



Rizzetta & Company

# **Bexley Community Development District**

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## **Final Agenda Board of Supervisors' Meeting April 26, 2023**

District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001

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

**BEXLEY  
COMMUNITY DEVELOPMENT DISTRICT**

<b>Board of Supervisors</b>	Deneen Klenke Pete Williams John Blakely Nancy Pettit Stephen Babon	Assistant Secretary Assistant Secretary Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Counsel</b>	Alyssa Willson	Kutak Rock
<b>District Engineer</b>	Jordan Schrader	Clearview Land

**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) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

**BEXLEY COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE – Riverview FL, 813-533-2950**  
**Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614**  
[WWW.BEXLEYCDD.ORG](http://WWW.BEXLEYCDD.ORG)

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April 19, 2023

**Board of Supervisors**  
**Bexley Community**  
**Development District**

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Bexley Community Development District will be held on **Wednesday, April 26, 2023, at 1:00 p.m.** at the offices of Rizzetta & Co., located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544. The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. Aquatic Report.....Tab 1
    1. Consideration of Addendum to the Wetland Management Contract.....Tab 2
  - D. Landscape Inspection Report (Under Separate Cover)
  - E. Landscape Report
  - F. Clubhouse Manager
    1. Presentation of Clubhouse Report.....Tab 3
  - G. District Manager
    1. Presentation of FY 21-22 Audit .....Tab 4
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Meeting held on March 22, 2023.....Tab 5
  - B. Consideration of Operation and Maintenance for March 2023.....Tab 6
- 5. BUSINESS ITEMS**
  - A. Consideration of Resolution 2023-04, Appointing Officers.....Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950, or email Kristee Cole at [kcole@rizzetta.com](mailto:kcole@rizzetta.com).

Sincerely,

*Matthew Huber*

Regional District Manager

# Tab 1



# **Bexley Community Development District Waterway Inspection Report**

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**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**  
3/28/2023

**Prepared for:**  
Bexley  
Community Development District

**Prepared by:**  
Tom Donaghy, Service Manager  
Doug Agnew, Senior Environmental Consultant

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442  
Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
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**Site Assessments**

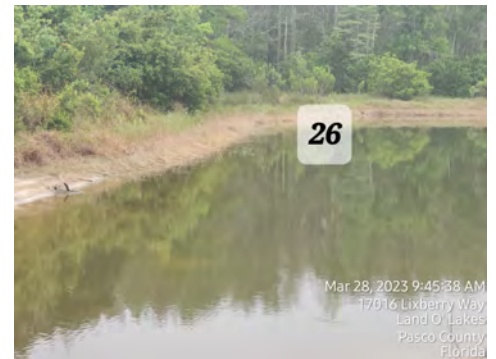
**Pond 26**

**Comments:**

Site Looks Good

Trace amounts of Torpedograss observed and treated.

Low water levels at present time.



**Pond 27**

**Comments:**

Site Looks Good

Trace amounts of Torpedograss observed and treated.



**Site Assessments**

**Pond 28**

**Comments:**

Site Looks Good

No Algae or Torpedograss observed at this time.

Trace amounts of the beneficial native aquatic plant, Gulf Spikerush observed.



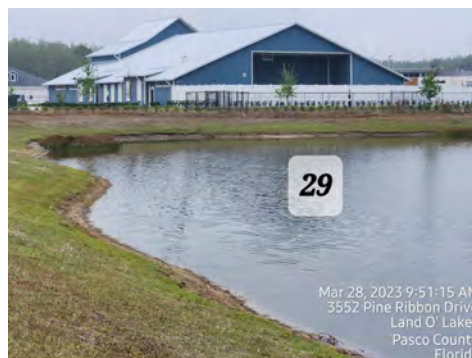
**Pond 29**

**Comments:**

Site Looks Good

Trace amounts of Algae and Torpedograss observed and treated.

Healthy stands of the beneficial native aquatic plant, Gulf Spikerush observed.





**Site Assessments**

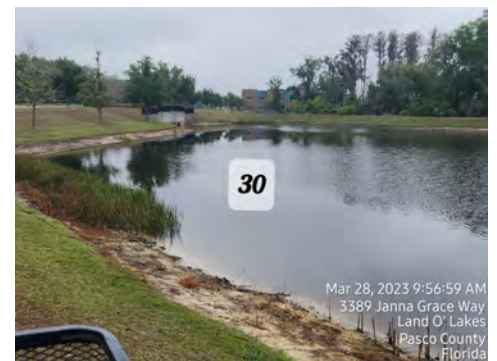
**Pond 30**

**Comments:**

Site Looks Good

Trace amounts of Torpedograss observed and treated.

Low water levels at present time.



**Pond 31**

**Comments:**

Site Looks Good

No Algae or Torpedograss observed at this time.



**Site Assessments**

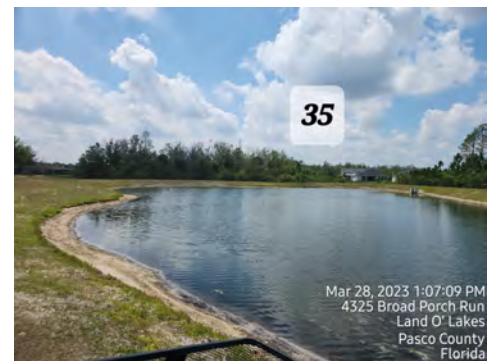
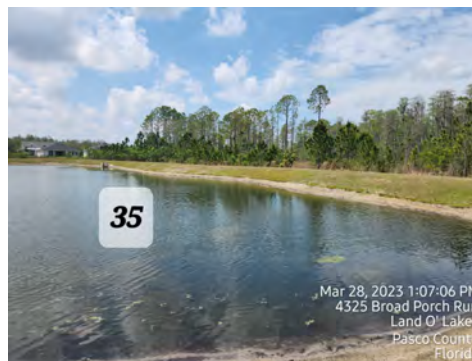
**Pond 35**

**Comments:**

Normal Growth Observed

Small amount of Algae observed and treated.

Low water levels at present time.



**Pond 36**

**Comments:**

Treatment In Progress

Algae bloom observed and treated on 3-28. Follow up next visit on 4-4. Update for 4-4 visit- 90% of Algae is gone, Treated the remaining 10%.

Will follow up again on 4-11 to ensure that the algae is under control.



**Site Assessments**

**Pond 37**

**Comments:**

Site Looks Good

Trace amount of Torpedograss observed and treated.

Low water levels at present time.



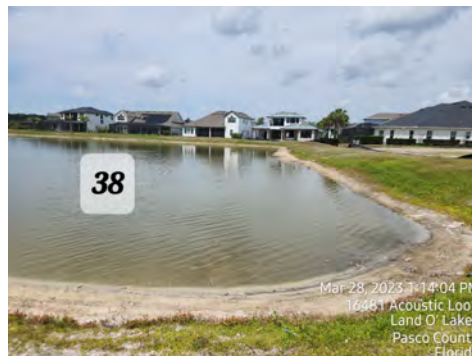
**Pond 38**

**Comments:**

Site Looks Good

Trace amounts of Algae and Torpedograss observed and treated.

Low water levels at present time.





**Site Assessments**

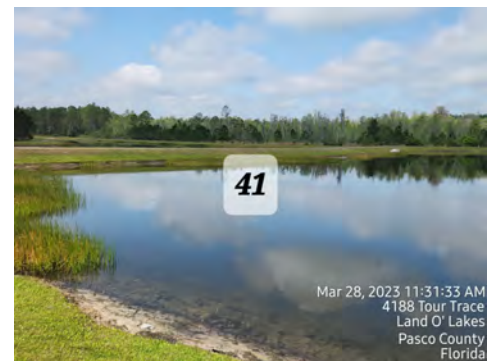
**Pond 41**

**Comments:**

Normal Growth Observed

Slender Spike Rush observed and treated.

Trace amounts of the beneficial native aquatic plant, Gulf Spikerush observed.



**Pond 42**

**Comments:**

Site Looks Good

Trace amount of Torpedograss observed and treated.

Trace amounts of the beneficial native aquatic plant, Gulf Spikerush observed.



**Site Assessments**

**Pond 43**

**Comments:**

Normal Growth Observed

The aquatic weed, Slender Spike Rush observed and treated.

Trace amounts of the beneficial native aquatic plant, Arrowhead observed.



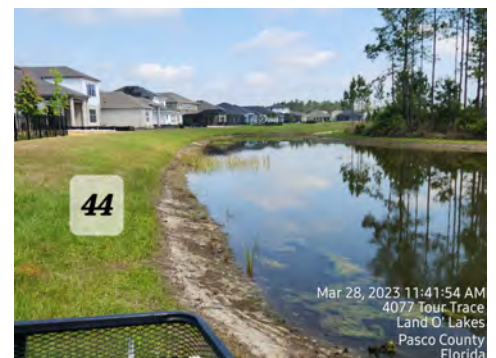
**Pond 44**

**Comments:**

Normal Growth Observed

Algae and Slender Spike Rush observed and treated.

Low water levels at present time.





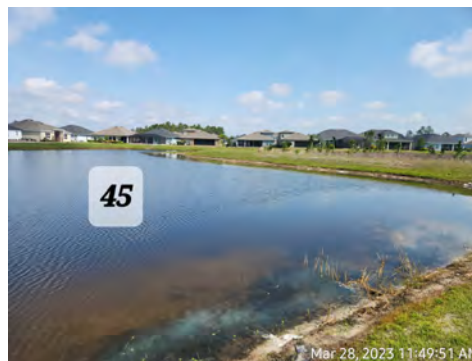
**Site Assessments**

**Pond 45**

**Comments:**

Normal Growth Observed

The aquatic weed, Slender Spike Rush and Algae observed and treated.

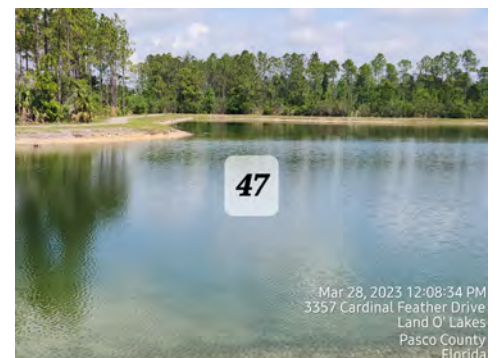
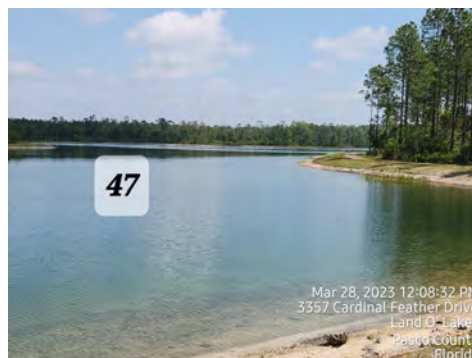


**Pond 47**

**Comments:**

Site Looks Good

Trace amounts of Algae and Torpedograss observed and treated.



**Site Assessments**

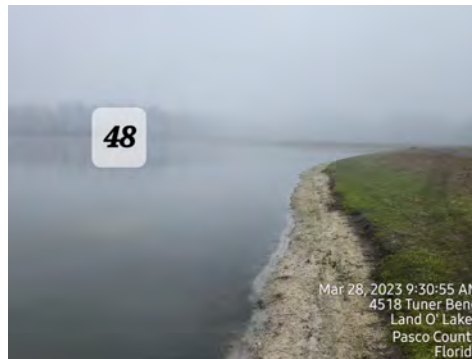
**Pond 48**

**Comments:**

Site Looks Good

Trace amount of Algae on the edge observed and treated.

Low water levels at present time.

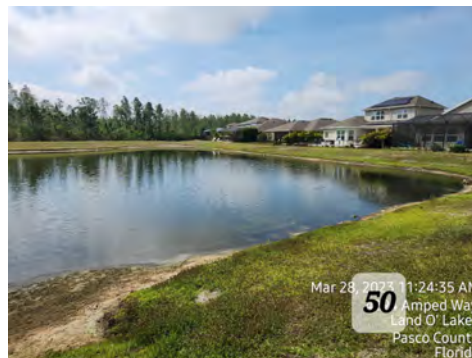


**Pond 50**

**Comments:**

Site Looks Good

Trace amounts of Algae and Torpedograss observed and treated.



**Site Assessments**

**Pond 51**

**Comments:**

Site Looks Good

Trace amount of Slender Spike Rush exposed on bank observed and treated.



**Pond 52**

**Comments:**

Normal Growth Observed

Algae observed and treated.

Low water levels at present time.





**Site Assessments**

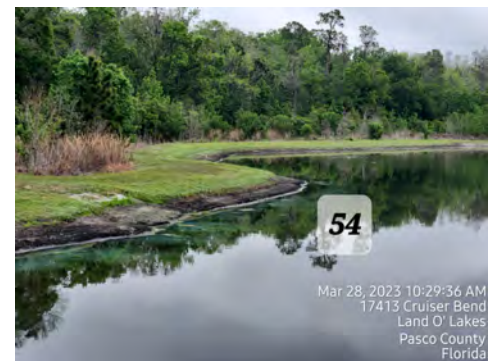
**Pond 54**

**Comments:**

Normal Growth Observed

Slender Spike Rush observed and treated.

Low water levels at present time.



**Pond 55**

**Comments:**

Normal Growth Observed

Algae and exposed Slender Spike Rush on the bank observed and treated.

Very low water levels at present time.



**Site Assessments**

**Pond 56**

**Comments:**

Site Looks Good

Trace amounts of Torpedograss observed and treated.

Low water levels at present time.



**Pond 57**

**Comments:**

Normal Growth Observed

Slender Spike Rush and Algae observed and treated.

Low water levels at present time.





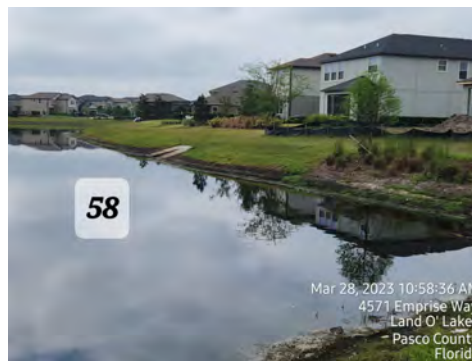
**Site Assessments**

**Pond 58**

**Comments:**

Normal Growth Observed

Slender Spike Rush and Algae observed and treated.



**Pond 59**

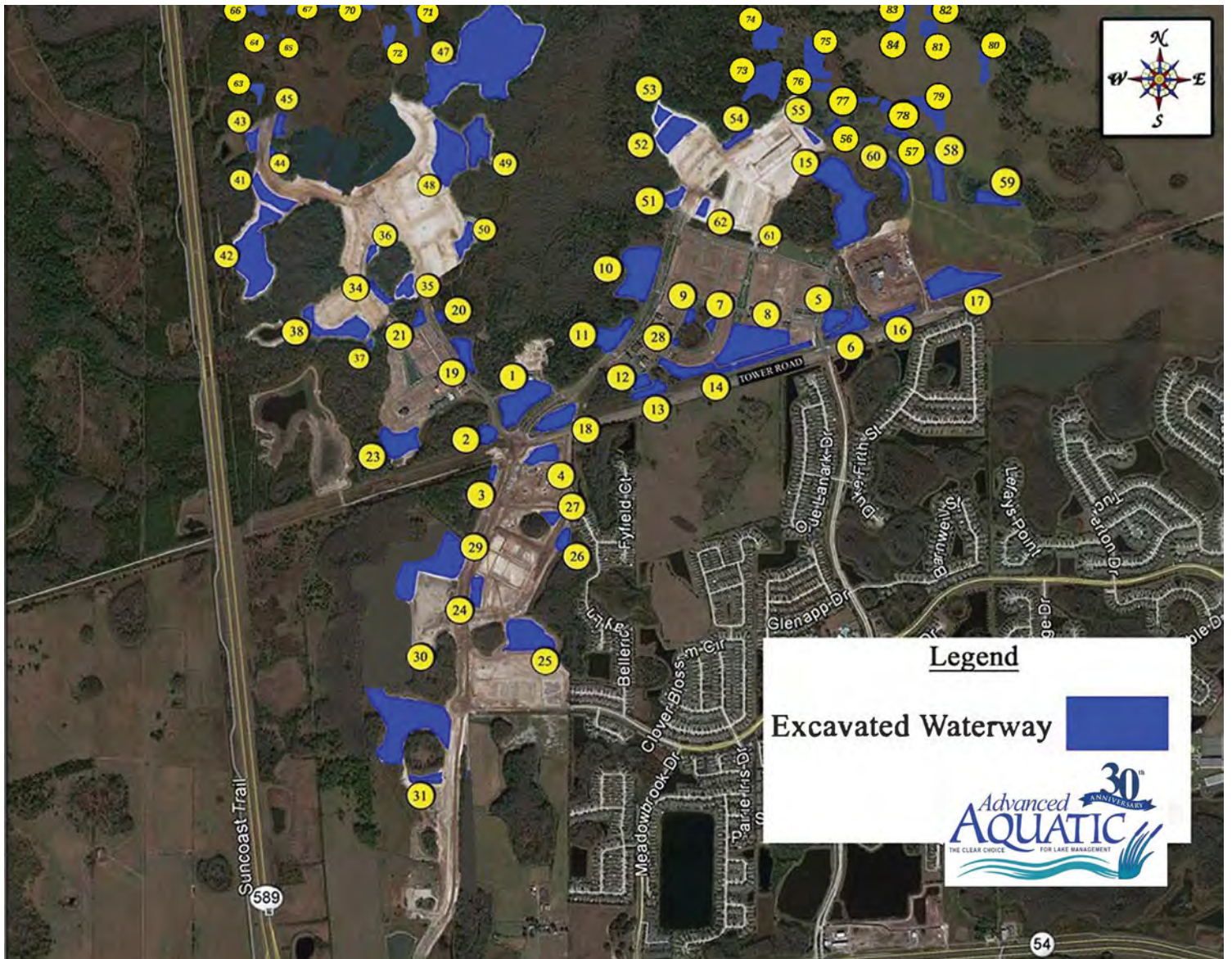
**Comments:**

Normal Growth Observed

Torpedograss observed and treated.



Map



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

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## **Tab 2**





## Bexley CDD

# Addendum to the Wetlands Management Contract



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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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The development map on the following page is the “Bexley CDD | Landscape Maintenance Exhibit – Overall Community” map that we pulled from the original proposal to Bexley CDD. This map was used only to define what areas of Bexley were to be included for the addendum, which phase of development they were a part of, how these areas are defined/classified (wetland buffer vs. floodplain pond), and where Bexley’s CDD Boundaries are located.

The Wetland Preserve areas that will be included in the addendum were part of “Phase 3A” and “Phase 4” on this development map. Pictures and additional details of each Wetland Buffer area can be found in the following pages of this packet.

Please don’t hesitate to reach out to us with any questions or clarification on anything contained in this packet!

Thank you,

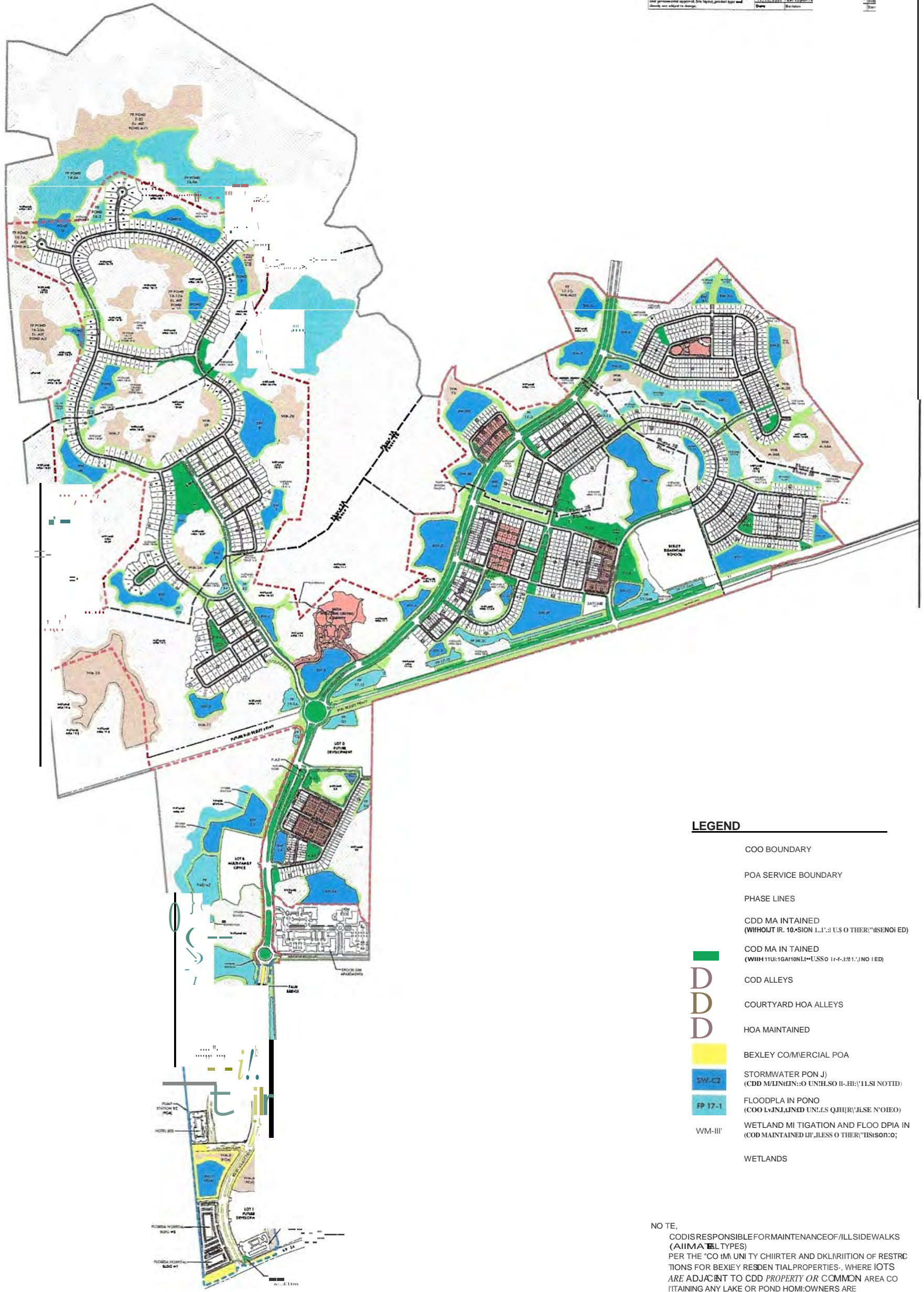
*Doug Agnew*

Doug Agnew,  
Senior Environmental Consultant

*Savannah Berger*

Aquatic Consultant & Biologist





**LEGEND**

- COO BOUNDARY
- POA SERVICE BOUNDARY
- PHASE LINES
- CDD MAINTAINED (WITHOUT IR. 10-SIGN L.I.T. U.S. O.THER (M)ISENOI ED)
- COD MAINTAINED (WITH 11U:16A10NLI+U.S.S. 1r-4-1011:1)NO I ED)
- COD ALLEYS
- COURTYARD HOA ALLEYS
- HOA MAINTAINED
- BEXLEY COMMERCIAL POA
- STORMWATER POND (CDD MAINTAINED UNLESS OTHERWISE NOTED)
- FLOODPLAIN POND (COD MAINTAINED UNLESS OTHERWISE NOTED)
- WETLAND MITIGATION AND FLOODPLAIN (COD MAINTAINED UNLESS OTHERWISE NOTED)
- WETLANDS

NOTE:  
 COD RESPONSIBLE FOR MAINTENANCE OF ALL SIDEWALKS (AII MAINTENANCE TYPES)  
 PER THE COMMUNITY CHARTER AND DECLARATION OF RESTRICTIONS FOR BEXLEY RESIDENTIAL PROPERTIES, WHERE LOTS ARE ADJACENT TO CDD PROPERTY OR COMMON AREA CONTAINING ANY LAKE OR POND HOMEOWNERS ARE RESPONSIBLE FOR LANDSCAPE AND MAINTENANCE BETWEEN THE LOT AND SHORELINE.

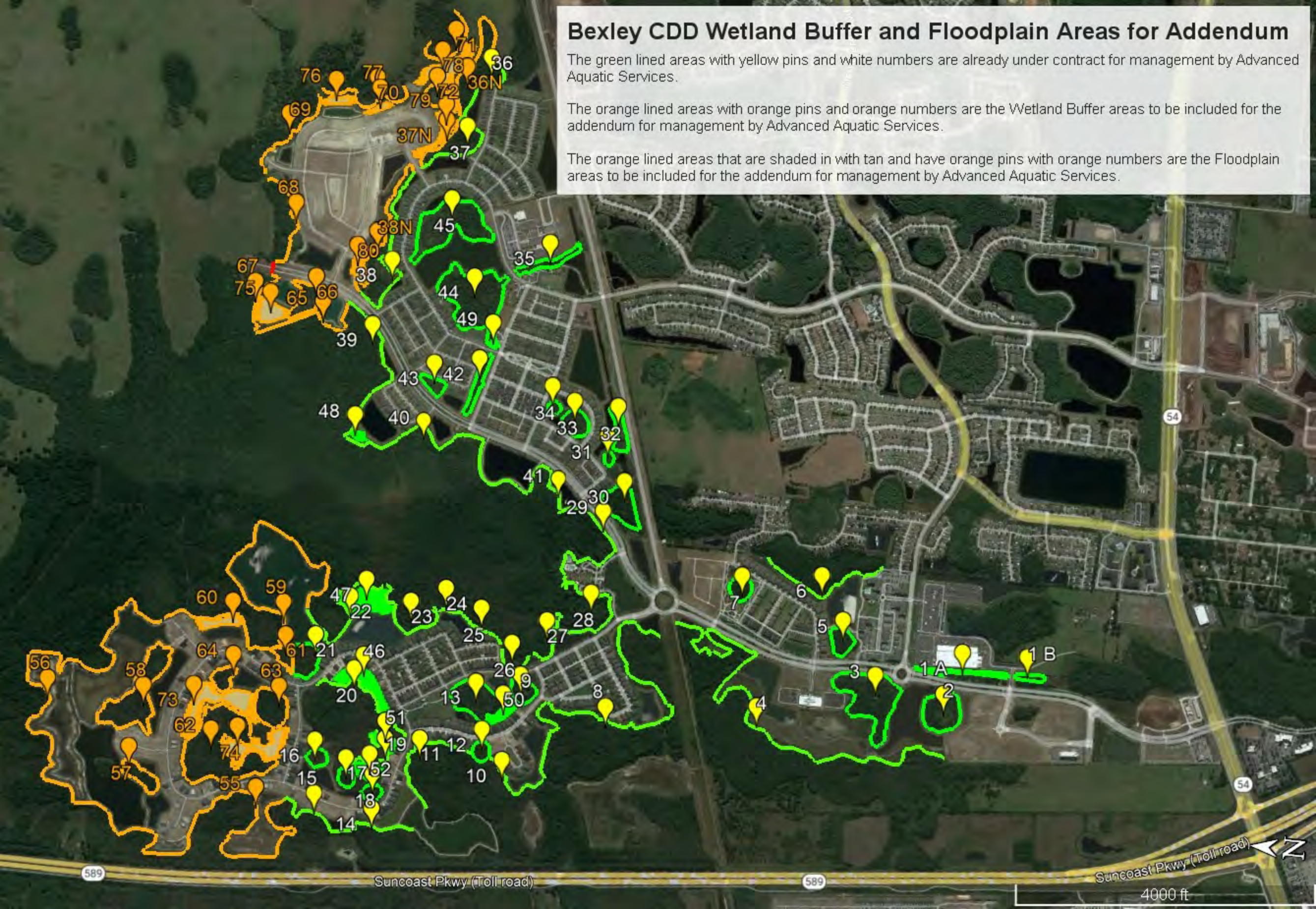


# Bexley CDD Wetland Buffer and Floodplain Areas for Addendum

The green lined areas with yellow pins and white numbers are already under contract for management by Advanced Aquatic Services.

The orange lined areas with orange pins and orange numbers are the Wetland Buffer areas to be included for the addendum for management by Advanced Aquatic Services.

The orange lined areas that are shaded in with tan and have orange pins with orange numbers are the Floodplain areas to be included for the addendum for management by Advanced Aquatic Services.



589

Suncoast Pkwy (Toll road)

589

Suncoast Pkwy (Toll road)

4000 ft



## Bexley CDD "NW" Wetland Buffer and Floodplain Areas for Addendum

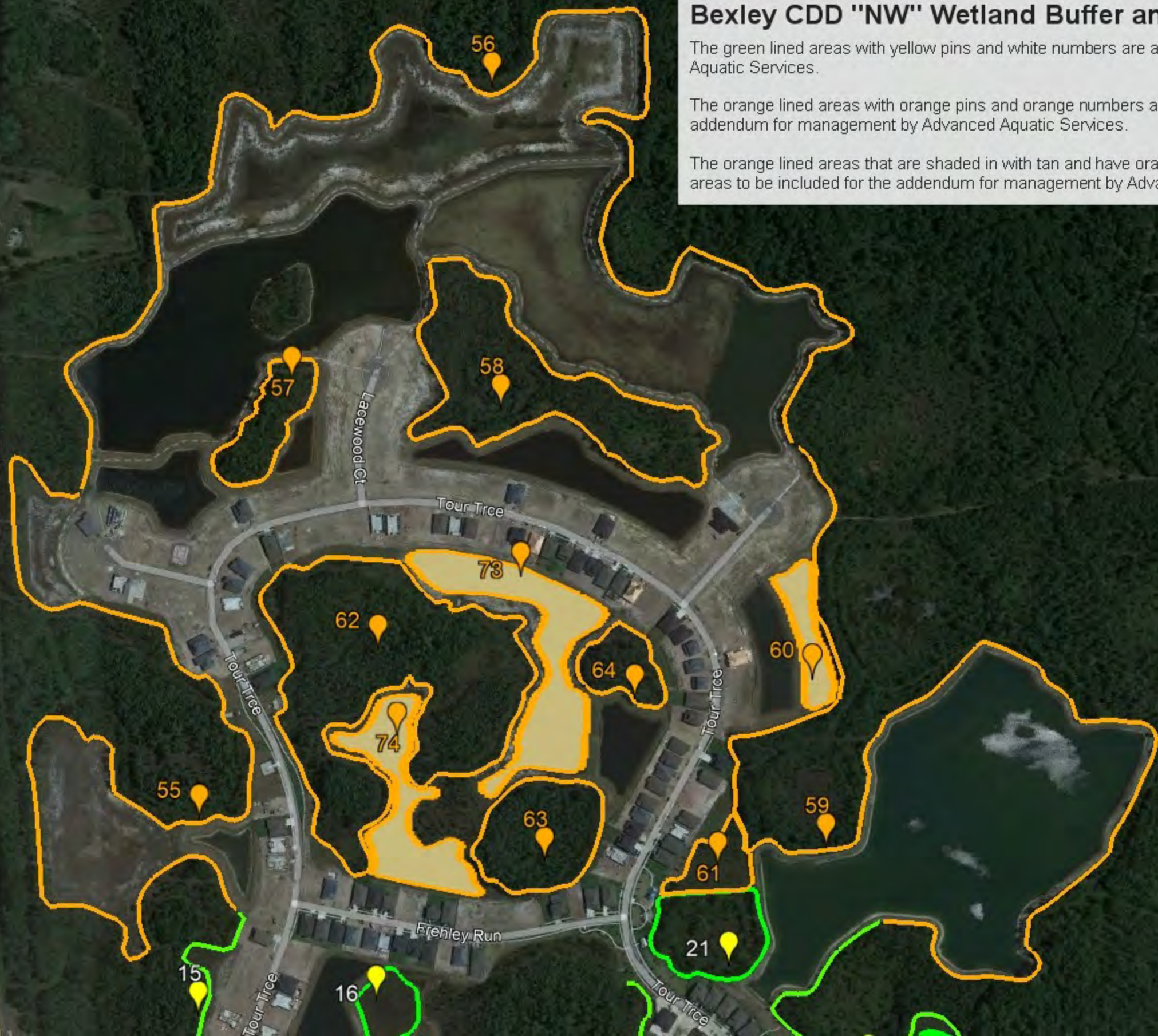
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589

Suncoast Pkwy (Toll road)



48

1000 ft

N



# Bexley CDD "NE" Wetland Buffer and Floodplain Areas for Addendum

The green lined areas with yellow pins and white numbers are already under contract for management by Advanced Aquatic Services.

The orange lined areas with orange pins and orange numbers are the Wetland Buffer areas to be included for the addendum for management by Advanced Aquatic Services.

The orange lined areas that are shaded in with tan and have orange pins with orange numbers are the Floodplain areas to be included for the addendum for management by Advanced Aquatic Services.







**WETLAND BUFFER AREAS CHART for ADDENDUM**

Client: Bexley CDD

Survey Date: March 2023

**WETLAND BUFFER**

**TOTAL LINEAR FOOTAGE: 50,478'**

<b>Wetland Buffer Areas</b>	
<b>Area</b>	<b>Total Linear Perimeter (ft)</b>
36N	2,135
37N	925
38N	2,460
55	5,643
56	7,675
57	1,507
58	3,932
59	6,341
61	1,166
62	5,424
63	1,590
64	1,115
65	1,790
66	664
67	1,030
68	1,580
69	1,616
70	1,660
71	1,300
72	925
<b>Total:</b>	<b>50,478</b>

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[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

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**FLOODPLAIN AREAS CHART for ADDENDUM**

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Client: Bexley CDD

Survey Date: March 2023

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**FLOODPLAIN AREAS      TOTAL FOOTAGE: 15,780'      TOTAL ACREAGE: 18.1**

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Floodplain Areas		
Area	Total Linear Perimeter (ft)	Total Acreage
60	1400	1.4
73	3,540	5.1
74	2,860	3.4
75	1,217	2.1
76	933	0.78
77	820	0.48
78	3,229	3.66
79	1,871	1.3
80	1,310	1.28
<b>Total:</b>	<b>15,780</b>	<b>18.1</b>



We visited the sites below on Tuesday, March 21, 2023.

The first three sites (36N, 37N, and 38N) are named as such because sites 36, 37, and 38 are already included for management – but just the South borders for each are currently under contract. We have included the North border perimeters of each of these sites to be included for this addendum.

Site 36N



Site 37N







Site 38N



Site 55N – Because Site 55 is so long, we included pictures of the “North” end of this buffer and the “South” end of this buffer.







Site 55S



Site 56

(No specific pictures for this site.)

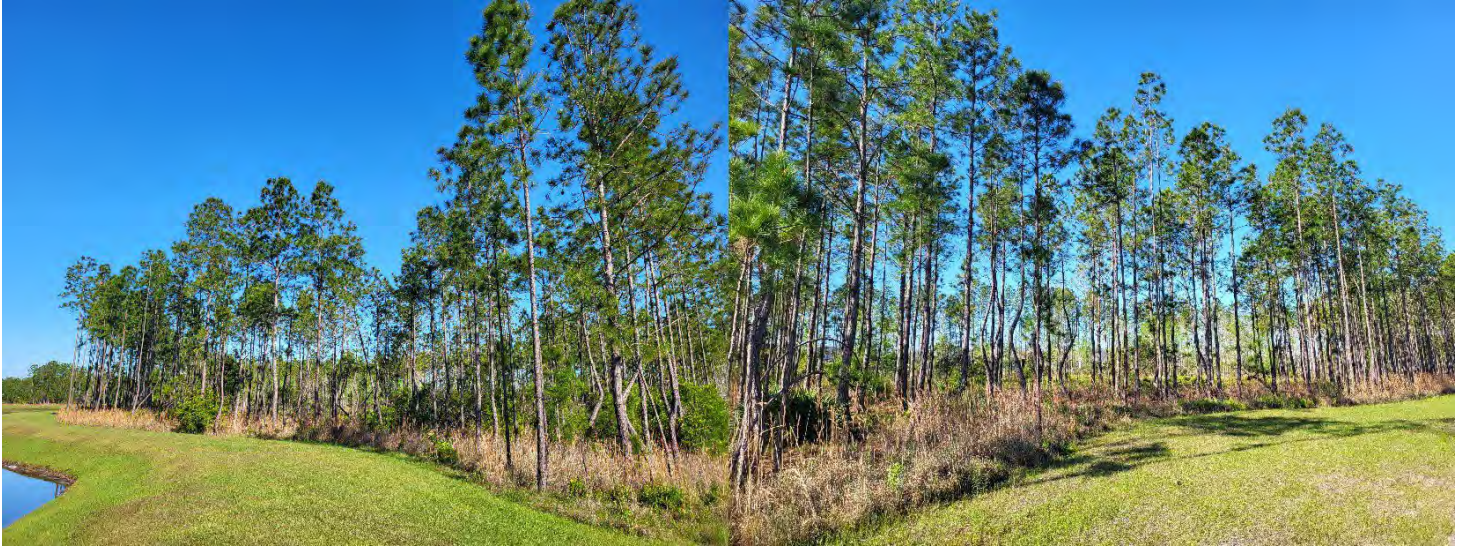
Site 57







Site 58



Site 59





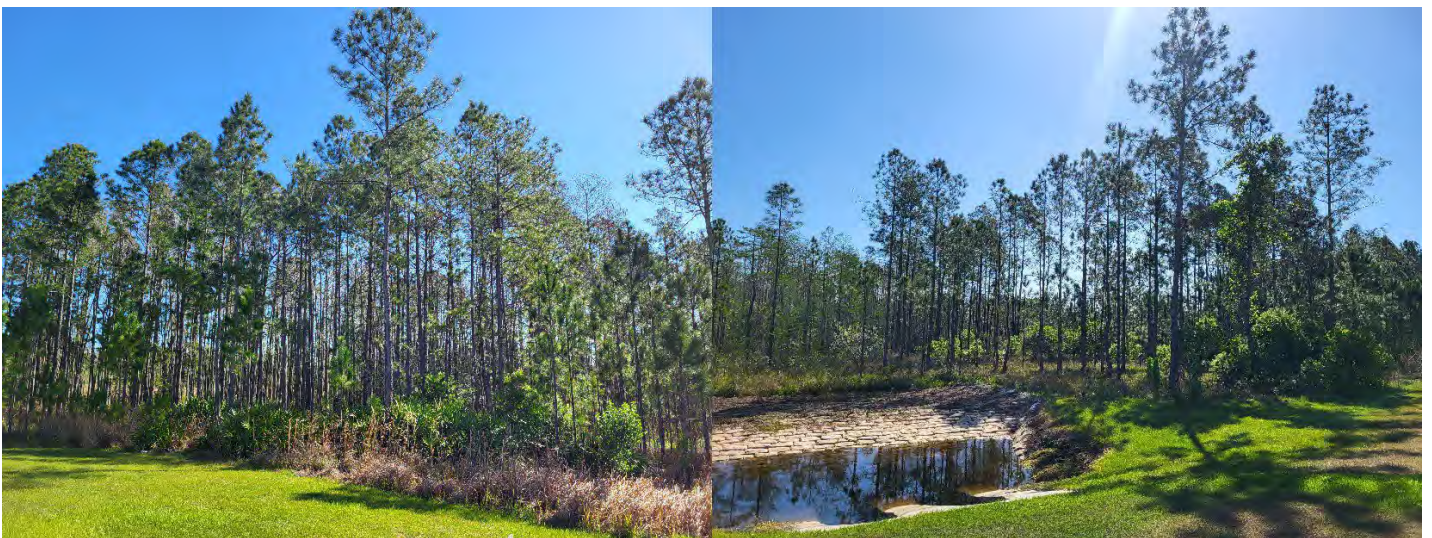


Site 60 – (No specific pictures for this site.) Site 60 is a floodplain area which is a low, wide, open, and wet area very similar to areas 46 and 47. You can actually see part of Site 60 in the previous picture on the right for Site 59 – it is that low open area in the foreground before you reach the tree-line in the background.

Site 61 – In the picture on the left, you can see taller trees to the right and left of this “low area” which we’ve separated out as its own space – Area 61. In the picture on the right, you will see a closer-up view of what this area looks like.



Site 62







Site 63



Site 64







Site 65 + 66



Site 67 – This site is a smaller area, in comparison to the others, that backs up to the North property line of Bexley. If you look closely, you will see a black fence along the right side of this Site – that black fence follows this tree-line until it hits a barbed wire fence, which marks the North property line of Bexley.







Site 68 – Site 68 is across Bexley Village Drive to the East of Site 67. We will follow the tree-line of this area along the North border of Bexley’s property line and treat up to the barbed wire fence, or approximately 15 feet in, along this whole stretch up to the next Wetland Buffer area.



Site 69







Site 70



Site 71 – Specific pictures are not noted, since this area is consistent with areas 66-69 as far as what plants are present, plant densities, how wet the soil is, etc.

Site 72 – Specific pictures are not noted, since this area is consistent with areas 66-70 as far as what plants are present, plant densities, how wet the soil is, etc.

Sites 73-80 appear to be additional floodplain areas. These areas will be included in the addendum as an option pending confirmation of the classification of these areas by the CDD Engineer.



Proposal Date: 4/17/2023

### ENVIRONMENTAL SERVICES AGREEMENT

This agreement made the date set forth below, by and between Advanced Aquatic Services, Inc., a Florida Corporation, hereinafter called "AAS, Inc.", and

Bexley Community Development District  
c/o Rizzetta & Company, Inc.  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544

hereinafter called "CUSTOMER". The parties hereto agree as follows:

- 1) AAS, Inc. agrees to manage twenty (20) wetland buffer areas with an approximate total perimeter of 50,478 linear feet and nine (9) Floodplain pond areas with a perimeter of approximately 15,780 linear feet, located at the Bexley Community Development District in Land O' Lakes, Florida.
- 2) Wetland buffer areas and floodplain ponds will be inspected monthly with treatments according to the FLEPPC list of Cat. 1 invasive plant species by our full wetland mitigation crew.
- 3) CUSTOMER agrees to pay AAS, Inc., its agents or assigns, the following sum for specified environmental services:

Wetlands:

Wetland Conservation Area Buffer Maintenance	\$2,795.00	Monthly	<u>          </u>
Floodplain Pond Maintenance	\$ 855.00	Monthly	<u>          </u>
Quarterly Wetland Q&A Report	Included		

Please choose option(s) by checking line next to service requested.

Payments shall be payable in equal and consecutive monthly installments of \$3,650.00.

Accepted payment methods are by check mailed to our Deerfield Beach office, Automated Clearing House (ACH), or by credit card (a 5% convenience fee will be added to credit card payments).

This agreement shall have as its effective date the first day of the month in which services are first rendered to the CUSTOMER under this agreement. The length of this contract is valid for one year from that date. This contract will automatically renew every year on the anniversary date for a one-year term, with a four percent (4%) escalation in the annual contract price each year, rounded to the nearest dollar, unless written notice is received by AAS, INC. through certified mail canceling the service sixty (60) days prior to the anniversary date. Service will begin within ten (10) days of receipt of the signed contract. Payment is required net thirty (30) days from invoice date. This agreement is void if not signed within forty-five (45) days.





Proposal Date: 4/17/2023

(Bexley Community Development District, 2 of 3)

- 4) This agreement is subject to the terms and conditions contained on pages 1-3 of this agreement.
- 5) If CUSTOMER requires AAS to enroll in any special third-party compliance programs invoicing or payment plans that charge AAS, those charges will be invoiced back to CUSTOMER.
- 6) It is the CUSTOMER'S responsibility to inform AAS, INC. of any and all work areas that are required mitigation area(s). AAS, INC. assumes no responsibility for damage to mitigation area(s) where the CUSTOMER has failed to inform AAS, INC. of said area(s).
- 7) Under shoreline grass control program AAS, Inc. will treat border grasses and brush. Certain plants such as grasses and cattails leave visible structure which may take several seasons to decompose. AAS, INC. is not responsible for such removal.
- 8) CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he had control of these areas to the extent that he may authorize the specified services and agrees to hold AAS, INC. harmless for the consequences of such services not arising out of AAS, INC.'s negligence.
- 9) Neither party shall be responsible in damages, penalties or otherwise for any failure to delay in the performance of any of its obligation hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulation, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which by the exercise of due diligence, it is unable to overcome.
- 10) Sixty (60) day cancellation is allowed under this Agreement if CUSTOMER feels AAS, INC. is not performing up to its contractual obligations. CUSTOMER must notify AAS, INC. by US mail, of said cancellation. All monies must be paid to AAS, INC. that are owed through the last month of service.
- 11) AAS, INC. agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the negligence of AAS, INC., however, AAS, INC. shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.
- 12) Should it become necessary of AAS, INC. to bring action for collection of monies due and owing under the Agreement. CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys' fees (including those on appeal) and court costs, and all other expenses incurred by AAS, INC. resulting from such collection action. Palm Beach County shall be the venue for any dispute arising under this agreement.
- 13) CUSTOMER agrees to pay invoice promptly. If delinquent more than sixty (60) days AAS, INC. may cancel agreement.
- 14) AAS, INC. reserves the right, under special circumstances, to initiate surcharges

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)

[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



Proposal Date: 4/17/2023

relating to extraordinary increases of water treatment products and/or fuel.

(Bexley Community Development District, 3 of 3)

15) This constitutes the entire Agreement of the parties; no oral or written changes may be made to this agreement unless authorized in writing by both parties.

\_\_\_\_\_  
Jack R. Anderson, President  
For: *Advanced Aquatic Services, Inc.*

\_\_\_\_\_  
Authorized Customer's Signature      Title

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

Contract Start Date: \_\_\_\_\_



## **Tab 3**



**Bexley CDD**  
**16950 Vibrant Way**  
**Land O' Lakes, FL 34638**

#### **April 2023 Clubhouse Operations/Maintenance Updates**

- Routine maintenance for the CDD amenities and HOA amenities
- Routine inspection of dog parks and CDD playgrounds
- Tightened screws at chime park furniture.
- Repaired the swing at Mud Sweat Playground
- Repaired swing at Phase 4 park
- Sent Eblast to Residents on Gator Mating Season in May and June with precautions.
- Had 3 of the mailbox kiosk's pressure washed to prep for painting-Started painting the kiosk's.
- Gas firepit was vandalized, again – removed bricks and repaired-ongoing issue, trash in the fire pit
- Prepping 4 mailbox kiosk for painting started last week.
- Tightened all screws on dog park furniture.
- Adjusted time on both pools for the maglocks to close at 8pm due to Daylight Savings Time
- . Scott Conway is our new maintenance person on site as is doing well, working Thursday thru Monday
- Chris Layman, USDA on Hog issues, was here again last week setting traps behind the clubhouse pool



Rizzetta & Company



- Met with Advanced Aquatics and the wetlands in Phase 4 are not covered in current contract-getting proposal

Rick Moon, our 5-year maintenance person is semi-retiring and will work part time (2 days per week, Tuesday & Wednesday) giving us 7-day coverage. This new schedule is working well.

### Completed Projects

- Clubhouse pool furniture had 25 chairs re-fitted with fabric as they were starting to tear – **Project Completed**
- Install double side shadow box at the mailbox kiosk's for posting events and notices. – **Project Completed**
- Reinforced the Game Room shelves. – **Project Completed**
- Painting large round planter and columns in Gimme 10 green space – **Project Complete**
- Repaired bent road sign on Jersey Pass- Project **Completed**
- Door spring on pool replaced. -**Completed**
- Locksmith came out to change all door (Event Room) to fit master key.-**Completed**
- Completed the Office Conversion from sales Office to Management Office-**Project Completed**
- Repaired the rowing machine in Fitness Center-**Completed**

### Projected Projects

- Paint 4 of the mailbox kiosk's that have been pressure washed and painting has started.
- BMX Park fence has been damaged by vandals, getting bids on options to fix/replace damaged fence sections. Initial repair bid \$6500 with the suggestion to put an additional chain link fence to further protect the BMX fence for \$3500. Getting additional bids.
- Working on the registration documentation to get a tag for our utility cart, waiting for the application to be completed.
- Replace both nets at Soccer Field
- Remaining 3 Kiosk will be pressure washed this month to prepare for painting.
- Marble sign at Gimme 10 Park-rear of signs marble damaged (3 times) getting bids on using diamond plate to replace marble to prevent further damage.
- We have discovered a limited 10-year warranty on the Asheville Playgrounds. Assessing the condition of all playgrounds for repair issues and what will be covered by warranty. Wood issues will NOT be covered by warranty.

### Site Visit or Performed a Service



Rizzetta & Company

- USDA visited again last week to place Hog traps behind clubhouse pool-a few issues resolved.
- Three county (Pinellas, Hillsborough & Pasco) Sheriff's K9 units doing training in the wetland trails behind the clubhouse complex.

### **Resident Requests**

**None**



Rizzetta & Company



## **Tab 4**

# **Financial Statements**

**September 30, 2022**

**Bexley Community  
Development District**



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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
*Bexley Community Development District*

### Report on Audit of the Financial Statements

#### Opinions

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

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

#### Basis for Opinions

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

#### Responsibilities of Management for the Financial Statements

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

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

#### Auditor's Responsibility for the Audit of Financial Statements

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.



- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

#### **Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated March 30, 2023, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

*McDermitt Davis*

Orlando, Florida  
March 30, 2023

Our discussion and analysis of *Bexley Community Development District*, Pasco County, Florida's (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

### Financial Highlights

- The assets of the District exceeded its liabilities at September 30, 2022 by \$28,783,108, an increase in net position of \$566,042 in comparison with the prior year.
- At September 30, 2022, the District's governmental funds reported fund balances of \$2,925,285, a decrease of \$141,488 in comparison with the prior year.

### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to *Bexley Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, maintenance and operations, and parks and recreation related functions.

### Fund Financial Statements

A fund is a grouping of related accounts that are used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.



Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

**Notes to Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

**Government-Wide Financial Analysis**

*Statement of Net Position*

The District's net position was \$28,783,108 at September 30, 2022. The analysis that follows focuses on the net position of the District's governmental activities.

	September 30, 2022	September 30, 2021
Assets, excluding capital assets	\$ 2,993,874	\$ 3,112,985
Capital assets, net of depreciation	47,776,938	47,751,479
<b>Total assets</b>	<b>50,770,812</b>	<b>50,864,464</b>
Liabilities, excluding long-term liabilities	496,007	485,753
Long-term liabilities	21,491,697	22,161,645
<b>Total liabilities</b>	<b>21,987,704</b>	<b>22,647,398</b>
Net Position:		
Net investment in capital assets	27,789,994	27,094,586
Restricted for debt service	103,854	319,845
Restricted for capital projects	157,052	183,798
Unrestricted	732,208	618,837
<b>Total net position</b>	<b>\$ 28,783,108</b>	<b>\$ 28,217,066</b>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2022 and 2021.

	<u>2022</u>	<u>2021</u>
Revenues:		
Program revenues	\$ 3,431,826	\$ 3,672,398
General revenues	2,941	10,920
<b>Total revenues</b>	<u>3,434,767</u>	<u>3,683,318</u>
Expenses:		
General government	120,899	118,987
Maintenance and operations	1,503,564	1,507,775
Parks and recreation	196,435	110,827
Interest on long-term debt	1,047,827	1,068,932
<b>Total expenses</b>	<u>2,868,725</u>	<u>2,806,521</u>
Change in net position	566,042	876,797
Net position, beginning	28,217,066	27,340,269
<b>Net position, ending</b>	<u>\$ 28,783,108</u>	<u>\$ 28,217,066</u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2022 was \$2,868,725. The majority of these costs are maintenance and operations expenditures and interest on long-term debt.

#### **Financial Analysis of the Government's Funds**

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$2,925,285. Of this total, \$16,646 is non-spendable, \$2,036,025 is restricted for debt service, \$157,052 is restricted for capital projects, and the remainder of \$715,562 is unassigned.

The General Fund increased \$113,371 due to assessment revenues exceeding expenditures. The debt service fund balance decreased by \$228,113 because expenditures exceeded assessment revenue. The capital projects fund balance decreased by \$26,746 due to capital expenditures.

#### **General Fund Budgetary Highlights**

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control is at the fund level.



### **Capital Asset and Debt Administration**

#### *Capital Assets*

At September 30, 2022, the District had \$47,776,938 invested in infrastructure and equipment. More detailed information about the District's capital assets is presented in the notes to financial statements.

#### *Capital Debt*

At September 30, 2022, the District had \$21,610,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

### **Requests for Information**

If you have questions about this report or need additional financial information, contact *Bexley Community Development District's* Finance Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

## FINANCIAL STATEMENTS



Bexley Community Development District  
**Statement of Net Position**  
September 30, 2022

	<u>Governmental Activities</u>
<b>Assets</b>	
Cash	\$ 941,125
Prepaid costs	9,922
Deposits	6,724
Restricted assets:	
Temporarily restricted investments	2,036,103
Capital assets:	
Capital assets not being depreciated	<u>47,776,938</u>
<b>Total assets</b>	<u>50,770,812</u>
<b>Liabilities</b>	
Accounts payable and accrued expenses	62,589
Deposits	6,000
Accrued interest payable	427,418
Noncurrent liabilities:	
Due within one year	470,000
Due in more than one year	<u>21,021,697</u>
<b>Total liabilities</b>	<u>21,987,704</u>
<b>Net Position</b>	
Net investment in capital assets	27,789,994
Restricted for debt service	103,854
Restricted for capital projects	157,052
Unrestricted	<u>732,208</u>
<b>Total net position</b>	<u>\$ 28,783,108</u>

Bexley Community Development District  
**Statement of Activities**  
Year Ended September 30, 2022

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenue</u>			<u>Net (expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	
Governmental activities:					
General government	\$ 120,899	\$ 128,140	\$ -	\$ -	\$ 7,241
Maintenance and operations	1,503,564	1,593,624	-	-	90,060
Parks and recreation	196,435	208,201	-	-	11,766
Interest on long-term debt	1,047,827	1,501,747	113	1	454,034
<b>Total governmental activities</b>	<b>\$ 2,868,725</b>	<b>\$ 3,431,712</b>	<b>\$ 113</b>	<b>\$ 1</b>	<b>\$ 563,101</b>
General Revenues:					
					2,941
					<u>2,941</u>
					566,042
					<u>28,217,066</u>
					<u>\$ 28,783,108</u>



Bexley Community Development District  
**Balance Sheet - Governmental Funds**  
September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>Assets</b>				
Cash	\$ 784,151	\$ -	\$ 156,974	\$ 941,125
Investments	-	2,036,025	78	2,036,103
Prepaid costs	9,922	-	-	9,922
Deposits	6,724	-	-	6,724
<b>Total assets</b>	<b>\$ 800,797</b>	<b>\$ 2,036,025</b>	<b>\$ 157,052</b>	<b>\$ 2,993,874</b>
<b>Liabilities and Fund Balances</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 58,571	\$ -	\$ -	\$ 58,571
Deposits	6,000	-	-	6,000
Due to Other	4,018	-	-	4,018
<b>Total liabilities</b>	<b>68,589</b>	<b>-</b>	<b>-</b>	<b>68,589</b>
Fund Balances:				
Nonspendable	16,646	-	-	16,646
Restricted for:				
Debt service	-	2,036,025	-	2,036,025
Capital projects	-	-	157,052	157,052
Unassigned	715,562	-	-	715,562
<b>Total fund balances</b>	<b>732,208</b>	<b>2,036,025</b>	<b>157,052</b>	<b>2,925,285</b>
<b>Total liabilities and fund balances</b>	<b>\$ 800,797</b>	<b>\$ 2,036,025</b>	<b>\$ 157,052</b>	

**Amounts reported for governmental activities in the statement of net position are different because:**

Capital Assets used in Governmental Activities are not financial resources and therefore are not reported in the funds.	47,776,938
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	
Accrued interest payable	(427,418)
Bonds payable	(21,491,697)
<b>Net position of governmental activities</b>	<b>\$ 28,783,108</b>

Bexley Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
Year Ended September 30, 2022

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>Revenues</b>				
Assessment revenue	\$ 1,916,401	\$ 1,501,747	\$ -	\$ 3,418,148
Investment and other income	16,505	113	1	16,619
<b>Total revenues</b>	<b>1,932,906</b>	<b>1,501,860</b>	<b>1</b>	<b>3,434,767</b>
<b>Expenditures</b>				
Current:				
General government	120,899	-	-	120,899
Maintenance and operations	1,502,201	-	-	1,502,201
Culture and recreation	196,435	-	-	196,435
Debt Service:				
Interest	-	1,054,898	-	1,054,898
Principal	-	675,000	-	675,000
Capital outlay	-	-	26,822	26,822
<b>Total expenditures</b>	<b>1,819,535</b>	<b>1,729,898</b>	<b>26,822</b>	<b>3,576,255</b>
<b>Excess (Deficit) of Revenues Over Expenditures</b>	<b>113,371</b>	<b>(228,038)</b>	<b>(26,821)</b>	<b>(141,488)</b>
<b>Other Financing Sources (Uses)</b>				
Transfers in	-	-	75	75
Transfers out	-	(75)	-	(75)
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>(75)</b>	<b>75</b>	<b>-</b>
<b>Net change in fund balances</b>	<b>113,371</b>	<b>(228,113)</b>	<b>(26,746)</b>	<b>(141,488)</b>
Fund balances, beginning of year	618,837	2,264,138	183,798	3,066,773
<b>Fund balances, end of year</b>	<b>\$ 732,208</b>	<b>\$ 2,036,025</b>	<b>\$ 157,052</b>	<b>\$ 2,925,285</b>

Bexley Community Development District  
**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund  
Balances of Governmental Funds to the Statement of Activities**  
Year Ended September 30, 2022

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Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds \$ (141,488)

Governmental Funds report outlays for Capital Assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.

Capital outlay	26,822	
Depreciation expense	(1,363)	25,459

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position. 675,000

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	12,123	
Amortization of bond discount	(5,052)	7,071

**Change in Net Position of Governmental Activities** **\$ 566,042**



Bexley Community Development District  
**Statement of Revenues, Expenditures and Changes in Fund**  
**Balance Budget and Actual - General Fund**  
Year Ended September 30, 2022

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>Revenues</b>				
Assessment revenue	\$ 1,903,599	\$ 1,903,599	\$ 1,916,401	\$ 12,802
Investment and other Income	14,335	14,335	16,505	2,170
<b>Total revenues</b>	<b>1,917,934</b>	<b>1,917,934</b>	<b>1,932,906</b>	<b>14,972</b>
<b>Expenditures</b>				
Current:				
General government	132,562	132,562	120,899	11,663
Maintenance and operations	1,599,937	1,599,937	1,502,201	97,736
Parks and recreation	185,435	185,435	196,435	(11,000)
<b>Total expenditures</b>	<b>1,917,934</b>	<b>1,917,934</b>	<b>1,819,535</b>	<b>98,399</b>
<b>Net change in fund balance</b>	<b>-</b>	<b>-</b>	<b>113,371</b>	<b>113,371</b>
Fund balance, beginning	618,837	618,837	618,837	-
<b>Fund balance, ending</b>	<b>\$ 618,837</b>	<b>\$ 618,837</b>	<b>\$ 732,208</b>	<b>\$ 113,371</b>

NOTES TO FINANCIAL STATEMENTS

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

*Bexley Community Development District*, (the "District") was established on May 26, 2015 by the Board of County Commissioners of Pasco County, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, under Pasco County Ordinance 15-13. On November 9, 2016, the Board of County Commissioners of Pasco County adopted Ordinance 16-35 amending the District's boundary to include additional lands to the District. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on a one-acre, one vote basis by landowners within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. Three of the Board members are employed by NNP-Bexley, LLC (the "Developer"), and all were elected by landowners.

The Board has final responsibility for:

1.        Allocating and levying assessments.
2.        Approving budgets.
3.        Exercising control over facilities and properties.
4.        Controlling the use of funds generated by the District.
5.        Approving the hiring and firing of key personnel.
6.        Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**Government-Wide and Fund Financial Statements**

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.



**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1<sup>st</sup> and ends on September 30<sup>th</sup>. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

*General Fund* - Is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

*Debt Service Fund* - Accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

*Capital Project Fund* - Accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**NOTE 1                      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance**

*Restricted Assets*

These assets represent cash and investments set aside pursuant to bond covenants.

*Deposits and Investments*

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

*Prepaid Items*

Inventory and prepaid items are recorded as expenditures when consumed rather than when purchased in both government-wide and fund financial statements.

*Capital Assets*

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	5

*Long Term Obligations*

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

*Deferred Outflows/Inflows of Resources*

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2022.

**NOTE 1                    SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2022.

*Net Position Flow Assumption*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

*Fund Balance Flow Assumptions*

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

*Fund Balance Policies*

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

**Other Disclosures**

*Use of Estimates*

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

**New Accounting Standards**

In fiscal year 2022, the District has not implemented any new accounting standards with a material effect on the District's financial statements.



## NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

### Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

## NOTE 3 DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

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

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost.

**NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)**

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2022 are summarized below.

<u>Investment Type</u>	<u>Amortized Cost</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
US Bank Money Market	\$ 2,036,103	N/A	N/A

*Credit Risk*

For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

*Custodial Credit Risk*

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2022, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2022, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

*Concentration of Credit Risk*

The District places no limit on the amount the District may invest in any one issuer.

*Interest Rate Risk*

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

**NOTE 4 CAPITAL ASSETS**

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

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
<b>Governmental Activities</b>				
Capital Assets Not Being Depreciated:				
Land	\$ 744,888	\$ -	\$ -	\$ 744,888
Infrastructure under construction	47,005,228	26,822	-	47,032,050
<b>Total capital assets not being depreciated</b>	<b>47,750,116</b>	<b>26,822</b>	<b>-</b>	<b>47,776,938</b>
Capital Assets Being Depreciated:				
Equipment	13,626	-	-	13,626
<b>Total capital assets being depreciated</b>	<b>13,626</b>	<b>-</b>	<b>-</b>	<b>13,626</b>
Less Accumulated Depreciation for:				
Equipment	(12,263)	(1,363)	-	(13,626)
<b>Total accumulated depreciation</b>	<b>(12,263)</b>	<b>(1,363)</b>	<b>-</b>	<b>(13,626)</b>
<b>Total capital assets being depreciated, net</b>	<b>1,363</b>	<b>(1,363)</b>	<b>-</b>	<b>-</b>
<b>Governmental activities capital assets, net</b>	<b>\$ 47,751,479</b>	<b>\$ 25,459</b>	<b>\$ -</b>	<b>\$ 47,776,938</b>

Depreciation expense for 2022 was charged to maintenance and operations.

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$62,309,000. The District issued Series 2016 Bonds to fund a portion of the project in the amount of \$16,392,118. The balance of the project will be funded by the Developer or future bonds. The infrastructure will include roadways, water and wastewater systems, stormwater system, offsite transportation, and recreational amenities and facilities. Upon completion, certain assets will be conveyed to other entities for ownership and/or maintenance.

During a prior fiscal year, the District entered into an agreement with the Developer for the construction of infrastructure improvements. The District has entered into an agreement with RIPA & Associates ("Contractor") in connection with the construction of various infrastructure improvements. The Developer is not a party to the Contractor; however, the Developer is developing certain lands located with and adjacent to the confines of the project site. The District will pay for the improvement constructed pursuant to the contract that are included in the District's engineer report. The Developer has agreed to pay for the cost of the work not included in the District's Capital Improvement Plan totaling \$11,667,696.



**NOTE 5 LONG-TERM LIABILITIES**

**Series 2016 Special Assessment Bonds- Public Offering**

In April 2016, the District issued \$23,955,000 of Special Assessment Bonds, Series 2016. The Bonds consist of \$1,670,000 Term Bonds due May 1, 2021 with a fixed interest rate of 3.5%, \$2,480,000 Term Bonds due May 1, 2026 with a fixed interest rate of 4.1%, \$7,015,000 Term Bond due May 1, 2036 with a fixed interest rate of 4.7%, and \$12,790,000 Term Bonds due May 1, 2047 with a fixed interest rate of 4.875%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2018 through May 1, 2047.

The Series 2016 Bonds are subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Bond Indenture. The Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The requirement has been met at September 30, 2022.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Bond Indenture.

In an event of default, as defined in the Bond Indenture, the trustee and bondholders can take action to protect the rights of the owners, as well as declare the aggregate principal amount of all bonds outstanding to be due and payable immediately. No declaration of acceleration shall occur in the case of bonds secured by assessments, except to the extent the assessments have been accelerated and are currently due and payable.

As of September 30, 2022, total principal and interest remaining on the Series 2016 Special Assessment Bonds was \$37,693,484. For the fiscal year ended September 30, 2022, principal and interest paid was \$1,729,898 and \$1,501,747 of special assessment revenue pledged.

Long-term liability activity for the year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental Activities:</b>					
Bonds Payable:					
Series 2016	\$ 22,285,000	\$ -	\$ (675,000)	\$ 21,610,000	\$ 470,000
Less Deferred Amounts:					
For issuance discount	(123,355)	-	5,052	(118,303)	-
<b>Governmental activity     long-term liabilities</b>	<b>\$ 22,161,645</b>	<b>\$ -</b>	<b>\$ (669,948)</b>	<b>\$ 21,491,697</b>	<b>\$ 470,000</b>

**NOTE 5 LONG-TERM LIABILITIES (CONTINUED)**

At September 30, 2022, the scheduled debt service requirements on the bonds payable were as follows:

<u>Year Ending September 30</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2023	\$ 470,000	\$ 1,025,804
2024	490,000	1,006,534
2025	510,000	986,444
2026	535,000	965,534
2027	555,000	943,599
2028 - 2032	3,210,000	4,299,929
2033 - 2037	4,065,000	3,468,734
2038 - 2042	5,175,000	2,390,456
2043 - 2047	6,600,000	996,450
	<u>\$ 21,610,000</u>	<u>\$ 16,083,484</u>

**NOTE 6 DEVELOPER TRANSACTIONS**

The Developer owns a portion of land within the District; therefore assessment revenue in the general fund and debt service fund include assessments levied on land owned by the Developer. In addition, the Developer has agreed to provide funds for construction. The Developer's portion of revenue (developer contributions) for the year ended September 30, 2022 totaled \$908,722 which is 27% of total revenue.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**NOTE 7 MANAGEMENT COMPANY**

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

**NOTE 8 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District did not file any claims under this commercial coverage during the last three years.

**NOTE 9 COMMITMENTS**

*Construction Commitments*

As of September 30, 2022, the District had construction commitments totaling \$5,797.

**NOTE 10 COST SHARE AGREEMENTS**

During the prior fiscal year, the District entered into a cost share agreement with Bexley Homeowners Association for staffing of the recreational facilities. In connection with the agreement, the District paid \$62,099 during the fiscal year towards the cost of staffing of the recreational facilities.

COMPLIANCE SECTION





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

To the Board of Supervisors  
*Bexley Community Development District*

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of *Bexley Community Development District* (the “District”) as of and for the year ended September 30, 2022 and the related notes to the financial statements, which collectively comprise the District’s financial statements and have issued our report thereon dated March 30, 2023.

**Report on Internal Control Over Financial Reporting**

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

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

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

**Report on Compliance and Other Matters**

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

**Purpose of this Report**

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

*McDermitt Davis*

## MANAGEMENT LETTER

Board of Supervisors  
*Bexley Community Development District*

### Report on the Financial Statements

We have audited the financial statements of *Bexley Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated March 30, 2023.

### Auditor's Responsibility

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

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 30, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to financial statements. This information has been disclosed in the notes to financial statements.

### Financial Condition and Management

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

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

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

### Specific Information (unaudited)

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

- a. The total number of district employees compensated in the last pay period of the district's fiscal year as zero.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 5.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as zero.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$77,461.83.

- e. Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as not applicable.
- f. A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final budget under Section 189.016(6), Florida Statutes, see budget statement.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the district reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the district as:

	<u>O&amp;M</u>	<u>Debt Service</u>
Recreation Center	\$ 1,252.77	\$ 4,716.00
40 Series	1,252.77	900.00
50 Series	1,252.77	945.00
Townhome	822.11	575.00
40 Series	822.11	900.00

- b. The total amount of special assessments collected by or on behalf of the district as \$3,391,794.
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds as see notes to financial statements.

**Additional Matters**

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

**Purpose of this Letter**

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

*McDiernit Davis*

Orlando, Florida  
 March 30, 2023





934 North Magnolia Avenue, Suite 100  
Orlando, Florida 32803  
407-843-5406  
www.mcdermittdavis.com

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
*Bexley Community Development District*

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

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in Government Auditing Standards issued by the Comptroller General of the United States, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

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

*McDermitt Davis*

Orlando, Florida  
March 30, 2023

## **Tab 5**

**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.

**BEXLEY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Bexley Community Development District was held on Wednesday, March 22, 2023, at 1:00 p.m. at the offices of Rizzetta & Company, located at 5844 Old Pasco Rd., Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum were:

Doug South	<b>Board Supervisor, Chairman</b>
Pete Williams	<b>Board Supervisor, Vice Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary</b>
Stephen Babon	<b>Board Supervisor, Assistant Secretary</b>
Nancy Pettit	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Matthew Huber	<b>Reginal District Manager, Rizzetta &amp; Co.,Inc</b>
Ruben Durand	<b>District Manager, Rizzetta &amp; Co., Inc.</b>
John Toborg	<b>Landscape Inspection Manager, Rizzetta (Via conference call)</b>
Deneen Klenke	<b>Representative, HOA Board Member</b>
Alyssa Willson	<b>District Counsel, Kutak Rock (Via conference call)</b>
Charlie Hemelgarn	<b>Representative, Juniper Landscape</b>
Tommy Tito	<b>Representative, Clearview Land Design LLP (Via conference call)</b>
Doug Agnew	<b>Representative, Advanced Aquatics</b>

**FIRST ORDER OF BUSINESS                      Call to Order**

The CDD Board of Supervisors' meeting was opened at 1:00 p.m. and a quorum was verified.

**SECOND ORDER OF BUSINESS                      Audience Comments**

There were no audience members present.



51 **THIRD ORDER OF BUSINESS**

**Staff Reports**

52  
53 **A. Aquatics Report**

54  
55 Mr. Agnew reviewed the Aquatics Report with the Board.

56  
57 Mr. South stated that the builder trash is still an issue.

58  
59 Mr. Agnew informed the Board that Advanced Aquatics could address the trash  
60 issue in Pond #48 and #50, for \$1,200.00, per Pond.  
61

On a motion from Mr. Williams, seconded by Mr. Blakley, with all in favor the Board  
unanimously approved the proposal for Ponds #48 and #50 trash clean up, \$1,200.00,  
per pond, for the Bexley CDD.

62  
63 **B. Landscape Inspection Report**

64  
65 Mr. Toborg presented the Inspection Report.

66  
67 **1. Consideration of Lotus Lawn Proposal**

68  
69 Mr. Toborg presented the proposal to the Board. Mr. Toborg informed that  
70 Board that to replace the yoga area with real grass would be \$20,000.00.  
71

72 **2. Consideration of Frehley Park Proposal**

73  
74 Mr. Toborg presented the Frehley Park proposal to the Board, The Board  
75 requested a revised proposal with a Not to Exceed \$30,000.00.  
76

On a motion from Ms. Pettit, seconded by Mr. South, with all in favor the Board  
unanimously approved for Juniper to provide a revised proposal for the Frehley Park,  
with a Not to Exceed \$30,000.00 the for the Bexley CDD.

77  
78 **3. Review of Irrigation Proposals**

79  
80 Mr. Huber presented the Irrigation proposals to the Board. The Board  
81 decided to table this item.  
82

83 **C. Landscape Report**

84  
85 Present and no report.  
86

87 **D. Clubhouse Manager**

88  
89 **1. Presentation of Clubhouse Report**

90  
91 Mr. Huber presented the Clubhouse report to the Board.  
92

93 **E. District Engineer**

94  
95 Present and Mr. Williams instructed Mr. Tito to do an inspection of all of the  
96 outfall structures, from now until May 2023.

97  
98 **F. District Counsel**

99  
100 Present and no report.

101  
102 **G. District Manager**

103  
104 The next regular Board meeting is scheduled for April 26, 2023, at 1:00 p.m. at  
105 the Offices of Rizzetta & Co., Located at 5844 Old Pasco Rd., Suite 100, Wesley  
106 Chapel, FL 33544

107  
108 **FOURTH ORDER OF BUSINESS** **Consideration of Consent to**  
109 **Assignment of the Agreement between**  
110 **Bexley CDD and Cardno, Inc. for**  
111 **Professional Consulting**

112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved the Consent to Assignment of the Agreement between Bexley CDD and Cardno, Inc., in Substantial form, for the Bexley CDD.

113  
114 **FIFTH ORDER OF BUSINESS** **Discussion regarding parking and traffic**  
115 **around Bexley Elementary**

116  
117 The Board discussed the parking and traffic around Bexley Elementary. The roads are all  
118 County owned, including the Right of Way.

119  
120 **SIXTH ORDER OF BUSINESS** **Discussion regarding Certificate of**  
121 **Completion for the District Engineer**

122  
123 The Board discussed the Certificate of Completion for the District Engineer.

124  
125 **SEVENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**  
126 **Supervisors Meeting held on February**  
127 **22, 2023**

128  
129  
130  
131  
132  
133  
134

On a motion from Mr. Williams, seconded by Mr. South, the Board unanimously approved the Board of Supervisors Meeting Minutes for February 22, 2023, the Bexley CDD.

135 **EIGHT ORDER OF BUSINESS** **Consideration of Operation and**  
136 **Maintenance for February 2023**  
137

On a motion from Mr. Blakely, seconded by Mr. Williams, the Board unanimously approved the Operations and Maintenance in the amount of \$222,366.25, for February 2023, for the Bexley CDD.

138 **NINTH ORDER OF BUSINESS** **Supervisor Requests**  
139  
140

141 Mr. South is resigning from the Board.  
142

On a motion from Mr. Williams, seconded by Mr. Blakely, the Board unanimously accepted Mr. South's resignation, for the Bexley CDD.

143 **Supervisor Requests**  
144   
145   
146   
147   
148   
149

On a motion from Mr. Williams, seconded by Ms. Pettit, the Board unanimously appointed Ms. Deneen Klenke to the Board of Supervisors, for the Bexley CDD.

144 Mr. Babon stated there are mulch issues at Frehley Park. Mr. Babon would like to  
145 know what the mulch schedule is and stated that the ADA mulch is missing.  
146  
147

148 **TENTH ORDER OF BUSINESS** **Adjournment**  
149

On a motion from Ms. Pettit, seconded by Mr. Williams, the Board unanimously approved to adjourn the meeting at 2:35 p.m., for the Bexley CDD.

150  
151  
152  
153

---

Secretary / Assistant Secretary

---

Chairman / Vice Chairman



## **Tab 6**

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Riverview, Florida · (813) 994-1001

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

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

## **Operations and Maintenance Expenditures March 2023 For Board Approval**

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

The total items being presented: **\$157,616.88**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

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

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

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advanced Aquatic Services, Inc.	100089	10548104	Monthly Pond & Wetland Maintenance 02/23	\$ 13,464.00
Advanced Aquatic Services, Inc.	100091	10548515	Monthly Pond & Wetland Maintenance 03/23	\$ 13,464.00
Bexley CDD	DC	Debit Card	Debit Card Replenishment 03/23	\$ 2,295.20
Bexley Homeowners Association, Inc.	100099	010123PR	CDD Payroll Cost Share 01/23	\$ 6,925.22
Bexley Homeowners Association, Inc.	100099	020123PR	CDD Payroll Cost Share 02/23	\$ 6,925.22
Bexley Homeowners Association, Inc.	100099	110122PR	CDD Payroll Cost Share 11/22	\$ 5,174.91
Bexley Homeowners Association, Inc.	100101	120122PR	CDD Payroll Cost Share 12/22	\$ 5,174.91
Clearview Land Design, P.L.	100093	23-03576	District Engineer Service 01/23	\$ 1,437.50
F Peter Williams	100094	PW022223	Board of Supervisors Meeting 02/22/23	\$ 200.00
F Peter Williams	100102	PW032223	Board of Supervisors Meeting 03/22/23	\$ 200.00
Fields Consulting Group, LLC	100103	2994-2	Installation of Road Signs 02/23	\$ 180.00

# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Gladiator Pressure Cleaning, Inc.	100104	21742	Pressure Cleaning Services 02/23	\$ 875.00
John C. Blakley	100095	JB022223	Board of Supervisors Meeting 02/22/23	\$ 200.00
John C. Blakley	100105	JB032223	Board of Supervisors Meeting 03/22/23	\$ 200.00
Juniper Landscaping of Florida, LLC	100096	195193-2	166625 - FIR Jun3 #4	\$ 21.55
Juniper Landscaping of Florida, LLC	100096	195552-2	Tree Replacement 01/22	\$ 1,378.16
Juniper Landscaping of Florida, LLC	100106	195831-2	FIR October #1 - January 2023	\$ 5,787.14
Juniper Landscaping of Florida, LLC	100106	201402-2	Irrigation Clock 19 Repair 02/27/23	\$ 4,568.74
Juniper Landscaping of Florida, LLC	100106	201901-2	Monthly Grounds Maintenance 03/23	\$ 66,400.00
Juniper Landscaping of Florida, LLC	100106	202158-2	Pest Control 02/23	\$ 500.00
Juniper Landscaping of Florida, LLC	100106	203531-2	Fertilize Bermuda - March - 03/02/2023	\$ 1,090.00
Juniper Landscaping of Florida, LLC	100106	203923	Fertilization 03/23	\$ 3,661.00
Kutak Rock, LLP	100097	3182948	General/Monthly Legal Services 01/23	\$ 3,514.34



# BEXLEY COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

March 1, 2023 Through March 31, 2023

<u>Vendor Name</u>	<u>Check number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Kutak Rock, LLP	100107	3196298	General/Monthly Legal Services 02/23	\$ 1,239.50
Poop 911	100090	B012023-2	Monthly Maintenance - Removal of Pet Waste 01/23	\$ 2,174.30
Poop 911	100090	B112022	Monthly Maintenance - Removal of Pet Waste 11/22	\$ 2,174.30
Poop 911	100108	B022023	Monthly Maintenance - Removal of Pet Waste 02/23	\$ 2,174.30
Rizzetta & Company, Inc.	100088	INV0000078046	District Management Services 03/23	\$ 5,533.09
Stephen Babon	100098	SB022223	Board of Supervisors Meeting 02/22/23	\$ 200.00
Stephen Babon	100109	SB032223	Board of Supervisors Meeting 03/22/23	\$ 200.00
Times Publishing Company	100110	0000272199-2 02/12/23	Acct #71068 Legal Advertising 02/23	\$ 151.00
Times Publishing Company	100110	0000277213 03/12/23	Acct #71068 Legal Advertising 03/23	\$ 133.50
<b>Report Total</b>				<b><u>\$ 157,616.88</u></b>

Advanced Aquatic Services Inc.  
292 South Military Trail  
Deerfield Beach, FL 33442  
954-596-2127

<b>2/1/2023</b>
10548104
\$13,464.00

Bill To
Bexley Community Development District c/o Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Due Date
Net 30
3/3/2023

Monthly Maintenance for 74 Stormwater Ponds.	7,416.00
Monthly Maintenance for 45 Wetland Conservation Area Buffers, 7 Wetland Mitigation Areas, 4 Floodplain Ponds.	6,048.00

\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED\*\*\*

Advanced Aquatic Services Inc.  
292 South Military Trail  
Deerfield Beach, FL 33442  
954-596-2127

**RECEIVED**  
01/26/23

\$13,464.00

Advanced Aquatic Services Inc.  
292 South Military Trail  
Deerfield Beach, FL 33442  
954-596-2127

3/1/2023
10548515
\$13,464.00

Bill To
Bexley Community Development District c/o Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

Due Date
Net 30
3/31/2023

Monthly Maintenance for 74 Stormwater Ponds.	7,416.00
Monthly Maintenance for 45 Wetland Conservation Area Buffers, 7 Wetland Mitigation Areas, 4 Floodplain Ponds.	6,048.00

\*\*\*THE INVOICE DATE ABOVE INDICATES MONTH SERVICES WILL BE PERFORMED\*\*\*

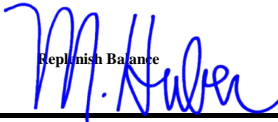
Advanced Aquatic Services Inc.  
292 South Military Trail  
Deerfield Beach, FL 33442  
954-596-2127

**RECEIVED**  
02/27/23

\$13,464.00

**Bexley CDD**  
**Truist Account #XXXXXX7179**  
**03/31/23**

<u>Date</u>	<u>Vendor</u>	<u>Description</u>	<u>GL Code</u>	<u>Amount</u>	<u>Balance</u>
2/6/2023	Good Guys Golf Cart	Golf	57200-4528	\$ (1,054.50)	1858.00
2/6/2023	Lowe's	Paint/Maintenance	57200-4638	\$ (877.34)	980.66
2/6/2023	Truist	Overdraft Fee	51300-4902	\$ (36.00)	944.66
2/17/2023	Amazon	Maintenance	57200-4729	\$ (9.62)	935.04
2/17/2023	Amazon	Maintenance	57200-4729	\$ (124.60)	810.44
2/21/2023	Fields Consulting	Signs	57200-4729	\$ (180.00)	630.44
2/22/2023	Racetrack	Gas	57200-4729	\$ (8.87)	621.57
2/24/2023	Publix	Supplies	57200-4729	\$ (4.27)	617.30

Truist	 Replenish Balance	001-10110	(2,295.20)
		03/31/23	

---

District Manager Date 1858.00



# Good Guys Golf Carts

19313 N. US Highway 41  
Lutz, FL 33549

813-501-4181

# Invoice

Date	Invoice #
2/1/2023	20504

customerservice@goodguysgolfcarts.com www.goodguysgolfcarts.com

**PAID**  
**02/01/2023**

<b>Bill To</b> Bexley HOA 16950 Vibrant way land o lakes FL 34638
--

<b>Ship To</b>
----------------

Year	Make	Model	Terms	Due Date	Ship Date
				2/1/2023	2/1/2023
Activity			Qty	Rate	Amount
Bexley HOA paying half Bexley CDD paying half				-1,054.50	-1,054.50

30 DAY LABOR WARRANTY, NEW BATTERIES HAVE AN 18mo FULL REPLACEMENT WARRANTY (WITH PROPER MAINTENANCE AND NO SIGNS OF NEGLECT). TRIP CHARGES ARE NOT INCLUDED IN WARRANTY, DEPOSITS ARE NON-REFUNDABLE. NO "COOLING OFF" PERIOD. GOOD GUYS GOLF CARTS, LLC IS NOT RESPONSIBLE FOR PERSONAL ITEMS LEFT IN GOLF CARTS, CARTS LEFT LONGER THAN 10 DAYS WILL INCUR STORAGE FEES; AFTER 45 DAYS WILL BE DEEMED ABANDONED.

WITH THIS RECEIPT, I HEREBY UNDERSTAND THE ABOVE DISCLAIMER AND ACCEPT THE ABOVE PRODUCTS AND/OR SERVICES AS DESCRIBED.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

<b>Subtotal</b>	\$1,054.50
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$1,054.50
<b>Payments/Credits</b>	-\$1,054.50
<b>Balance Due</b>	\$0.00

**Good Guys Golf Carts**

19313 N. US Highway 41  
Lutz, FL 33549

813-501-4181

*1/2 Half*

**Invoice**

Date	Invoice #
2/1/2023	20505

customerservice@goodguysgolfcarts.com www.goodguysgolfcarts.com

**PAID**  
**02/01/2023**

<b>Bill To</b>
Bexley CDD 16950 Vibrant way land o lakes FL 34638

<b>Ship To</b>

Year	Make	Model	Terms	Due Date	Ship Date
				2/1/2023	2/1/2023
Activity			Qty	Rate	Amount
Pickup/Delivery GOOD GUYS IS NOT RESPONSIBLE FOR DAMAGE OR MISSING ITEMS DURING TRANSPORT _____				95.00	95.00
DUE TO HIGH GAS PRICES WE ARE INPLEMENTING A FUEL SURCHARGE RATE					
Shop labor, taxable if using parts				115.00	115.00T
Strobe lights				399.00	399.00T
"DMV Street Legal Package for Licensing				1,500.00	1,500.00T
Head / Tail Lights					
Turn Signals / Brake Lights / Horn					
Front and Rear Facing Seat Belts					
Side View Mirrors					
Side and Front Reflectors					
Rear Grab Bar with SMV Triangle					
Lighted License Plate Holder					
DOT AS4 Windshield with Wiper					
DOT Compliant Tires"					
Bexley Hoa paying half				-1,054.50	-1,054.50

30 DAY LABOR WARRANTY, NEW BATTERIES HAVE AN 18mo FULL REPLACEMENT WARRANTY (WITH PROPER MAINTENANCE AND NO SIGNS OF NEGLECT). TRIP CHARGES ARE NOT INCLUDED IN WARRANTY, DEPOSITS ARE NON-REFUNDABLE. NO "COOLING OFF" PERIOD. GOOD GUYS GOLF CARTS, LLC IS NOT RESPONSIBLE FOR PERSONAL ITEMS LEFT IN GOLF CARTS, CARTS LEFT LONGER THAN 10 DAYS WILL INCUR STORAGE FEES; AFTER 45 DAYS WILL BE DEEMED ABANDONED.

WITH THIS RECEIPT, I HEREBY UNDERSTAND THE ABOVE DISCLAIMER AND ACCEPT THE ABOVE PRODUCTS AND/OR SERVICES AS DESCRIBED.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

<b>Subtotal</b>	\$1,054.50
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$1,054.50
<b>Payments/Credits</b>	-\$1,054.50
<b>Balance Due</b>	\$0.00

EDD



LOWE'S HOME CENTERS, LLC  
21500 STATE RD 54  
LUTZ, FL 33549 (813) 345-9020

-- SALE --

SALES#: FSTLAN05 13 TRANS#: 421244046 02-03-23

1026728 12-OZ CX GLOSS BLACK	23.92
4 @ 5.98	
4663649 580 FL OZ EVERLAST CLEAN	310.00
121363 BERCOM HANDY PAINT LINERS	4.78
3632085 RB 1-IN ZN CNR BR 4-CT(-	7.44
3 @ 2.48	
1054590 WHIZZ 3-PACK 9-1/2-IN MAX	25.96
2 @ 12.98	
4663648 630 FL OZ EVERLAST CLEAN	310.00
774617 WHIZZ 6-PACK 6-1/2-IN MAX	13.48
121332 BERCOM HANDY PAINT PAUL	9.98
3632118 RB 1.5-IN ZN CORNER BRACE	29.94
3 @ 9.98	
235014 WHIZZ 6-PACK 4-1/2-IN MAX	10.48
110249 SCTCH BLUE 1.41 PAINTRS T	36.98
116480 SCTCH BLU 1.88 PAINTRS TP	36.98

SUBTOTAL:	819.94
TAX:	57.40
INVOICE 92965 TOTAL:	877.34
VISA:	877.34

VISA: XXXXXXXXXXXX0528 AMOUNT: 877.34 AUTHCD: 068222  
 CHIP REFID: 223840965029 02/03/23 11:35:50  
 TUR: 8080988000  
 TSI: 6800 AID: A000000980840

STORE: 2238 TERMINAL: 40 02/03/23 11:36:29  
 # OF ITEMS PURCHASED: 20  
 EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
 FOR DETAILS ON OUR RETURN POLICY, VISIT  
 LOWES.COM/RETURNS  
 A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
 AT OUR CUSTOMER SERVICE DESK

LOWE'S PRICE PROMISE  
 FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

\*\*\*\*\*  
 \* SHARE YOUR FEEDBACK! \*  
 \* ENTER FOR A CHANCE TO BE \*  
 \* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*  
 \* ENTRE EN EL SORTEO MENSUAL \*  
 \* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*  
 \* ENTER BY COMPLETING A SHORT SURVEY \*  
 \* WITHIN ONE WEEK AT: www.Lowes.com/survey \*  
 \* YOUR ID #929654 223830 348352 \*  
 \* NO PURCHASE NECESSARY TO ENTER OR WIN. \*  
 \* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*  
 \* OFFICIAL RULES & WINNERS AT: www.Lowes.com/survey \*  
 \*\*\*\*\*  
 STORE: 2238 TERMINAL: 40 02/03/23 11:36:29



Final Details for Order #114-9087910-3543454

Order Placed: February 16, 2023  
PO number : Bexley CDD  
Amazon.com order number: 114-9087910-3543454  
Order Total: \$9.62

Shipped on February 16, 2023	
<b>Items Ordered</b>	<b>Price</b>
1 Of: 3 Pieces Plastic Bucket Lid Opener 5 Gallon Paint Can Lid Opener, Bucket Lid Lifter Remover Wrench Tool, Remover for Home Office Lid Opening Industria Sold by: JJUNER ( <a href="#">seller profile</a> ) Condition: New	\$8.99
<b>Shipping Address:</b> Rick Moon 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States	Item(s) Subtotal: \$8.99 Shipping & Handling: \$0.00 ----- Total before tax: \$8.99 Sales Tax: \$0.63 -----
<b>Shipping Speed:</b> FREE Prime Delivery	<b>Total for This Shipment: \$9.62</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 0528	Item(s) Subtotal: \$8.99 Shipping & Handling: \$0.00 ----- Total before tax: \$8.99 <b>Estimated Tax: \$0.63</b> ----- <b>Grand Total: \$9.62</b>
<b>Credit Card transactions</b>	Visa ending in 0528: February 16, 2023: \$9.62

To view the status of your order, return to [Order Summary](#) .





11749 Crestridge Loop  
Trinity, FL 34655



# Invoice

Date	Invoice #
2/15/2023	2994

Bill To
Rizzetta & Company Bexley CDD Attn: Bill Berthold 3434 Colwell Ave, Suite 200 Tampa, FL 33614

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"No Illegal Dumping" (18x24) reflective metal sign installed on existing u-channel sign posts	2	90.00	180.00

<b>Subtotal</b>	\$180.00
<b>Sales Tax (7.0%)</b>	\$0.00
<b>Total</b>	\$180.00
<b>Payments/Credits</b>	-\$180.00
<b>Balance Due</b>	\$0.00

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com

RaceTrac 2458  
16707 State Road 54  
Lutz FL 33558  
813-909-9829  
For Guest Experience  
Comments, Please  
Call 888.636.5589 or  
go to racetrac.com

Term: XXXXXXXXXX3006  
Appr: 075492  
Seq#: 050773  
PUMP No. 13  
Grade: Unl-87  
Gallons: 2.863 G  
Price: \$3.099/Gal  
Total Fuel: \$8.87  
As advertised,  
E20 Flex Fuel may be  
offered in place of  
E15 Gasoline  
TOTAL SALE \$8.87  
Visa \$8.87

Capture

Visa  
XXXXXXXXXXXX0528  
Chip Read

USD\$ 8.87

US DEBIT  
Mode: Issuer  
AID: A0000000980840  
TVR: 8000088000  
IAD: XXXXXXXXXXXXXXX  
TSI: 6800  
ARC: 00  
ARQC:  
09356BB778A2B7FE

02/20/2023 09:57:00

PIN Bypassed  
Download our app!

HOW ARE WE DOING?  
GUEST@RACETRAC.COM  
2/20/2023 9:58:43



**Final Details for Order #114-4192030-7781824**

**Order Placed:** February 16, 2023  
**PO number :** Bexley CDD  
**Amazon.com order number:** 114-4192030-7781824  
**Order Total: \$124.60**

<b>Shipped on February 16, 2023</b>	
<b>Items Ordered</b>	<b>Price</b>
1 of: <i>WEN 73002T 500-Pound Capacity 40 by 17-Inch Service Utility Cart</i> Sold by: Amazon.com Condition: New	\$116.45
<b>Shipping Address:</b> Rick Moon 16950 VIBRANT WAY LAND O LAKES, FL 34638-3532 United States	Item(s) Subtotal: \$116.45 Shipping & Handling: \$0.00 ----- Total before tax: \$116.45 Sales Tax: \$8.15 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$124.60</b> -----

<b>Payment information</b>	
<b>Payment Method:</b> Visa   Last digits: 0528	Item(s) Subtotal: \$116.45 Shipping & Handling: \$0.00 ----- Total before tax: \$116.45 <b>Estimated Tax: \$8.15</b> ----- <b>Grand Total: \$124.60</b>
<b>Credit Card transactions</b>	Visa ending in 0528: February 16, 2023: \$124.60

To view the status of your order, return to [Order Summary](#) .

CDD

# Publix

The Shoppes at Sunlake Centre  
18901 State Road 54  
Lutz, FL 33558  
Store Manager: David Jones  
813-948-1275



1219 2NN 058 267

GLAD WRAP		3.99 T
Order Total		3.99
Sales Tax		0.28
Grand Total		4.27
Credit	Payment	4.27
Change		0.00

Receipt ID: 1219 2NN 058 267

PRESTO!  
Trace #: 054696  
Reference #: 0489130302  
Acct #: XXXXXXXXXXXX0528  
Purchase VISA  
Amount: \$4.27  
Auth #: 055204

CREDIT CARD	PURCHASE
A0000000980840	US DEBIT
Entry Method:	Chip Read
Mode:	Issuer

Your cashier was Sue

02/23/2023 10:41 S1219 R105 B267 C0310

Join the Publix family!  
Apply today at [apply.publix.jobs](http://apply.publix.jobs).  
We're an equal opportunity employer.

Publix Super Markets, Inc.





# INVOICE

020123 PR

**Bexley Homeowners Association, Inc.**  
c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane Suite 115 Tampa, FL 33625  
Phone: 813.933.5571

To:

Date:

2/1/2023

Bexley CDD

Due Upon Receipt

12750 Citrus Park Lane Suite 115  
Tampa, FL 33625

Page 1 of 1

Month	Description	Amount	Balance
Feb-23	CDD Payroll Cost Share	\$ 6,925.22	\$ 6,925.22

GL 2009

Balance Due:

\$

6,925.22

Please remit check made payable to: Bexley Homeowners Association, Inc.

3434 Colwell Ave, Suite 200, Tampa, FL 33614



# INVOICE

110122 PR

***Bexley Homeowners Association, Inc.***

c/o Rizzetta & Company, Inc.  
12750 Citrus Park Lane Suite 115 Tampa, FL 33625  
Phone: 813.933.5571

To:

Date:

11/1/2022

Bexley CDD

Due Upon Receipt

12750 Citrus Park Lane Suite 115

Tampa, FL 33625

Page 1 of 1

Month	Description	Amount	Balance
<b>Nov-22</b>	CDD Payroll Cost Share	\$ 5,174.91	\$ 5,174.91

GL 2009

**Balance Due: \$ 5,174.91**

Please remit check made payable to: Bexley Homeowners Association, Inc.  
3434 Colwell Ave, Suite 200, Tampa, FL 33614









# Clearview

## LAND DESIGN, P.L.

Clearview Land Design  
 3010 W. Azeele Street, Suite 150  
 Tampa, Florida 33609  
 813-223-3919

Bexley CDD  
 Bexley CDD Accounts Payable  
 c/o Rizzetta & Company  
 5844 Old Pasco Road, Suite 100  
 Wesley Chapel, FL 33544

Invoice number 23-03576  
 Date 02/17/2023

Project **BX BEXLEY CDD**

Terms: Net 30

**Bexley CDD- District Engineer O&M**  
**CDD-BX-001A District Engineer (O&M Services)**

Labor

	Date	Hours	Rate	Billed Amount
<b>Project Time</b>				
Tommy J. Tito				
	01/25/2023	2.00	190.00	380.00
<i>Reviewed agenda and attended monthly CDD meeting</i>				
<b>Inspection</b>				
Jesse A. Meetze				
	01/27/2023	4.00	135.00	540.00
<i>SWFWMD Inspection</i>				
	01/30/2023	2.00	135.00	270.00
<i>SWFWMD report</i>				
	01/31/2023	0.50	135.00	67.50
<i>correspondence</i>				
Lawrence H. Worden, Jr.				
	02/07/2023	1.00	150.00	150.00
<i>Bexley South Parcel 3.1 SWFWMD Inspection.</i>				

Expense

	Date	Billed Amount
<b>Printing and Reproduction</b>		
	02/17/2023	30.00
<i>Papercuts Printing and Documentation 1/14/23 - 2/17/23</i>		
Phase subtotal		1,437.50
Bexley CDD- District Engineer O&M subtotal		1,437.50

**RECEIVED**  
02/24/23

Invoice total **1,437.50**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
23-03576	02/17/2023	1,437.50	1,437.50				
	Total	1,437.50	1,437.50	0.00	0.00	0.00	0.00

**Bexley CDD**  
Meeting Date: 2-22-23

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid	
Stephen Babon	✓	SB022223
Doug South*		
John Blakley	✓	JB022223
Nancy Pettit		
Pete Williams	✓	PW022223

(\*) Does not get paid

NOTE: Supervisors are only paid if checked present.

**RECEIVED**  
03/01/23

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	1:07 PM
Meeting End Time:	1:58 PM
Total Meeting Time:	51 mins

Time Over \_\_\_\_\_ (?) Hours:

Total at \$ \_\_\_\_\_ per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: 

**Bexley CDD**  
Meeting Date: 3-22-23

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid	
Stephen Babon	<input checked="" type="checkbox"/>	SB032223
Doug South*	<input checked="" type="checkbox"/>	JB032223
John Blakley	<input checked="" type="checkbox"/>	NP032223
Nancy Pettit	<input checked="" type="checkbox"/>	PW032223
Pete Williams	<input checked="" type="checkbox"/>	

~~(\*) Does not get paid~~

NOTE: Supervisors are only paid if checked present.

**RECEIVED**  
03/27/23

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	1:05pm
Meeting End Time:	
Total Meeting Time:	

Time Over \_\_\_\_\_ (?) Hours:

Total at \$ \_\_\_\_\_ per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: M. Harker





Fields  
CONSULTING GROUP, LLC

11749 Crestridge Loop  
Trinity, FL 34655



# Invoice

Date	Invoice #
2/15/2023	2994

Bill To
Rizzetta & Company Bexley CDD Attn: Jennifer Goldyn 3434 Colwell Ave, Suite 200 Tampa, FL 33614

P.O. No.	Terms

Item	Description	Qty	Rate	Amount
Printing & Reprod...	"No Illegal Dumping" (18x24) reflective metal sign with 10-ft galvanized u-channel post. Installed.	2	90.00	180.00

<b>Subtotal</b>	\$180.00
<b>Sales Tax (7.0%)</b>	\$0.00
<b>Total</b>	\$180.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$180.00

**RECEIVED**  
02/17/23

Phone #	Fax #	E-mail
(727) 480-6514	(727) 836-9783	mike@fcgmarketing.com



## Gladiator Pressure Cleaning

P.O. Box 26574  
 Tampa, FL 33623  
 Ph: (800) 270-9411 - Fax: (813) 607-6625  
 www.gladiatorpressurecleaning.com  
 Email: service@gladiatorpc.com



# Invoice

Bill To
Bexley CDD 3434 Colwell Avenue, Suite 200 Tampa, FL 33614 Attn: Bill Berthhold



@Gladiatorpc1



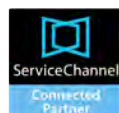
@Gladiatorpc

Location Cleaned	
Bexley 16950 Vibrant Way Land O' Lakes, FL 34638	
P.O. #	

Invoice #	21742
Date	3/16/2023
Terms	Net 15
Due Date	3/31/2023

Item	Service Date	Description	Qty	Rate	Amount
Monument, Sign...	2/9/2023	Pressure cleaned all 7 Mail box Kiosks located at following intersections: 1. Pine Ribbon Drive and Solace Run 2. Balcony Breeze Drive and Brighton Lake Road 3. Ballantrae Blvd. and Cruiser Bend 4. Cadence Loop and Fenders Way 5. Tour Trail and Frehley Run 6. Courtyard Lop and Gand Lakeview Lane 7. Broad Porch Run and Chord Drive  Scope included: Pressure cleaned kiosk building walls, ceiling, support poles, and concrete flatwork under cover and around entry to kiosk  Work was done on 02/09/2023 and finished on 03/06/2023	7	125.00	875.00
For Internal use ONLY		Thank you for giving us the opportunity to serve you.	<b>Total</b>		\$875.00
			<b>Payments</b>		\$0.00

<b>Balance</b>	\$875.00
----------------	----------



**RECEIVED**  
 03/16/23

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 195193

<b>Bill To</b>
Bexley CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
01/13/23	1/28/2023
<b>Account Owner</b>	<b>PO#</b>
Charlie Hemelgarn	

Item	Amount
<b>#166625 - FIR Jun3 #4</b>	<b>\$21.55</b>
<i>Plant Material - 01/11/2023</i>	
<i>Fuel Surcharge 3.0% - 08/19/2022</i>	

**RECEIVED**  
02/22/23

**Grand Total                    \$21.55**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$10,916.14	\$185,191.14	\$0.00	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 195552

<b>Bill To</b>
Bexley CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
01/18/23	2/2/2023
<b>Account Owner</b>	<b>PO#</b>
Charlie Hemelgarn	

Item	Amount
<b>#175358 - Tree replacement 4395 Tubler Run</b>	<b>\$1,378.16</b>
<i>Plant Material - 01/09/2023</i>	
<i>Fuel Surcharge 3.0% - 12/31/2022</i>	

Replace Tree at 4395 Tubler Run with like tree 3 inch Calabar 12 to 14 ft. OA

**Grand Total**                       
**\$1,378.16**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$71,468.74	\$5,787.14	\$1,399.71	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.



**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 195831

<b>Bill To</b>
Bexley CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
01/23/23	2/7/2023
<b>Account Owner</b>	<b>PO#</b>
Charlie Hemelgarn	

Item	Amount
<b>#187608 - FIR October pic - 1</b>	<b>\$5,787.14</b>
<i>Plant Material - 01/10/2023</i>	
<i>Fuel Surcharge 3.0% - 01/20/2023</i>	
<i>Irrigation Enhancement - 01/10/2023</i>	

Remove dead and dying plants at the NW corner of Ballantrea and BBP. Install 4 Rows of Pringles Podocarpus and sod to fill in bed

**Grand Total**                      **\$5,787.14**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$71,468.74	\$5,787.14	\$1,399.71	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 201901

<b>Bill To</b>
Bexley CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
03/01/23	3/16/2023
<b>Account Owner</b>	<b>PO#</b>
Charlie Hemelgarn	

Item	Amount
#174894 - Bexley CDD 2022-2023 Maintenance Contract March 2023	\$66,400.00

**RECEIVED**  
03/01/23

**Grand Total \$66,400.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$70,968.74	\$84,481.44	\$21.55	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 202158

<b>Bill To</b>
Bexley CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
03/01/23	3/16/2023
<b>Account Owner</b>	<b>PO#</b>
Charlie Hemelgarn	

<b>Item</b>	<b>Amount</b>
-------------	---------------

**#174894 - Bexley CDD 2022-2023 Maintenance Contract**

*Pest Control (all labor and materials) - 02/27/2023*

\$500.00

**RECEIVED**  
03/01/23

**Grand Total \$500.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$71,468.74	\$84,481.44	\$21.55	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 203531

<b>Bill To</b>
Bexley CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
03/08/23	3/23/2023
<b>Account Owner</b>	<b>PO#</b>
Charlie Hemelgarn	

<b>Item</b>	<b>Amount</b>
-------------	---------------

**#174894 - Bexley CDD 2022-2023 Maintenance Contract**

*Fertilization Bermuda - March - 03/02/2023*

\$1,090.00

**RECEIVED**  
03/08/23

**Grand Total \$1,090.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$72,558.74	\$5,787.14	\$1,399.71	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.



**Please Remit Payment to:**

Juniper Landscaping of Florida, LLC  
PO Box 628395  
Orlando FL 32862-8395



Invoice 203923

<b>Bill To</b>
Bexley CDD c/o Rizzetta and Company 3434 Colwell Ave Suite 200 Tampa, FL 33614

<b>Date</b>	<b>Due Date</b>
03/13/23	3/28/2023
<b>Account Owner</b>	<b>PO#</b>
Charlie Hemelgarn	

Item	Amount
<b>#174894 - Bexley CDD 2022-2023 Maintenance Contract</b>	
<i>Ornamentals Fertilization - March - 03/08/2023</i>	\$2,743.00
<i>Palm Fertilization - March - 03/07/2023</i>	\$581.00
<i>Specialty Plants Fertilize - March - 03/07/2023</i>	\$337.00

**RECEIVED**  
03/13/23

**Grand Total \$3,661.00**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$76,219.74	\$0.00	\$7,186.85	\$0.00	\$0.00

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 25, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3182948

Client Matter No. 2423-1

Ms. Jennifer Goldyn  
Bexley CDD  
c/o Rizzetta & Company, Inc.  
Suite 100  
5844 Old Pasco Rd.  
Wesley Chapel, FL 33544

Invoice No. 3182948  
2423-1

Re: General Counsel

For Professional Legal Services Rendered

01/03/23	A. Willson	0.20	59.00	Review and revise memorandum and resolutions regarding records retention
01/04/23	J. Gillis	0.10	18.00	Finalize memorandum and resolution adopting record retention policy and disseminate same
01/07/23	S. Sandy	0.30	115.50	Allocation of attorney time relative to legislative monitoring activities
01/08/23	R. Dugan	0.30	78.00	Prepare memorandum regarding statutory notice requirements
01/12/23	A. Willson	0.20	59.00	Confer with Mahoney and Goldyn regarding upcoming meeting agenda
01/18/23	A. Willson	0.60	177.00	Confer with Mahoney regarding conveyances; review same; confer with Cole regarding meeting agenda
01/19/23	J. Gillis	0.90	162.00	Draft resolution canvassing and certifying landowner election; review and revise memorandum and resolution adopting records retention

**KUTAK ROCK LLP**

Bexley CDD  
February 25, 2023  
Client Matter No. 2423-1  
Invoice No. 3182948  
Page 2

01/23/23	A. Willson	0.50	147.50	policy; draft engineer's certificate for Bexley South Parcel 3 Phase 1 Lot D
01/24/23	A. Willson	1.30	383.50	Review and revise resolution certifying landowner election; confer with Cole regarding meeting agenda
01/25/23	A. Willson	5.80	1,711.00	Review and revise engineer's certification; review meeting agenda; prepare materials for board meeting
01/27/23	J. Gillis	0.90	162.00	Travel to and attend board meeting; post meeting follow up
01/31/23	A. Willson	0.30	88.50	Research regarding developer access to district property to finish improvements; confer with staff regarding same; draft temporary construction easement agreement for Bexley South parcel 3 phase 1 lot D
				Confer with Mahoney regarding conveyances
TOTAL HOURS		11.40		
TOTAL FOR SERVICES RENDERED				\$3,161.00
DISBURSEMENTS				
Meals			34.49	
Travel Expenses			318.85	
TOTAL DISBURSEMENTS				<u>353.34</u>
TOTAL CURRENT AMOUNT DUE				<u>\$3,514.34</u>

**RECEIVED**  
02/27/23

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 24, 2023

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**ACH/Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3196298

Client Matter No. 2423-1

Notification Email: [eftgroup@kutakrock.com](mailto:eftgroup@kutakrock.com)

Ms. Jennifer Goldyn  
Bexley CDD  
c/o Rizzetta & Company, Inc.  
Suite 100  
5844 Old Pasco Rd.  
Wesley Chapel, FL 33544

Invoice No. 3196298  
2423-1

Re: General Counsel

For Professional Legal Services Rendered

02/04/23	S. Sandy	0.30	115.50	Monitor 2023 legislative session for legislation pertaining to or affecting District
02/07/23	A. Willson	0.30	88.50	Confer with Cole regarding meeting follow up; confer with Izzo regarding conveyances
02/13/23	A. Willson	0.40	118.00	Review and revise tentative agenda; review and revise construction easement
02/14/23	A. Willson	0.20	59.00	Confer with Cole regarding meeting agenda
02/15/23	J. Gillis	0.30	54.00	Draft notice of RFQ for district engineering services
02/15/23	A. Willson	0.30	88.50	Confer with South regarding assignment of Cardno agreement; confer with Cole regarding meeting agenda; review and revise notice of request for qualifications for



**KUTAK ROCK LLP**

Bexley CDD  
March 24, 2023  
Client Matter No. 2423-1  
Invoice No. 3196298  
Page 2

02/16/23	J. Gillis	0.70	126.00	engineering services Review Cardno professional consulting agreement; confer with staff regarding assignment of same to Stantec; draft assignment
02/20/23	A. Willson	0.20	59.00	Confer with Cole and South regarding unauthorized use of district property
02/22/23	A. Willson	1.80	531.00	Continue preparing materials for board meeting; attend same; confer with Chadwick and South regarding mitigation & monitoring report preparations; confer with Mahoney regarding temporary construction easement

TOTAL HOURS	4.50	
TOTAL FOR SERVICES RENDERED		\$1,239.50
TOTAL CURRENT AMOUNT DUE		<u>\$1,239.50</u>

**RECEIVED**  
03/24/23



POOP 911 Tampa  
 PO Box 1928  
 New Port Richey FL 34656

Bexley

B022023

Description of services and area to be cleaned		Date: February 2023
<i>Description</i>	<b>Unit Price</b>	<b>Weekly/Monthly</b>
Pick up station maintenance weekly: removal of pet waste, replace can liner, and fill pick up bags for 43 pet waste stations <b>once</b> weekly. Waste collected and placed in community dumpster.	48 @ \$4.95 each	\$237.36 / \$1029.60
Trash can service: empty trash weekly replace can liner	17 @ \$2.90	\$49.22 / \$213.3
Additional day of service equal to above @ 25% discount		<b>\$214.94/\$931.40</b>
Monthly service fee		<b>\$2174.30</b>

**RECEIVED**  
 03/07/23



POOP 911 Tampa  
 11721 Manistique Way  
 New Port Richey FL, 34654

Bexley

B112022

Date: November 2022		
Description of services and area to be cleaned		
Description	Unit Price	Weekly/Monthly
Pick up station maintenance weekly: removal of pet waste, replace can liner, and fill pick up bags for 43 pet waste stations <b>once</b> weekly. Waste collected and placed in community dumpster.	48 @ \$4.95 each	\$237.36 / \$1029.60
Trash can service: empty trash weekly replace can liner	17 @ \$2.90	\$49.22 / \$213.3
Additional day of service equal to above @ 25% discount		<b>\$214.94/\$931.40</b>
	Monthly service fee	<b>\$2174.30</b>



POOP 911 Tampa  
 11721 Manistique Way  
 New Port Richey FL, 34654

Bexley

B012023

Description of services and area to be cleaned		Date: January 2023
<i>Description</i>	<b>Unit Price</b>	<b>Weekly/Monthly</b>
Pick up station maintenance weekly: removal of pet waste, replace can liner, and fill pick up bags for 43 pet waste stations <b>once</b> weekly. Waste collected and placed in community dumpster.	48 @ \$4.95 each	\$237.36 / \$1029.60
Trash can service: empty trash weekly replace can liner	17 @ \$2.90	\$49.22 / \$213.3
Additional day of service equal to above @ 25% discount		<b>\$214.94/\$931.40</b>
	<b>Monthly service fee</b>	<b>\$2174.30</b>

**RECEIVED**  
 02/06/23

**Rizzetta & Company, Inc.**  
 3434 Colwell Avenue  
 Suite 200  
 Tampa FL 33614

**Invoice**

Date	Invoice #
3/1/2023	INV0000078046

**Bill To:**

BEXLEY CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614
--

Services for the month of	Terms	Client Number
March	Upon Receipt	00547

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,746.75	\$1,746.75
Administrative Services	1.00	\$427.92	\$427.92
Financial & Revenue Collections	1.00	\$455.25	\$455.25
Landscape Consulting Services	1.00	\$800.00	\$800.00
Management Services	1.00	\$2,003.17	\$2,003.17
Website Compliance & Management	1.00	\$100.00	\$100.00

**RECEIVED**  
 02/24/23

<b>Subtotal</b>	\$5,533.09
<b>Total</b>	\$5,533.09



# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
02/12/23		BEXLEY CDD	
<b>Billing Date</b>		<b>Sales Rep</b>	<b>Customer Account</b>
02/12/2023		Jean Mitotes	71068
<b>Total Amount Due</b>			<b>Ad Number</b>
\$151.00			0000272199

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/12/23	02/12/23	0000272199	Times	Legals CLS	Bexley CDD Meeting	1	2x43 L	\$147.00
02/12/23	02/12/23	0000272199	Tampabay.com	Legals CLS	Bexley CDD Meeting AffidavitMaterial	1	2x43 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

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02/12/23		BEXLEY CDD	
<b>Billing Date</b>		<b>Sales Rep</b>	<b>Customer Account</b>
02/12/2023		Jean Mitotes	71068
<b>Total Amount Due</b>			<b>Ad Number</b>
\$151.00			0000272199

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

BEXLEY CDD  
ATTN: RIZZETTA & CO. INC.  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**

RECEIVED

**Published Daily**

FEB 16 2023

STATE OF FLORIDA

COUNTY OF Pasco

} SS

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice in the matter RE: Bexley CDD Meeting** was published in said newspaper by print in the issues of: **2/12/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco County, Florida** and that the said newspaper has heretofore been continuously published in said **Pasco County, Florida** each day and has been entered as a second class mail matter at the post office in said **Pasco County, Florida** for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

**NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Bexley Community Development District will hold a meeting on February 22, 2023, at 1:00 p.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. There may be an occasion where one or more supervisors will participate by speaker telephone.

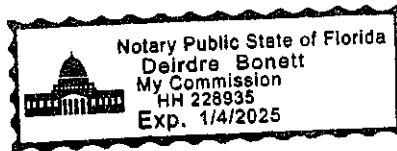
Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Jennifer Goldyn  
District Manager

Run Date: 2/12/23

0000272 199



*Jean Mitotes*

Signature Affiant

Sworn to and subscribed before me this **02/12/2023**

*[Signature]*

Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_

RECEIVED  
03/13/23

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tampabay.com

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396  
Toll Free Phone: 1 (877) 321-7355  
Fed Tax ID 59-0482470

## ADVERTISING INVOICE

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03/12/23		BEXLEY CDD	
Billing Date	Sales Rep	Customer Account	
03/12/2023	Jean Mitotes	71068	
Total Amount Due		Ad Number	
\$133.50		0000277213	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
03/12/23	03/12/23	0000277213	Times	Legals CLS	Bexley CDD Meeting	1	2x38 L	\$129.50
03/12/23	03/12/23	0000277213	Tampabay.com	Legals CLS	Bexley CDD Meeting AffidavitMaterial	1	2x38 L	\$0.00 \$4.00

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DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

BEXLEY CDD  
ATTN: RIZZETTA & CO. INC.  
3434 COLWELL AVE STE 200  
TAMPA, FL 33614

Times Publishing Company  
DEPT 3396  
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**Tampa Bay Times**  
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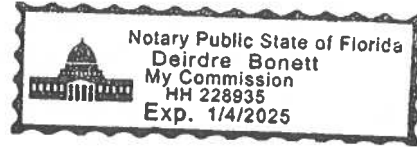
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Publish on March 12, 2023

0000277213



*[Handwritten Signature]*  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this .03/12/2023

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature of Notary Public

Personally known       X       or produced identification

Type of identification produced \_\_\_\_\_

# Tab 7



**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BEXLEY COMMUNITY DEVELOPMENT DISTRICT APPOINTING OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Bexley 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 Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint Officers of the District.

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

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

Matthew Huber is appointed Assistant Secretary.

Section 4. This Resolution supersedes any prior appointments made by the Board for Chairman, Vice-Chairman, and Assistant Secretaries.

Section 5. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 26<sup>th</sup> DAY OF APRIL, 2023.**

**BEXLEY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN / VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY / ASSISTANT SECRETARY**