

Bridgewalk
Community Development District

Agenda

April 4, 2022

AGENDA

Bridgewalk

Community Development District

219 E. Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

March 28, 2022

Board of Supervisors
Bridgewalk Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Bridgewalk Community Development District will be held **Monday, April 4, 2022 at 1:30 p.m. at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 7, 2022 Meeting
4. Consideration of Resolution 2022-11 Authorizing Use of Electronic Documents and Signatures
5. Discussion of Pending Plat Conveyances
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Requests #7 - #8
7. Other Business
8. Supervisor's Requests
9. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is the approval of minutes of the March 7, 2022 meeting. The minutes are enclosed for your review.

The fourth order of business is the consideration of Resolution 2022-11 authorizing use of electronic documents and signatures. A copy of the Resolution is enclosed for your review.

The fifth order of business is the discussion the pending plat conveyances from the Developer to the District. This is an open discussion item.

The sixth order of business is Staff Reports. Sub-Section 1 of the District Manager's Report includes the balance sheet and income statement for review and Sub-Section 2 includes Funding Requests #7 - #8. The funding requests and supporting invoices are enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,



George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
Broc Althafer, District Engineer
Steve Sanford, Bond Counsel
Jon Kessler, Underwriter
Stacey Johnson, Trustee

Enclosures

MINUTES

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, March 7, 2022 at 1:30 p.m. at the Oasis Club at ChampionsGate at 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Ashley Baksh	Assistant Secretary
Brent Kewley	Assistant Secretary
Lane Register	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Broc Althafer <i>by phone</i>	District Engineer
Alan Scheerer	Field Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We don't have any members of the public.

THIRD ORDER OF BUSINESS

Approval of Minutes of the February 7, 2022 Meeting

Mr. Flint: Did the Board have any comments or questions about the February 7, 2022 Board of Supervisors meeting?

Mr. Morgan: They look good. I will make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the February 7, 2022 Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-10
Finalizing the Series 2022 Bonds**

Ms. Trucco: This is a resolution finalizing the assessments and the terms of the Series 2022 bonds. The District issued the bonds you will see as Exhibit ‘A’ the Engineer’s Report and Exhibit ‘B’ is the Final Supplemental Assessment Methodology.

Mr. Morgan: So the Engineer’s report covers the whole project and the assessment report covers what?

Mr. Flint: Assessment Area 1.

Mr. Morgan: Okay.

Mr. Flint: Starting on page 50 you have the final Supplemental Assessment Methodology. On page 9 of the report you will see that this covers 248 units and is a mix of townhomes and three different single family product types. The assessment area includes Phase 1A, 2A/2B. Bond sizing is on page 11, the par amount of the bonds was \$4,440,000. The average coupon was 3.71% for 30 years, capitalized interest through June 15, 2022, and debt service reserve of 50% of max annual debt. Since this time, interest rates have clicked up a little bit. You can see on Table 6 the annual assessment rates were at \$711 for a townhome and a 40 foot is \$1,139 and a 50 foot is \$1,124 and a 60 foot is \$1,708. Phase 1A was platted so the assessment roll includes all of the individual lots as well. Any questions on the resolution or exhibits? Anything you would like to add, Kristen?

Ms. Trucco: This supplements the levying resolution, Resolution 2021-01. You are approving the levying of assessments in the final bond amount of \$4,440,000. Those assessments are being levied in accordance with George’s report attached to this agenda.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2022-10 Finalizing the Series 2022 Bonds, was approved.

FIFTH ORDER OF BUSINESS

Discussion of Pending Plat Conveyances

Mr. Flint: As far as any plats or conveyances, is there anything we need to discuss at this point?

Mr. Morgan: How far are we into Phase 2?

Mr. Register: We are in design for 2A and 2B and permitting and getting bids on that. Is that correct? And 1B is underway.

Mr. Morgan: Okay.

Mr. Bonin: No plats?

Mr. Register: We should be in possession of a draft plat at this point for 2A and 2B, not for 1B.

Mr. Flint: Let us know when it is time to circulate that.

Mr. Register: Broc, do you need anything else from us? I think we talked about this the other day.

Mr. Althafer: I am working with Drew from your office on gathering all of the necessary information.

Ms. Trucco: So they are making some conveyances related to that.

Mr. Register: I believe all of the existing tracts have been conveyed.

Mr. Flint: We had to do that because the street lights wouldn't switch over to the CDD without that.

Mr. Register: The conveyances are done we just need to put together the requisition.

Mr. Flint: That is good, it is usually the other way around.

SIXTH ORDER OF BUSINESS

Staff Report

A. Attorney

Mr. Flint: Staff reports, anything else from you Kristen?

Ms. Trucco: No, I do not have any other updates for the Board. I will keep any eye out for the requisitions.

B. Engineer

Mr. Flint: Broc, do you have anything?

Mr. Althafer: I am working on the stormwater needs analysis. I hope to have that completed and ready for presentation at the next meeting.

Mr. Morgan: Great.

Mr. Flint: That will be the first one.

Mr. Morgan: You will be setting the precedent on that one.

C. District Manager's Report

i. Balance Sheet and Income Statement

Mr. Flint: We have the unaudited financials through the end of January. If there are any questions, we can discuss those.

ii. Ratification of Funding Request #6

Mr. Flint: This is for Funding Request #6 for \$4,683.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Request #6, was ratified.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Flint: Is there any other business or Supervisor’s requests?

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

On MOTION by Mr. Morgan, seconded by Ms. Baksh, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR AND AUTHORIZING THE USE OF ELECTRONIC DOCUMENTS AND SIGNATURES; ADOPTING AND IMPLEMENTING ELECTRONIC DOCUMENT CONTROL PROCESSES AND PROCEDURES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure; and

WHEREAS, Chapter 190, *Florida Statutes* authorizes the District Board of Supervisors, to enter into various contracts for the purposes set forth therein; and

WHEREAS, the District Board of Supervisors finds that it is the interest of the District and its residents to reduce waste, costs, and to enhance services; and

WHEREAS, the District Board of Supervisors recognizes that the Florida Legislature, through the passage of The Electronic Signature Act of 1996, intended to, among other goals, facilitate economic development and efficient delivery of government services by means of reliable electronic messages and foster the development of electronic commerce through the use of electronic signatures to lend authenticity and integrity to writings in any electronic medium; and

WHEREAS, the District Board of Supervisors wishes to further these goals through the use of electronic documents and signatures.

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

SECTION 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. FORCE AND EFFECT OF ELECTRONIC DOCUMENTS AND SIGNATURES. Unless otherwise provided by law, electronic documents and signatures submitted to and on behalf of the District may be used for all purposes and shall have the same force and effect as printed documents and manual signatures.

SECTION 3. AUTHORIZING UTILIZATION OF ELECTRONIC SIGNATURES AND DOCUMENTS. All contractors and personnel associated with the District are hereby authorized and encouraged to utilize electronic documents and signatures when reasonably practicable and as permitted by law. The District Manager is authorized and directed to obtain the provision of electronic document services or platforms offered by nationally recognized third party vendors that increase the efficiency of the District's operations.

SECTION 4. CONTROLS PROCESSES AND PROCEDURES. The District Board of Supervisors hereby authorizes and directs the District Manager to create control processes and procedures consistent with Florida Law to ensure adequate integrity, security, confidentiality, and auditability of all transactions conducted using electronic commerce.

SECTION 5. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of April, 2022.

ATTEST:

**BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**

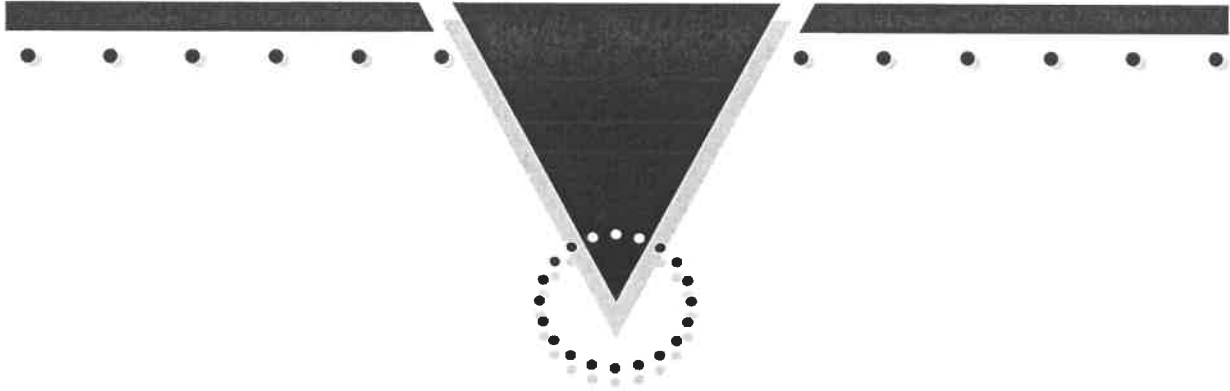
Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VI

SECTION C

SECTION 1



Bridgewalk
Community Development District

Unaudited Financial Reporting

February 28, 2022



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Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
February 28, 2022

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<u>ASSETS:</u>				
CASH	\$6,086	--	-	\$ 6,086
DUE FROM DEVELOPER	\$4,684	-	-	\$4,684
<u>INVESTMENTS</u>				
SERIES 2022				
RESERVE	-	\$1 23,450	-	\$1 23,450
REVENUE	-	-	-	\$0
INTEREST	-	\$ 48,476	-	\$ 48,476
CONSTRUCTION	-	-	\$ 4,064,559	\$4,064,559
COST OF ISSUANCE	-	-	\$ 5,725	\$5,725
TOTAL ASSETS	\$10,770	\$171,926	\$4,070,284	\$4,252,980
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$6,819	-	-	\$ 6,819
<u>FUND EQUITY:</u>				
FUND BALANCES:				
UNASSIGNED	\$3,951	-	-	\$ 3,951
RESTRICTED FOR DEBT SERVICE	-	\$1 71,926	-	\$1 71,926
RESTRICTED FOR CAPITAL PROJECTS	-	-	\$ 4,070,284	\$4,070,284
TOTAL LIABILITIES & FUND EQUITY	\$10,770	\$171,926	\$4,070,284	\$4,252,980

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
DEVELOPER CONTRIBUTIONS	\$106,918	\$44,549	\$39,122	(\$5,427)
TOTAL REVENUES	\$106,918	\$44,549	\$39,122	(\$5,427)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$5,000	\$3,200	\$1,800
FICA EXPENSE	\$918	\$383	\$245	\$138
ENGINEERING	\$12,000	\$5,000	\$0	\$5,000
ATTORNEY	\$25,000	\$10,417	\$6,792	\$3,625
MANAGEMENT FEES	\$35,000	\$14,583	\$14,583	(\$0)
INFORMATION TECHNOLOGY	\$1,050	\$438	\$438	\$0
WEBSITE CREATION	\$1,750	\$1,750	\$1,750	\$0
WEBSITE MAINTENANCE	\$600	\$250	\$50	\$200
TELEPHONE	\$300	\$125	\$0	\$125
POSTAGE	\$1,000	\$417	\$16	\$401
INSURANCE	\$5,000	\$5,000	\$5,000	\$0
PRINTING & BINDING	\$1,000	\$417	\$169	\$248
LEGAL ADVERTISING	\$10,000	\$4,167	\$8,196	(\$4,029)
OTHER CURRENT CHARGES	\$500	\$208	\$0	\$208
OFFICE SUPPLIES	\$625	\$260	\$54	\$206
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
ELECTRIC	\$0	\$0	\$240	(\$240)
TOTAL EXPENDITURES	\$106,918	\$48,589	\$40,907	\$7,682
EXCESS REVENUES (EXPENDITURES)	\$0		(\$1,785)	
FUND BALANCE - Beginning	\$0		\$5,736	
FUND BALANCE - Ending	\$0		\$3,951	

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	PROPOSED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$171,926	\$171,926	\$171,926	\$0
TOTAL REVENUES	\$171,926	\$171,926	\$171,926	\$0
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
INTEREST EXPENSE - 06/15	\$48,476	\$0	\$0	\$0
TOTAL EXPENDITURES	\$48,476	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$123,450		\$171,926	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$171,926	

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending February 28, 2022

	PROPOSED BUDGET	PRORATED BUDGET THRU 2/28/22	ACTUAL THRU 2/28/22	VARIANCE
<u>REVENUES:</u>				
BOND PROCEEDS	\$0	\$0	\$4,268,074	\$4,268,074
PREMIUM	\$0	\$0	\$95,410	\$95,410
TOTAL REVENUES	\$0	\$0	\$4,363,484	\$4,363,484
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
CAPITAL OUTLAY - COST ISSUANCE	\$0	\$0	\$293,200	(\$293,200)
TOTAL EXPENDITURES	\$0	\$0	\$293,200	(\$293,200)
EXCESS REVENUES (EXPENDITURES)	\$0		\$4,070,284	
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	\$0		\$4,070,284	

BRIDGEWALK
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
DEVELOPER CONTRIBUTIONS	\$10,918	\$10,286	\$4,336	\$6,898	\$4,684	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,122
TOTAL REVENUES	\$10,918	\$10,286	\$4,336	\$6,898	\$4,684	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,122
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$0	\$1,600	\$0	\$0	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200
FICA EXPENSE	\$0	\$122	\$0	\$0	\$122	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$245
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$2,136	\$896	\$764	\$2,996	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,792
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,583
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$438
WEBSITE CREATION	\$0	\$0	\$0	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
WEBSITE MAINTENANCE	\$0	\$0	\$0	\$0	\$50	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$11	\$0	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
PRINTING & BINDING	\$0	\$95	\$15	\$59	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$169
LEGAL ADVERTISING	\$4,333	\$3,862	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,195
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OFFICE SUPPLIES	\$0	\$0	\$54	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$54
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
ELECTRIC	\$0	\$0	\$0	\$0	\$240	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$240
TOTAL EXPENDITURES	\$16,649	\$9,580	\$3,848	\$7,809	\$5,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,907
EXCESS REVENUES (EXPENDITURES)	(\$3,730)	\$706	\$488	\$1,089	(\$338)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,785)

BRIDGEWALK
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (21)	General Fund Portion (22)	Due from Capital	Over and (short) Balance Due
FY21 - 1								
1	9/15/21	11/23/21	\$ 12,750.00	\$ 12,750.00	\$ 6,000.00	\$ 6,750.00	\$ -	\$ -
2	10/25/21	11/23/21	\$ 6,969.17	\$ 6,969.17	\$ 2,801.00	\$ 4,168.17	\$ -	\$ -
3	11/23/21	2/11/22	\$ 6,224.12	\$ 6,224.12	\$ -	\$ 6,224.12	\$ -	\$ -
4	11/28/21	2/11/22	\$ 4,062.08	\$ 4,062.08	\$ -	\$ 4,062.08	\$ -	\$ -
5	12/10/21	2/11/22	\$ 4,336.01	\$ 4,336.01	\$ -	\$ 4,336.01	\$ -	\$ -
6	1/17/22	2/11/22	\$ 8,897.74	\$ 8,897.74	\$ -	\$ 8,897.74	\$ -	\$ -
7	2/14/22	3/5/22	\$ 4,683.62	\$ 4,683.62	\$ -	\$ 4,683.62	\$ -	\$ -
8	3/14/22		\$ -	\$ 7,502.99	\$ -	\$ 7,502.99	\$ -	\$ 7,502.99
	3/25/22		\$ -	\$ 3,677.00	\$ -	\$ 3,677.00	\$ -	\$ 3,677.00
Due from Developer				\$ 59,102.73	\$ 8,801.00	\$ 50,301.73	\$ -	\$ 11,179.99

Total Developer Contributions FY22
\$ 50,301.73

BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

LONG TERM DEBT REPORT

SERIES 2022, SPECIAL ASSESSMENT BONDS	
ASSESSMENT AREA ONE PROJECT	
INTEREST RATE:	2.500%, 3.000%, 3.250%, 4.000%
MATURITY DATE:	12/15/2052
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE
RESERVE FUND REQUIREMENT	\$123,450
RESERVE FUND BALANCE	\$123,450
BONDS OUTSTANDING - 2/22/22	\$4,440,000
CURRENT BONDS OUTSTANDING	\$4,440,000

SECTION 2

Bridgewalk

Community Development District

FY22 Funding Request #7
March 14, 2022

Payee	General Fund FY2022
1 Governmental Management Services-CF, LLC Invoice #8 - Management Fees - March 2022	\$ 3,430.29
2 Latham, Luna, Eden & Beaudine, LLP Invoice #03310 - General Counsel - January 2022	\$ 2,996.20
3 Supervisor Fees March 7, 2022	
Ashley Baksh	\$ 215.30
Patrick Bonin Jr.	\$ 215.30
Brent Kewley	\$ 215.30
Adam Morgan	\$ 215.30
Lane Register	\$ 215.30
	\$ 7,502.99
<hr/>	
Total:	\$ 7,502.99

Please make check payable to:

Bridgewalk Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 8
Invoice Date: 3/1/22
Due Date: 3/1/22
Case:
P.O. Number:

Bill To:
Bridgewalk GDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - March 2022		2,916.67	2,916.67
Website Administration - March 2022		50.00	50.00
Information Technology - March 2022		87.50	87.50
Office Supplies		0.78	0.78
Postage		29.82	29.82
Copies		53.85	53.85
Dissemination Agent Services - March 2022		291.67	291.67
Total			\$3,430.29
Payments/Credits			\$0.00
Balance Due			\$3,430.29



LATHAM, LUNA,
EDEN & BEAUDINE,
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

February 18, 2022

Invoice #: 03310
Federal ID #: 59-3366512

BRIDGEWALK CDD
c/o Governmental Management Services- CFL, Inc. 219 East
Livingston Street
Orlando, FL 32801

2nd
310.57315

RECEIVED
FEB 21 2022
BY: _____

Matter ID: 3371-001

General

For Professional Services Rendered:

Date	Initials	Description	Hours	Amount
1/3/2022	KET	Review of the Bridgewalk Phase 1A plat and preparation of conveyance documents for same. Email correspondence to the developer and district engineer regarding conveyances for the Phase 1A plat. Attended Board of Supervisors' meeting. Preparation of task list. Email correspondence to Board members regarding stormwater and wastewater system needs analysis reports.	5.50	\$1,512.50
1/3/2022	JAC	Prep K. Trucco for Board of Supervisors meeting / bond delegation resolution.	0.20	\$77.00
1/4/2022	KET	Receipt and review of executed delegation Resolution 2022-08.	0.20	\$55.00
1/12/2022	KET	Email correspondence on conveyances for the Phase 1A plat.	0.70	\$192.50
1/13/2022	KET	Preparation of conveyance documents for Phase 1A and email correspondence to working group regarding same. Telephone discussion with the district engineer regarding Certificate for execution and email correspondence regarding same.	1.20	\$330.00
1/14/2022	KET	Receipt and review of email correspondence from the district engineer regarding the Phase 1A conveyance documents and responded to same. Preparation of conveyance for Phase 1A plat.	1.70	\$467.50
1/28/2022	KET	Preparation of conveyance documents for Phase 1A.	0.50	\$137.50
1/31/2022	KET	Receipt and review of email correspondence from developer regarding satisfaction of lien related to construction on Phase 1A. Prepared Resolution 2022-09 for conveyance of real property and improvements in Phase 1A.	0.70	\$192.50
Total Professional Services:			10.70	\$2,964.50

For Disbursements Incurred:

12/30/2021	Check # 1815 KRISTEN E TRUCCO; Disbursement for Travel to Board Meeting on December 6, 2021	\$31.70
Total Disbursements Incurred:		\$31.70

Total **\$2,996.20**
Previous Balance \$3,795.84

Payments & Credits

Date	Type	Notes	Amount
2/17/2022	Payment	#000008	-\$3,032.19
Payments & Credits			-\$3,032.19
Total Due			\$3,759.85

Bridgewalk

Community Development District

FY22 Funding Request #8
March 25, 2022

Payee		General Fund FY2022	
1	Governmental Management Services-CF, LLC Invoice #10 - SERC Preparation - March 2022	\$	2,500.00
2	Latham, Luna, Eden & Beaudine, LLP Invoice #26059 - General Counsel - February 2022	\$	1,177.00
		\$	3,677.00
		Total:	\$ 3,677.00

Please make check payable to:

Bridgewalk Community Development District
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 10

Invoice Date: 3/16/22

Due Date: 3/16/22

Case:

P.O. Number:

Bill To:

Bridgewalk CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Establishment/ SERC Preparation - Bridgewalk CDD		2,500.00	2,500.00
Total			\$2,500.00
Payments/Credits			\$0.00
Balance Due			\$2,500.00



201 S. ORANGE AVE, STE 1400
 POST OFFICE BOX 3353
 ORLANDO, FLORIDA 32801

March 17, 2022

Invoice #: 26059
 Federal ID #: 59-3366512

BRIDGEWALK CDD
 c/o Governmental Management Services- CFL, Inc. 219 East
 Livingston Street
 Orlando, FL 32801

Matter ID: 3371-001 General

For Professional Services Rendered:

2/7/2022	KET	Review of Agenda in preparation of Board of Supervisors' meeting. Attended Board of Supervisors meeting. Preparation of task list.	1.00	\$275.00
2/9/2022	KET	Preparation of task list.	0.20	\$55.00
2/18/2022	KET	Compiled Issuer documents for bond closing.	1.50	\$412.50
2/22/2022	jms	Review and record Special Warranty Deed	0.10	\$11.50
2/28/2022	KET	Preparation of Resolution finalizing assessments.	1.20	\$330.00
Total Professional Services:			4.00	\$1,084.00

For Disbursements Incurred:

2/11/2022		E-recording of Special Warranty Deed in Osceola County, FL on January 31, 2022		\$43.70
2/16/2022		Travel to Board Meeting on February 7, 2022		\$5.60
2/24/2022		E-recording of Deed in Osceola County, FL on February 22, 2022		\$43.70
Total Disbursements Incurred:				\$93.00

Total	\$1,177.00
Previous Balance	\$3,759.85
Total Due	\$4,936.85