



Rizzetta & Company

# **Bainebridge Community Development District**

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**Financial Statements  
(Unaudited)**

**August 31, 2018**

**Prepared by: Rizzetta & Company, Inc.**

**[bainebridgecdd.org](http://bainebridgecdd.org)  
[rizzetta.com](http://rizzetta.com)**

**Bainbridge Community Development District**

Balance Sheet

As of 8/31/2018

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
<b>Assets</b>							
Cash In Bank	91,453	0	0	0	91,453	0	0
Investments	590,240	0	368,439	4,075	962,754	0	0
Investments - Reserves	0	111,493	0	0	111,493	0	0
Accounts Receivable	0	0	0	0	0	0	0
Allowance for Doubtful Accounts	0	0	0	0	0	0	0
Prepaid Expenses	2,000	0	0	0	2,000	0	0
Deposits	4,200	0	0	0	4,200	0	0
Due From Other Funds	0	0	0	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0	0	368,439
Amount To Be Provided Debt Service	0	0	0	0	0	0	1,496,561
Fixed Assets	0	0	0	0	0	4,997,874	0
<b>Total Assets</b>	<b>687,893</b>	<b>111,493</b>	<b>368,439</b>	<b>4,075</b>	<b>1,171,900</b>	<b>4,997,874</b>	<b>1,865,000</b>
<b>Liabilities</b>							
Accounts Payable	6,149	0	0	0	6,149	0	0
Accrued Expenses Payable	1,500	0	0	0	1,500	0	0
Other Current Liabilities	38	0	0	0	38	0	0
Debt Service Obligations- Current	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Deposits	600	0	0	0	600	0	0
Due To Other Funds	0	0	0	0	0	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	0	1,865,000
<b>Total Liabilities</b>	<b>8,286</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,286</b>	<b>0</b>	<b>1,865,000</b>
<b>Fund Equity &amp; Other Credits</b>							
Beginning Fund Balance	651,423	100,642	360,948	4,027	1,117,041	4,997,874	0
Net Change in Fund Balance	28,183	10,851	7,491	48	46,573	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>679,606</b>	<b>111,493</b>	<b>368,439</b>	<b>4,075</b>	<b>1,163,614</b>	<b>4,997,874</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>687,893</b>	<b>111,493</b>	<b>368,439</b>	<b>4,075</b>	<b>1,171,900</b>	<b>4,997,874</b>	<b>1,865,000</b>

See Notes to Unaudited Financial Statements

**Bainbridge Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 8/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
<b>Revenues</b>					
Interest Earnings					
Interest Earnings	0	0	3,867	3,867	0.00%
Special Assessments					
Tax Roll	357,145	357,145	358,126	981	(0.27)%
Other Miscellaneous Revenues					
Miscellaneous	0	0	2,757	2,757	0.00%
<b>Total Revenues</b>	<u>357,145</u>	<u>357,145</u>	<u>364,750</u>	<u>7,605</u>	<u>(2.13)%</u>
<b>Expenditures</b>					
Legislative					
Supervisor Fees	6,000	5,500	3,400	2,100	43.33%
Financial & Administrative					
Administrative Services	6,000	5,500	5,500	0	8.33%
District Management	19,600	17,967	17,967	0	8.33%
District Engineer	5,000	4,583	12,152	(7,569)	(143.04)%
Disclosure Report	5,000	5,000	5,000	0	0.00%
Trustees Fees	3,500	3,125	3,233	(108)	7.64%
Assessment Roll	5,250	5,250	5,250	0	0.00%
Financial & Revenue Collections	5,250	4,813	4,813	0	8.33%
Accounting Services	19,500	17,875	17,875	0	8.33%
Auditing Services	3,800	3,800	3,800	0	0.00%
Arbitrage Rebate Calculation	500	500	500	0	0.00%
Public Officials Liability	7,425	7,425	6,750	675	9.09%
Insurance					
Legal Advertising	2,000	1,833	884	950	55.82%
Dues, Licenses & Fees	175	175	175	0	0.00%
Miscellaneous Fees	1,500	1,375	100	1,275	93.33%
Website Hosting, Maintenance, Backup	1,200	1,100	1,100	0	8.33%
Legal Counsel					
District Counsel	25,000	22,917	26,325	(3,408)	(5.30)%
Security Operations					
Security Services	18,000	16,500	1,564	14,936	91.31%
Electric Utility Services					
Utility Services	23,500	21,542	15,542	6,000	33.86%
Garbage/Solid Waste Control					
Garbage - Recreation Facility	1,300	1,192	1,769	(578)	(36.11)%
Water-Sewer Combination Services					
Utility Services	5,000	4,583	3,586	998	28.28%

See Notes to Unaudited Financial Statements

**Bainbridge Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 8/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Stormwater Control					
Aquatic & Fountain Maintenance	6,000	5,500	6,740	(1,240)	(12.33)%
Miscellaneous Expense	2,000	1,833	0	1,833	100.00%
Other Physical Environment					
General Liability & Property Insurance	11,251	11,251	10,228	1,023	9.09%
Entry & Walls Maintenance	2,500	2,292	300	1,992	88.00%
Landscape & Irrigation Maintenance Contract	30,261	27,739	22,371	5,368	26.07%
Irrigation Repairs	5,000	4,583	519	4,065	89.62%
Landscape Replacement, Plants, Shrubs, Trees	8,000	7,333	3,536	3,798	55.80%
Field Services	2,000	1,833	2,000	(167)	0.00%
Miscellaneous Expense	2,000	1,833	40	1,793	98.00%
Road & Street Facilities					
Amenity Parking Lot/Sidewalk Repair & Maintenance	3,000	2,750	600	2,150	80.00%
Miscellaneous Expense	2,000	1,833	0	1,833	100.00%
Parks & Recreation					
Amenity Management Staffing Contract	30,000	27,500	27,335	165	8.88%
Cable, Phone & Internet	3,700	3,392	3,443	(52)	6.93%
Amenity Maintenance Contract & Repairs	12,800	11,733	18,537	(6,804)	(44.82)%
Amenity Facility Janitorial Service Contract & Supplies	6,000	5,500	6,931	(1,431)	(15.52)%
Pool Maintenance Service Contract & Chemicals	18,100	16,592	15,577	1,014	13.93%
Pool Permits and Inspections	500	458	325	133	35.00%
Athletic Court/Field & Park Repairs	3,000	2,750	1,527	1,223	49.09%
Pest Control & Termite Bond	795	729	811	(82)	(2.01)%
Access Control Maintenance & Repair	3,000	2,750	936	1,814	68.80%
Miscellaneous Expense	2,000	1,833	4,234	(2,401)	(111.70)%
Special Events					
Special Events	6,000	5,500	3,376	2,124	43.73%
Contingency					
Miscellaneous Contingency	12,738	11,677	38,166	(26,490)	(199.62)%
Capital Outlay	20,000	18,333	31,750	(13,417)	(58.75)%

See Notes to Unaudited Financial Statements

**Bainbridge Community Development District**

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 8/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Total Expenditures	<u>357,145</u>	<u>330,083</u>	<u>336,567</u>	<u>(6,484)</u>	<u>5.76%</u>
Excess of Revenues Over(Under) Expenditures	0	27,062	28,183	1,121	0.00%
Excess Rev./Other Sources Over (Under) Expend./Other Uses	0	27,062	28,183	1,121	0.00%
Fund Balance, Beginning of Period	0	0	651,423	651,423	0.00%
Fund Balance, End of Period	<u>0</u>	<u>27,062</u>	<u>679,606</u>	<u>652,545</u>	<u>0.00%</u>

**Bainbridge Community Development District**

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 8/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	851	851	0.00%
Special Assessments				
Tax Roll	10,000	10,000	0	0.00%
<b>Total Revenues</b>	<u>10,000</u>	<u>10,851</u>	<u>851</u>	<u>8.51%</u>
<b>Expenditures</b>				
Contingency				
Capital Reserves	10,000	0	10,000	100.00%
<b>Total Expenditures</b>	<u>10,000</u>	<u>0</u>	<u>10,000</u>	<u>100.00%</u>
Excess of Revenues Over(Under) Expenditures	0	10,851	10,851	0.00%
Excess Rev./Other Sources Over (Under) Expend./Other Uses	0	10,851	10,851	0.00%
Fund Balance, Beginning of Period	0	100,642	100,642	0.00%
Fund Balance, End of Period	<u>0</u>	<u>111,493</u>	<u>111,493</u>	<u>0.00%</u>

**Bainbridge Community Development District**

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 8/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	4,684	4,684	0.00%
Special Assessments				
Tax Roll	162,835	163,270	434	0.26%
Total Revenues	<u>162,835</u>	<u>167,954</u>	<u>5,118</u>	<u>3.14%</u>
<b>Expenditures</b>				
Debt Service				
Interest	112,835	105,463	7,373	6.53%
Principal	50,000	55,000	(5,000)	(10.00)%
Total Expenditures	<u>162,835</u>	<u>160,463</u>	<u>2,373</u>	<u>1.46%</u>
Excess of Revenues Over(Under) Expenditures	0	7,491	7,491	0.00%
Excess Rev./Other Sources Over (Under) . Expend./Other Uses	0	7,491	7,491	0.00%
Fund Balance, Beginning of Period	0	360,948	360,948	0.00%
Fund Balance, End of Period	<u>0</u>	<u>368,439</u>	<u>368,439</u>	<u>0.00%</u>

**Bainbridge Community Development District**

Statement of Revenues and Expenditures

300 - Capital Projects Fund

From 10/1/2017 Through 8/31/2018

(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget To Actual Variance</u>	<u>Budget Percent Remaining</u>
Revenues				
Interest Earnings				
Interest Earnings	0	48	48	0.00%
Total Revenues	<u>0</u>	<u>48</u>	<u>48</u>	<u>0.00%</u>
Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>48</u>	<u>48</u>	<u>0.00%</u>
Excess Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>48</u>	<u>48</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	4,027	4,027	0.00%
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>4,075</u></u>	<u><u>4,075</u></u>	<u><u>0.00%</u></u>



**Bainebridge CDD**  
**Investment Summary**  
**August 31, 2018**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>August 31, 2018</u>
Bank of Tampa Money Market	Business Money Market	\$ 95,373
Bank of Tampa ICS		
BOKF, National Association	Business Money Market	133,722
Popular Bank	Business Money Market	95,734
United Bank	Business Money Market	115,930
Bank of Tampa ICS FDOT		
Popular Bank	Business Money Market	149,480
United Bank	Business Money Market	1
	<b>Total General Fund Investments</b>	<b>\$ 590,240</b>
Bank of Tampa ICS Capital Reserve		
BOKF, National Association	Business Money Market	\$ 111,493
	<b>Total Reserve Fund Investments</b>	<b>\$ 111,493</b>
US Bank Series 2007 Reserve	First American Treasury Obligation Fund Class Z	\$ 131,760
US Bank Series 2007 Revenue	First American Treasury Obligation Fund Class Z	235,648
US Bank Series 2007 Bond Prepayment	First American Treasury Obligation Fund Class Z	1,031
	<b>Total Debt Service Fund Investments</b>	<b>\$ 368,439</b>
US Bank Series 2007 Construction	First American Treasury Obligation Fund Class Z	\$ 4,075
	<b>Total Capital Project Fund Investments</b>	<b>\$ 4,075</b>

**Bainbridge Community Development District**

Aged Payables by Invoice Date

Aging Date - 7/1/2018

001 - General Fund

From 8/1/2018 Through 8/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
Hopping Green & Sams Attys.	7/31/2018	101890	General Legal Services 06/18	879.00
Tammy McKinney	8/18/2018	ARDR081818T.McKi...	Rental Deposit Refund - T. McKinney	150.00
Rebecca Parker	8/19/2018	ARDR081918R.Parker	Rental Deposit Refund - R. Parker	50.00
Atlantic Companies DBA	8/22/2018	1136930	100 Clamshell Access Cards	308.00
Comcast	8/24/2018	8495 74 120 2010538 08/18	Amenity Cable/Phone/Internet 08/18	313.96
Tavares Clover	8/26/2018	ARDR082618T.Clover	Rental Deposit Refund - T. Clover	150.00
Florida Department of Revenue	8/29/2018	65-8016515152-1 Sales and Use Tax 07/18	Sales And Use Tax - 07/18	26.16
JEA	8/29/2018	4849510511 08/18	15855 Twin Creek Dr/15700 Bainbridge Dr 08/18	1,998.18
Derrick Hooker	8/31/2018	ARDR083118D.Hooker	Rental Deposit Refund - D. Hooker	200.00
Hopping Green & Sams Attys.	8/31/2018	102457	General Legal Services 07/18	2,073.52
			Total 001 - General Fund	6,148.82
Report Total				6,148.82

**Bainbridge Community Development District  
Notes to Unaudited Financial Statements  
August 31, 2018**

**Balance Sheet**

1. Trust statement activity has been recorded through 08/31/2018.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.