>TOTAL EXPENDITURES</b>	<b>\$219,310.67</b>	<b>\$699,961.41</b>	<b>\$919,272.09</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Polk County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

**Gross assessments:****\$987,190.82****Notes:**

Tax Roll Collection Costs and Early Payment Discounts are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Services less prepaid assessments.

## BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

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

2022/2023 O&M Budget		\$391,182.00
Collection Costs	3%	\$12,618.77
Early Payment Discount	4%	\$16,825.03
2022/2023 Total		<b>\$420,625.81</b>

2021/2022 O&M Budget	\$264,875.00
2022/2023 O&M Budget	\$391,182.00

Total Difference	<b>\$126,307.00</b>
------------------	---------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Debt Service - Villa (Series 2015 AA2)	\$702.67	\$702.67	\$0.00	0.00%
Operations/Maintenance - Villa	\$185.60	\$274.10	\$88.50	47.68%
<b>Total</b>	<b>\$888.27</b>	<b>\$976.77</b>	<b>\$88.50</b>	<b>9.96%</b>
Debt Service - Duplex (Series 2015 AA2)	\$853.24	\$853.24	\$0.00	0.00%
Operations/Maintenance - Duplex	\$225.37	\$332.84	\$107.47	47.69%
<b>Total</b>	<b>\$1,078.61</b>	<b>\$1,186.08</b>	<b>\$107.47</b>	<b>9.96%</b>
Debt Service - Single Family 40' (Series 2015 AA2)	\$853.24	\$853.24	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$225.37	\$332.84	\$107.47	47.69%
<b>Total</b>	<b>\$1,078.61</b>	<b>\$1,186.08</b>	<b>\$107.47</b>	<b>9.96%</b>
Debt Service - Single Family 50' (Series 2015 AA1)	\$813.52	\$813.52	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$265.15	\$391.58	\$126.43	47.68%
<b>Total</b>	<b>\$1,078.67</b>	<b>\$1,205.10</b>	<b>\$126.43</b>	<b>11.72%</b>
Debt Service - Single Family 50' (Series 2015 AA2)	\$1,003.82	\$1,003.82	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$265.15	\$391.58	\$126.43	47.68%
<b>Total</b>	<b>\$1,268.97</b>	<b>\$1,395.40</b>	<b>\$126.43</b>	<b>9.96%</b>
Debt Service - Single Family 60' (Series 2015 AA1)	\$1,016.90	\$1,016.90	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$331.43	\$489.47	\$158.04	47.68%
<b>Total</b>	<b>\$1,348.33</b>	<b>\$1,506.37</b>	<b>\$158.04</b>	<b>11.72%</b>
Debt Service - Single Family 60' (Series 2015 AA2)	\$1,254.77	\$1,254.77	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$331.43	\$489.47	\$158.04	47.68%
<b>Total</b>	<b>\$1,586.20</b>	<b>\$1,744.24</b>	<b>\$158.04</b>	<b>9.96%</b>
Debt Service - Single Family 65' (Series 2015 AA1)	\$1,220.28	\$1,220.28	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$397.71	\$587.37	\$189.66	47.69%
<b>Total</b>	<b>\$1,617.99</b>	<b>\$1,807.65</b>	<b>\$189.66</b>	<b>11.72%</b>
Debt Service - Single Family 65' (Series 2015 AA2)	\$1,505.72	\$1,505.72	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$397.71	\$587.37	\$189.66	47.69%
<b>Total</b>	<b>\$1,903.43</b>	<b>\$2,093.09</b>	<b>\$189.66</b>	<b>9.96%</b>
Debt Service - Single Family 75' (Series 2015 AA1)	\$1,423.66	\$1,423.66	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	\$464.00	\$685.26	\$221.26	47.69%
<b>Total</b>	<b>\$1,887.66</b>	<b>\$2,108.92</b>	<b>\$221.26</b>	<b>11.72%</b>
Debt Service - Single Family 75' (Series 2015 AA2)	\$1,756.68	\$1,756.68	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	\$464.00	\$685.26	\$221.26	47.69%
<b>Total</b>	<b>\$2,220.68</b>	<b>\$2,441.94</b>	<b>\$221.26</b>	<b>9.96%</b>
Debt Service - Commercial (Series 2015 AA2)	\$4,015.27	\$4,015.27	\$0.00	0.00%
Operations/Maintenance - Commercial	\$1,060.57	\$1,566.31	\$505.74	47.69%
<b>Total</b>	<b>\$5,075.84</b>	<b>\$5,581.58</b>	<b>\$505.74</b>	<b>9.96%</b>
Debt Service - Golf (Series 2015 AA1)	\$1,627.04	\$1,627.04	\$0.00	0.00%
Operations/Maintenance - Golf	\$530.28	\$783.14	\$252.86	47.68%
<b>Total</b>	<b>\$2,157.32</b>	<b>\$2,410.18</b>	<b>\$252.86</b>	<b>11.72%</b>
Debt Service - Condo/Apt	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Condo/Apt	\$27.72	\$40.94	\$13.22	47.69%
<b>Total</b>	<b>\$27.72</b>	<b>\$40.94</b>	<b>\$13.22</b>	<b>47.69%</b>

**BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT**

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

TOTAL ADMIN O&M BUDGET		\$170,258.40	TOTAL FIELD O&M BUDGET		\$220,923.60
COLLECTION COSTS @	3%	\$5,492.21	COLLECTION COSTS @	3.0%	\$7,126.57
EARLY PAYMENT DISCOUNT @	4%	\$7,322.94	EARLY PAYMENT DISCOUNT @	4.0%	\$9,502.09
<b>TOTAL ADMIN O&amp;M ASSESSMENT</b>		<u>\$183,073.55</u>	<b>TOTAL FIELD O&amp;M ASSESSMENT</b>		<u>\$237,552.26</u>

UNITS ASSESSED					ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					PER LOT ANNUAL ASSESSMENT				
LOT SIZE PLATTED PARCELS	O&M	SERIES 2015 AA1		EAU FACTOR	UNITS	TOTAL EAU's	% TOTAL EAU's	ADMIN PER PARCEL	ADMIN PER LOT	UNITS	TOTAL EAU's	% TOTAL EAU's	FIELD PER PARCEL	FIELD PER LOT	O&M	2015 AA1 DEBT	2015 AA2 DEBT	TOTAL <sup>(4)</sup>	
		DEBT SERVICE <sup>(1) (2)</sup>	DEBT SERVICE <sup>(1) (2)</sup>													SERVICE <sup>(3)</sup>	SERVICE <sup>(3)</sup>		
Duplex	120	0	119	0.85	120	102.00	9.12%	\$16,705.29	\$139.21	120	102.00	9.78%	\$23,235.39	\$193.63	\$332.84	\$0.00	\$853.24	\$1,186.08	
Villa	39	0	39	0.70	39	27.30	2.44%	\$4,471.12	\$114.64	39	27.30	2.62%	\$6,218.88	\$159.46	\$274.10	\$0.00	\$702.67	\$976.77	
Single Family 40'	180	0	180	0.85	180	153.00	13.69%	\$25,057.93	\$139.21	180	153.00	14.67%	\$34,853.09	\$193.63	\$332.84	\$0.00	\$853.24	\$1,186.08	
Single Family 50'	150	0	147	1.00	150	150.00	13.42%	\$24,566.60	\$163.78	150	150.00	14.38%	\$34,169.69	\$227.80	\$391.68	\$0.00	\$1,003.82	\$1,395.40	
Single Family 50'	123	122	0	1.00	123	123.00	11.00%	\$20,144.61	\$163.78	123	123.00	11.79%	\$28,019.15	\$227.80	\$391.68	\$813.52	\$0.00	\$1,205.10	
Single Family 60'	50	0	49	1.25	50	62.50	5.59%	\$10,236.08	\$204.72	50	62.50	5.99%	\$14,237.37	\$284.75	\$489.47	\$0.00	\$1,254.77	\$1,744.24	
Single Family 60'	39	39	0	1.25	39	48.75	4.36%	\$7,984.14	\$204.72	39	48.75	4.67%	\$11,105.15	\$284.75	\$489.47	\$1,016.90	\$0.00	\$1,506.37	
Single Family 65'	38	0	38	1.50	38	57.00	5.10%	\$9,335.31	\$245.67	38	57.00	5.47%	\$12,984.48	\$341.70	\$587.37	\$0.00	\$1,505.72	\$2,093.09	
Single Family 65'	77	76	0	1.50	77	115.50	10.33%	\$18,916.28	\$245.67	77	115.50	11.08%	\$26,310.66	\$341.70	\$587.37	\$1,220.28	\$0.00	\$1,807.65	
Single Family 75'	44	0	43	1.75	44	77.00	6.89%	\$12,610.85	\$286.61	44	77.00	7.38%	\$17,540.44	\$398.65	\$685.26	\$0.00	\$1,756.68	\$2,441.94	
Single Family 75'	1	1	0	1.75	1	1.75	0.16%	\$286.61	\$286.61	1	1.75	0.17%	\$398.65	\$398.65	\$685.26	\$1,423.66	\$0.00	\$2,108.92	
Golf	1	1	0	2.00	1	2.00	0.18%	\$327.55	\$327.55	1	2.00	0.19%	\$455.60	\$455.59	\$783.14	\$1,627.04	\$0.00	\$2,410.18	
<b>TOTAL PLATTED</b>	<b>862</b>	<b>239</b>	<b>615</b>			<b>919.80</b>	<b>82.29%</b>	<b>\$150,642.37</b>			<b>919.80</b>	<b>88.20%</b>	<b>\$209,528.55</b>						
<b>PLANNED UNITS</b>																			
<b>UNPLATTED LANDS</b>																			
(8) Condo/Apt	300	0	0	0.25	300	75.00	6.71%	\$12,283.30	\$40.94	0	0.00	0.00%	\$0.00	\$0.00	\$40.94	\$0.00	\$0.00	\$40.94	
Villa	123	0	123	0.70	123	86.10	7.70%	\$14,101.23	\$114.64	123	86.10	8.26%	\$19,613.40	\$159.46	\$274.10	\$0.00	\$702.67	\$976.77	
Single Family 40'	3	0	3	0.85	3	2.55	0.23%	\$417.63	\$139.21	3	2.55	0.24%	\$580.88	\$193.63	\$332.84	\$0.00	\$853.24	\$1,186.08	
Single Family 50'	-4	0	-4	1.00	-4	-4.00	-0.36%	-\$655.11	\$163.78	-4	-4.00	-0.38%	-\$911.19	\$227.80	\$391.68	\$0.00	\$1,003.82	\$1,395.40	
Single Family 60'	1	0	1	1.25	1	1.25	0.11%	\$204.72	\$204.72	1	1.25	0.12%	\$284.75	\$284.75	\$489.47	\$0.00	\$1,254.77	\$1,744.24	
Commercial	9.28	0	9.28	4.00	9.28	37.12	3.32%	\$6,079.41	\$655.11	9.28	37.12	3.56%	\$8,455.86	\$911.20	\$1,566.31	\$0.00	\$4,015.27	\$5,581.58	
<b>TOTAL UNPLATTED</b>	<b>432.28</b>	<b>0</b>	<b>132.28</b>			<b>196.02</b>	<b>17.71%</b>	<b>\$32,431.18</b>			<b>123.02</b>	<b>11.80%</b>	<b>\$28,023.70</b>						
<b>TOTAL COMMUNITY</b>	<b>1294.28</b>	<b>239</b>	<b>747.28</b>			<b>1117.82</b>	<b>100.00%</b>	<b>\$183,073.55</b>			<b>1042.82</b>	<b>100.00%</b>	<b>\$237,552.26</b>						

LESS: Polk County Collection Costs (3%) and Early Payment Discounts (4%):

(\$12,815.15)

(\$16,628.66)

Net Revenue to be Collected:

\$170,258.40

\$220,923.60

Reflects 2 (two) Series 2015 AA1 prepayment and 6 (six) Series 2015 AA2 prepayments.

Reflects the number of total lots with Series 2015 AA1 and 2015 AA2 debt outstanding.

Annual debt service assessment per lot adopted in connection with the Series 2015AA1 and Series 2015AA2 bond issues. Annual assessment includes principal, interest, Polk County collection costs and early payment discounts.

Annual assessment that will appear on November 2022 Polk County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

The Single Family 40' units were under-platted by 3 lots and Single Family 50' units were over-platted 4 lots.

## 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.

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### EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

**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.



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**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.

**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

**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:**

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



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

**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 & Repairs:** The District will incur expenditures related to the maintenance and repairs of the irrigation systems.

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

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





## 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.

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### EXPENDITURES – ADMINISTRATIVE:

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



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Tab 9

**RESOLUTION 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in the City of Lakeland, in Polk County, Florida (“**County**”); and

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A”**; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B”**; and

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

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

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

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 170, 190 and 197 of the *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. Tax Roll Assessments. The operations and maintenance special assessments and previously levied debt service special assessments on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. Direct Bill Assessments. The operations and maintenance special assessments and previously levied debt service assessments imposed on the Direct Collect Property shall

be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified. That portion of the District’s Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

**PASSED AND ADOPTED THIS 7TH DAY OF JULY 2022.**

ATTEST:

**BRIDGEWATER COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_  
Chairperson / Vice Chairperson

**Exhibit A:** Budget Fiscal Year 2022/2023  
**Exhibit B:** Assessment Lien Roll  
Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)



Rizzetta & Company

# **Bridgewater Community Development District**

[bridgewatercdd.org](http://bridgewatercdd.org)

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**Proposed Budget for Fiscal  
Year 2022-2023**

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Rizzetta & Company



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

	Chart of Accounts Classification	Actual YTD through 05/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3	Interest Earnings							
4	Interest Earnings	\$ 8	\$ 8	\$ -	\$ 8	\$ -	-	
5								
6	Special Assessments							
7	Tax Roll*	\$ 227,256	\$ 227,256	\$ 220,074	\$ 7,182	\$ 346,381	126,307	Tax roll/off roll allocations to be determined at final certification.
8	Off Roll*	\$ 38,069	\$ 38,069	\$ 44,801	\$ (6,732)	\$ 44,801	-	Tax roll/off roll allocations to be determined at final certification.
9								
10	<b>TOTAL REVENUES</b>	<b>\$ 265,334</b>	<b>\$ 265,333</b>	<b>\$ 264,875</b>	<b>\$ 458</b>	<b>\$ 391,182</b>	<b>126,307</b>	
11								
12	Balance Forward from Prior Year(s)	\$ -	\$ 126,706	\$ 126,706	\$ -	\$ -	(126,706)	**No carry forward funds from reserve fund
13								
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 265,334</b>	<b>\$ 392,039</b>	<b>\$ 391,581</b>	<b>\$ 458</b>	<b>\$ 391,182</b>	<b>(399)</b>	
15								
18	<b>EXPENDITURES - ADMINISTRATIVE</b>							
19								
20	Legislative							
21	Supervisor Fees	\$3,600	\$5,400	\$6,000	\$600	\$6,000	\$0	Assumes 6 meetings for the fiscal year
22	Financial & Administrative							
23	Administrative Services	\$3,780	\$5,670	\$5,670	\$0	\$5,897	\$227	Cost of living adjustment/Maintained the Same Rate Since FY 17/18
24	District Management	\$17,333	\$26,000	\$26,000	\$0	\$27,040	\$1,040	Cost of living adjustment/Maintained the Same Rate Since FY 17/18
25	District Engineer	\$28,380	\$42,570	\$50,000	\$7,430	\$30,000	-\$20,000	DE estimates his cost for services at \$30K for FY 22/23 Budget
26	Disclosure Report	\$5,000	\$5,000	\$5,000	\$0	\$5,000	\$0	Maintained at same rate.
27	Trustees Fees	\$2,333	\$4,000	\$4,000	\$0	\$4,000	\$0	Maintained at same rate. Hancock Bank
28	Financial & Revenue Collections	\$3,500	\$5,250	\$5,250	\$0	\$5,460	\$210	Cost of living adjustment/Maintained the Same Rate Since FY 17/18
29	Assessment Roll	\$5,250	\$5,250	\$5,250	\$0	\$5,460	\$210	Cost of living adjustment/Maintained the Same Rate Since FY 17/18
30	Accounting Services	\$14,667	\$22,000	\$22,000	\$0	\$22,880	\$880	Cost of living adjustment/Maintained the Same Rate Since FY 17/18
31	Auditing Services	\$3,658	\$3,500	\$3,600	\$100	\$4,000	\$400	Grau & Associates FYE 22-23 \$4,000, FYE 23-24 \$4,200, FYE 24-25 \$4,400
32	Arbitrage Rebate Calculation	\$0	\$0	\$1,000	\$1,000	\$1,000	\$0	Per LLS Tax Solutions Inc Contract Series 2015 A-1 & A-2 Bonds
33	Miscellaneous Mailings	\$0	\$0	\$100	\$100	\$100	\$0	Maintained at same rate.
34	Public Officials Liability Insurance	\$2,542	\$2,542	\$2,663	\$121	\$3,050	\$387	Per Egis Estimate
35	Legal Advertising	\$766	\$1,149	\$4,000	\$2,851	\$3,000	-\$1,000	
36	Dues, Licenses & Fees	\$175	\$175	\$175	\$0	\$175	\$0	Due annually to DEO State
37	Miscellaneous Fees	\$6	\$9	\$300	\$291	\$300	\$0	Maintained at same rate.
38	Website Hosting, Maint., Backup & Email	\$2,553	\$3,700	\$3,700	\$0	\$3,700	\$0	Rizzetta Tech & Campus Suite Contracts
39	Legal Counsel							
40	District Counsel	\$20,168	\$30,252	\$20,000	-\$10,252	\$20,000	\$0	Confirmed with DC
41								
42	<b>Administrative Subtotal</b>	<b>\$113,711</b>	<b>\$162,467</b>	<b>\$164,708</b>	<b>\$2,241</b>	<b>\$147,062</b>	<b>-\$17,646</b>	Major increase for DE cost est. for future projects
43								
44	<b>EXPENDITURES - FIELD OPERATIONS</b>							



## Bridgewater Community Development District

## Debt Service

Fiscal Year 2022/2023

Chart of Accounts Classification	Series 2015 AA1	Series 2015 AA2	Budget For 2022/2023
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments <sup>(1)</sup>	\$219,310.67	\$699,961.41	\$919,272.09
<b>TOTAL REVENUES</b>	<b>\$219,310.67</b>	<b>\$699,961.41</b>	<b>\$919,272.09</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Financial & Administrative			
Debt Service Obligation	\$219,310.67	\$699,961.41	\$919,272.09
<b>Administrative Subtotal</b>	<b>\$219,310.67</b>	<b>\$699,961.41</b>	<b>\$919,272.09</b>
<b>TOTAL EXPENDITURES</b>	<b>\$219,310.67</b>	<b>\$699,961.41</b>	<b>\$919,272.09</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Polk County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

**Gross assessments:****\$987,190.82****Notes:**

Tax Roll Collection Costs and Early Payment Discounts are 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Services less prepaid assessments.

## BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT

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

2022/2023 O&M Budget		\$391,182.00
Collection Costs	3%	\$12,618.77
Early Payment Discount	4%	\$16,825.03
2022/2023 Total		<b>\$420,625.81</b>

2021/2022 O&M Budget	\$264,875.00
2022/2023 O&M Budget	\$391,182.00

Total Difference	<b>\$126,307.00</b>
------------------	---------------------

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Debt Service - Villa (Series 2015 AA2)	\$702.67	\$702.67	\$0.00	0.00%
Operations/Maintenance - Villa	\$185.60	\$274.10	\$88.50	47.68%
<b>Total</b>	<b>\$888.27</b>	<b>\$976.77</b>	<b>\$88.50</b>	<b>9.96%</b>
Debt Service - Duplex (Series 2015 AA2)	\$853.24	\$853.24	\$0.00	0.00%
Operations/Maintenance - Duplex	\$225.37	\$332.84	\$107.47	47.69%
<b>Total</b>	<b>\$1,078.61</b>	<b>\$1,186.08</b>	<b>\$107.47</b>	<b>9.96%</b>
Debt Service - Single Family 40' (Series 2015 AA2)	\$853.24	\$853.24	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$225.37	\$332.84	\$107.47	47.69%
<b>Total</b>	<b>\$1,078.61</b>	<b>\$1,186.08</b>	<b>\$107.47</b>	<b>9.96%</b>
Debt Service - Single Family 50' (Series 2015 AA1)	\$813.52	\$813.52	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$265.15	\$391.58	\$126.43	47.68%
<b>Total</b>	<b>\$1,078.67</b>	<b>\$1,205.10</b>	<b>\$126.43</b>	<b>11.72%</b>
Debt Service - Single Family 50' (Series 2015 AA2)	\$1,003.82	\$1,003.82	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$265.15	\$391.58	\$126.43	47.68%
<b>Total</b>	<b>\$1,268.97</b>	<b>\$1,395.40</b>	<b>\$126.43</b>	<b>9.96%</b>
Debt Service - Single Family 60' (Series 2015 AA1)	\$1,016.90	\$1,016.90	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$331.43	\$489.47	\$158.04	47.68%
<b>Total</b>	<b>\$1,348.33</b>	<b>\$1,506.37</b>	<b>\$158.04</b>	<b>11.72%</b>
Debt Service - Single Family 60' (Series 2015 AA2)	\$1,254.77	\$1,254.77	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$331.43	\$489.47	\$158.04	47.68%
<b>Total</b>	<b>\$1,586.20</b>	<b>\$1,744.24</b>	<b>\$158.04</b>	<b>9.96%</b>
Debt Service - Single Family 65' (Series 2015 AA1)	\$1,220.28	\$1,220.28	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$397.71	\$587.37	\$189.66	47.69%
<b>Total</b>	<b>\$1,617.99</b>	<b>\$1,807.65</b>	<b>\$189.66</b>	<b>11.72%</b>
Debt Service - Single Family 65' (Series 2015 AA2)	\$1,505.72	\$1,505.72	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$397.71	\$587.37	\$189.66	47.69%
<b>Total</b>	<b>\$1,903.43</b>	<b>\$2,093.09</b>	<b>\$189.66</b>	<b>9.96%</b>
Debt Service - Single Family 75' (Series 2015 AA1)	\$1,423.66	\$1,423.66	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	\$464.00	\$685.26	\$221.26	47.69%
<b>Total</b>	<b>\$1,887.66</b>	<b>\$2,108.92</b>	<b>\$221.26</b>	<b>11.72%</b>
Debt Service - Single Family 75' (Series 2015 AA2)	\$1,756.68	\$1,756.68	\$0.00	0.00%
Operations/Maintenance - Single Family 75'	\$464.00	\$685.26	\$221.26	47.69%
<b>Total</b>	<b>\$2,220.68</b>	<b>\$2,441.94</b>	<b>\$221.26</b>	<b>9.96%</b>
Debt Service - Commercial (Series 2015 AA2)	\$4,015.27	\$4,015.27	\$0.00	0.00%
Operations/Maintenance - Commercial	\$1,060.57	\$1,566.31	\$505.74	47.69%
<b>Total</b>	<b>\$5,075.84</b>	<b>\$5,581.58</b>	<b>\$505.74</b>	<b>9.96%</b>
Debt Service - Golf (Series 2015 AA1)	\$1,627.04	\$1,627.04	\$0.00	0.00%
Operations/Maintenance - Golf	\$530.28	\$783.14	\$252.86	47.68%
<b>Total</b>	<b>\$2,157.32</b>	<b>\$2,410.18</b>	<b>\$252.86</b>	<b>11.72%</b>
Debt Service - Condo/Apt	\$0.00	\$0.00	\$0.00	0.00%
Operations/Maintenance - Condo/Apt	\$27.72	\$40.94	\$13.22	47.69%
<b>Total</b>	<b>\$27.72</b>	<b>\$40.94</b>	<b>\$13.22</b>	<b>47.69%</b>

**BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT**

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

TOTAL ADMIN O&M BUDGET		\$170,258.40	TOTAL FIELD O&M BUDGET		\$220,923.60
COLLECTION COSTS @	3%	\$5,492.21	COLLECTION COSTS @	3.0%	\$7,126.57
EARLY PAYMENT DISCOUNT @	4%	\$7,322.94	EARLY PAYMENT DISCOUNT @	4.0%	\$9,502.09
<b>TOTAL ADMIN O&amp;M ASSESSMENT</b>		<b>\$183,073.55</b>	<b>TOTAL FIELD O&amp;M ASSESSMENT</b>		<b>\$237,552.26</b>

UNITS ASSESSED					ALLOCATION OF ADMIN O&M ASSESSMENT					ALLOCATION OF FIELD O&M ASSESSMENT					PER LOT ANNUAL ASSESSMENT				
LOT SIZE PLATTED PARCELS	O&M	SERIES 2015 AA1		EAU FACTOR	UNITS	TOTAL EAU's	% TOTAL EAU's	ADMIN PER PARCEL	ADMIN PER LOT	UNITS	TOTAL EAU's	% TOTAL EAU's	FIELD PER PARCEL	FIELD PER LOT	O&M	2015 AA1 DEBT	2015 AA2 DEBT	TOTAL <sup>(4)</sup>	
		DEBT SERVICE <sup>(1) (2)</sup>	DEBT SERVICE <sup>(1) (2)</sup>													SERVICE <sup>(3)</sup>	SERVICE <sup>(3)</sup>		
Duplex	120	0	119	0.85	120	102.00	9.12%	\$16,705.29	\$139.21	120	102.00	9.78%	\$23,235.39	\$193.63	\$332.84	\$0.00	\$853.24	\$1,186.08	
Villa	39	0	39	0.70	39	27.30	2.44%	\$4,471.12	\$114.64	39	27.30	2.62%	\$6,218.88	\$159.46	\$274.10	\$0.00	\$702.67	\$976.77	
Single Family 40'	180	0	180	0.85	180	153.00	13.69%	\$25,057.93	\$139.21	180	153.00	14.67%	\$34,853.09	\$193.63	\$332.84	\$0.00	\$853.24	\$1,186.08	
Single Family 50'	150	0	147	1.00	150	150.00	13.42%	\$24,566.60	\$163.78	150	150.00	14.38%	\$34,169.69	\$227.80	\$391.68	\$0.00	\$1,003.82	\$1,395.40	
Single Family 50'	123	122	0	1.00	123	123.00	11.00%	\$20,144.61	\$163.78	123	123.00	11.79%	\$28,019.15	\$227.80	\$391.68	\$813.52	\$0.00	\$1,205.10	
Single Family 60'	50	0	49	1.25	50	62.50	5.59%	\$10,236.08	\$204.72	50	62.50	5.99%	\$14,237.37	\$284.75	\$489.47	\$0.00	\$1,254.77	\$1,744.24	
Single Family 60'	39	39	0	1.25	39	48.75	4.36%	\$7,984.14	\$204.72	39	48.75	4.67%	\$11,105.15	\$284.75	\$489.47	\$1,016.90	\$0.00	\$1,506.37	
Single Family 65'	38	0	38	1.50	38	57.00	5.10%	\$9,335.31	\$245.67	38	57.00	5.47%	\$12,984.48	\$341.70	\$587.37	\$0.00	\$1,505.72	\$2,093.09	
Single Family 65'	77	76	0	1.50	77	115.50	10.33%	\$18,916.28	\$245.67	77	115.50	11.08%	\$26,310.66	\$341.70	\$587.37	\$1,220.28	\$0.00	\$1,807.65	
Single Family 75'	44	0	43	1.75	44	77.00	6.89%	\$12,610.85	\$286.61	44	77.00	7.38%	\$17,540.44	\$398.65	\$685.26	\$0.00	\$1,756.68	\$2,441.94	
Single Family 75'	1	1	0	1.75	1	1.75	0.16%	\$286.61	\$286.61	1	1.75	0.17%	\$398.65	\$398.65	\$685.26	\$1,423.66	\$0.00	\$2,108.92	
Golf	1	1	0	2.00	1	2.00	0.18%	\$327.55	\$327.55	1	2.00	0.19%	\$455.60	\$455.59	\$783.14	\$1,627.04	\$0.00	\$2,410.18	
<b>TOTAL PLATTED</b>	<b>862</b>	<b>239</b>	<b>615</b>			<b>919.80</b>	<b>82.29%</b>	<b>\$150,642.37</b>			<b>919.80</b>	<b>88.20%</b>	<b>\$209,528.55</b>						
<b>PLANNED UNITS</b>																			
<b>UNPLATTED LANDS</b>																			
(8)																			
Condo/Apt	300	0	0	0.25	300	75.00	6.71%	\$12,283.30	\$40.94	0	0.00	0.00%	\$0.00	\$0.00	\$40.94	\$0.00	\$0.00	\$40.94	
Villa	123	0	123	0.70	123	86.10	7.70%	\$14,101.23	\$114.64	123	86.10	8.26%	\$19,613.40	\$159.46	\$274.10	\$0.00	\$702.67	\$976.77	
Single Family 40'	3	0	3	0.85	3	2.55	0.23%	\$417.63	\$139.21	3	2.55	0.24%	\$580.88	\$193.63	\$332.84	\$0.00	\$853.24	\$1,186.08	
Single Family 50'	-4	0	-4	1.00	-4	-4.00	-0.36%	-\$655.11	\$163.78	-4	-4.00	-0.38%	-\$911.19	\$227.80	\$391.68	\$0.00	\$1,003.82	\$1,395.40	
Single Family 60'	1	0	1	1.25	1	1.25	0.11%	\$204.72	\$204.72	1	1.25	0.12%	\$284.75	\$284.75	\$489.47	\$0.00	\$1,254.77	\$1,744.24	
Commercial	9.28	0	9.28	4.00	9.28	37.12	3.32%	\$6,079.41	\$655.11	9.28	37.12	3.56%	\$8,455.86	\$911.20	\$1,566.31	\$0.00	\$4,015.27	\$5,581.58	
<b>TOTAL UNPLATTED</b>	<b>432.28</b>	<b>0</b>	<b>132.28</b>			<b>196.02</b>	<b>17.71%</b>	<b>\$32,431.18</b>			<b>123.02</b>	<b>11.80%</b>	<b>\$28,023.70</b>						
<b>TOTAL COMMUNITY</b>	<b>1294.28</b>	<b>239</b>	<b>747.28</b>			<b>1117.82</b>	<b>100.00%</b>	<b>\$183,073.55</b>			<b>1042.82</b>	<b>100.00%</b>	<b>\$237,552.26</b>						

LESS: Polk County Collection Costs (3%) and Early Payment Discounts (4%):

(\$12,815.15)

(\$16,628.66)

Net Revenue to be Collected:

\$170,258.40

\$220,923.60

Reflects 2 (two) Series 2015 AA1 prepayment and 6 (six) Series 2015 AA2 prepayments.

Reflects the number of total lots with Series 2015 AA1 and 2015 AA2 debt outstanding.

Annual debt service assessment per lot adopted in connection with the Series 2015AA1 and Series 2015AA2 bond issues. Annual assessment includes principal, interest, Polk County collection costs and early payment discounts.

Annual assessment that will appear on November 2022 Polk County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

The Single Family 40' units were under-platted by 3 lots and Single Family 50' units were over-platted 4 lots.

## 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.

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### EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

**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.



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**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.

**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

**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:**

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



Rizzetta & Company

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

**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 & Repairs:** The District will incur expenditures related to the maintenance and repairs of the irrigation systems.

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

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





## 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.

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### EXPENDITURES – ADMINISTRATIVE:

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



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**EXHIBIT B**  
Assessment Roll

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

Tab 10

**RESOLUTION 2022-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Polk County, a schedule of the District's regular meetings.

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

**PASSED AND ADOPTED** this 7<sup>th</sup> day of July, 2022.

ATTEST:

**BRIDGEWATER COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair, Board of Supervisors

**EXHIBIT "A"**

**BOARD OF SUPERVISORS MEETING DATES  
BRIDGEWATER COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023**

November 03, 2022

January 05, 2023

March 2, 2023

May 04, 2023

July 06, 2023

September 07, 2023

All meetings will convene at 1:00 p.m. at the Bridgewater Amenities Center, located at 2525 Village Lakes Boulevard, Lakeland, Florida 33805.

Tab 11

## Proposal for Extra Work at Bridgewater Estates CDD

Property Name	Bridgewater Estates CDD	Contact	Lynn Hayes
Property Address	2525 Village Lakes Drive Lakeland, FL 33805	To	Bridgewater Estates CDD
		Billing Address	CO Rizzetta & Co 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544

Project Name      Sod installation at sump 51

Project Description      Installation of 6000 SF of Bahia sod to fill in retention area

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
6,000.00	SQUARE FEET	Sod - Straight Lay/Install - Bahia 'Argentine'	\$1.36	\$8,176.20

For internal use only

**SO#**                      7797830  
**JOB#**                    341900327  
**Service Line**        130

**Total Price**                      \$8,176.20

**THIS IS NOT AN INVOICE**

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.  
9713 Palm River Road, Tampa, FL 33619 ph. (813) 621-6619 fax (813) 621-6905

## TERMS & CONDITIONS

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

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

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

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

### Acceptance of this Contract

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

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

### Customer

#### Property Manager

Signature	Title
Lynn Hayes	April 26, 2022
Printed Name	Date

### BrightView Landscape Services, Inc. "BrightView"

#### Account Manager, Senior

Signature	Title
Theodore P. Katina	April 26, 2022
Printed Name	Date

Job #:	341900327	Proposed Price:	\$8,176.20
SO #:	7797830		



Tab 12

## Proposal for Extra Work at Bridgewater Estates CDD

Property Name	Bridgewater Estates CDD	Contact	Lynn Hayes
Property Address	2525 Village Lakes Drive Lakeland, FL 33805	To	Bridgewater Estates CDD
		Billing Address	CO Rizzetta & Co 5844 Old Pasco Rd Ste 100 Wesley Chapel, FL 33544

Project Name      Lowering dirt mound  
Project Description      Lowering dirt mound and installing Bahia sod at sump 81

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
20.00	HOUR	Labor - Enhancement Gardener	\$70.19	\$1,403.81
500.00	SQUARE FEET	Sod - Removal & Install - Bahia 'Argentine'	\$1.94	\$970.20

For internal use only

**SO#**                    7800284  
**JOB#**                341900327  
**Service Line**        130

**Total Price**                    \$2,374.01

**THIS IS NOT AN INVOICE**

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.  
9713 Palm River Road, Tampa, FL 33619 ph. (813) 621-6619 fax (813) 621-6905

## TERMS & CONDITIONS

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

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

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

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

### Acceptance of this Contract

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

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

### Customer

	<b>Property Manager</b>
Signature _____	Title _____
<b>Lynn Hayes</b>	<b>April 28, 2022</b>
Printed Name _____	Date _____

### BrightView Landscape Services, Inc. "BrightView"

	<b>Account Manager, Senior</b>
Signature _____	Title _____
<b>Theodore P. Katina</b>	<b>April 28, 2022</b>
Printed Name _____	Date _____

Job #: 341900327      Proposed Price: \$2,374.01  
SO #: 7800284

Tab 13

## Proposal for Extra Work at Bridgewater Estates CDD

Property Name	Bridgewater Estates CDD	Contact	Lynn Hayes
Property Address	2525 Village Lakes Drive Lakeland, FL 33805	To	Bridgewater Estates CDD
		Billing Address	CO Rizzetta & Co 3434 Colwell Ave Ste 200 Tampa, FL 33619

Project Name      Maintain Common Areas Around Ponds to a 3' height.  
Project Description      Maintain to a 3'ht. to highwater mark on ponds in common areas 10 times a year.

### Scope of Work

Cut down pond edge to high water mark in common areas, nothing behind the homes. See attached map for scope. Price per occurrence.

QTY	UoM/Size	Material/Description	Unit Price	Total
10.00	EACH	(Crew 3) Weed eat pond edge down to high water mark. (price per occurrence)	\$200.00	\$2,000.00

### Images

**Pond Clean up map**



For internal use only

**SO#**                    7855575  
**JOB#**                 341900327  
**Service Line**        130

**Total Price**                    \$2,000.00

**THIS IS NOT AN INVOICE**

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9713 Palm River Road, Tampa, FL 33619 ph. (813) 621-6619 fax (813) 621-6905

## TERMS & CONDITIONS

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3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law; and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
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12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

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

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

### Acceptance of this Contract

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

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

Customer

Property Manager

Signature

Title

Lynn Hayes

June 28, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager Enhance

Signature

Title

Jeff Blackburn

June 28, 2022

Printed Name

Date

Job #: 341900327

Proposed Price: \$2,000.00

SO #: 7855575

Tab 14



## **The Bridgewater CDD**

### **ENGINEER'S REPORT FOR July 7, 2022 BOARD MEETING**

Discussion item:

#### **Caspian Erosion**

The work to address the erosion adjacent to 2347 Caspian Dr. is underway and should be completed by the end of the month. JMT will perform a final inspection prior to releasing payment. JMT will continue to monitor the area for sod establishment and keep in contact with the vendor for warranty items.

#### **Villages 12, 13, 14 Conveyances**

The developer for Villages 12, 13, and 14 has contacted the CDD to begin the conveyance process for the common or drainage properties. JMT has conducted an asbuilt review and a site review. JMT will be providing a punchlist of items to the developer prior to acceptance. It is anticipated to provide the punchlist to the developer by 6/30. JMT will work with District staff and vendors to ensure all the areas are added to continuing maintenance scopes of work as to not have unmaintained areas on acceptance.



Tab 15



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** September 1, 2022 @ 1:00 PM
- **Next Election (Seat 3 Terry Warren, Seat 4 Robert Gilmore, Seat 5 James Rooney):** November 8, 2022

**District  
Manager's  
Report**

July 7

**2022**

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<u>FINANCIAL SUMMARY</u>	<u>5/31/2022</u>
General Fund Cash & Investment Balance:	\$62,339
Reserve Fund Cash & Investment Balance:	\$1,347,805
Debt Service Fund Investment Balance:	<u>\$797,878</u>
<b>Total Cash and Investment Balances:</b>	<b>\$2,208,022</b>
<b>General Fund Expense Variance: \$33,115</b>	<b>Under Budget</b>