

*Bridgewalk  
Community Development District*

*Agenda*

*November 7, 2022*



# AGENDA



# *Bridgewalk*

## *Community Development District*

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219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

October 31, 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, November 7, 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 October 3, 2022 Meeting
4. Consideration of Agreement with DiBartolomeo, McBee, Hartley & Barnes to Provide Auditing Services for the Fiscal Years 2022 – 2024
5. Ratification of Series 2022 Requisition #2
6. Discussion of Pending Plat Conveyances
7. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Balance Sheet and Income Statement
    - ii. Ratification of Funding Request #1
8. Other Business
9. Supervisor's Requests
10. Adjournment

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*

George S. Flint  
District Manager

Cc: Jan Carpenter, District Counsel  
Broc Althafer, District Engineer

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, October 3, 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
Brent Kewley <i>by phone</i>	Assistant Secretary
Lane Register	Assistant Secretary
Juan Vasquez	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Broc Althafer	District Engineer
Alan Scheerer	Field Manager

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Flint called the meeting to order and called the roll. Four Board Members were present constituting a quorum. Prior to the meeting, Mr. Vasquez was sworn in by Mr. Flint.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Mr. Flint: We just have Board Members and staff here.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the September 12, 2022 Board of Supervisors Meeting and Acceptance of Minutes of the September 12, 2022 Audit Committee Meeting**

Mr. Flint: Are there any comments or corrections to the September 12, 2022 Board of Supervisors and Audit Committee meeting minutes?

Mr. Morgan: I will make a motion to accept both of them.



On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the September 12, 2022 Board of Supervisors Meeting were approved as presented and the Minutes of the September 12, 2022 Audit Committee Meeting, were accepted.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2023-01 Approving Conveyance of Real Property and Improvements (Lift Station)**

Mr. Trucco: This is the conveyance of a lift station tract in the Bridgewalk Phase 1B, 2A, and 2B plat. This one is going to be going from Standard Pacific of Florida, LLC who is the owner of the dedication to the plat to the District, and then from the District to Toho Water Authority. This resolution is going to approve the concept of the conveyance, and then authorize District staff and the Chairman to execute these documents, subject to approval of the District Engineer and District Counsel. Attached to the resolution are standard conveyances for this type of transaction. And as shown in the bill of sale, this transfers the real property tract and the infrastructure improvements on the lift station tract to the District, and then from the District to Toho. We also have an agreement regarding taxes, our owner's affidavit—certifying that there are no outstanding taxes on the tracts, nor are there any encumbrances that would prohibit the District from owning them and transferring them. There's also an LLC affidavit that is required by Toho, which comes from the Developer, certifying that it is a properly formed LLC under Florida Law. We have prepared a substantially final form, but like I said they are still subject to District Engineer sign-off, as well as a sign-off from Toho. This is the most current form, so there will probably be minimal changes from this point forward, but if you have any questions, I can take them now. Otherwise, we are looking for a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2023-01 Approving Conveyance of Real Property and Improvements (Lift Station), was approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2023-02 Ratifying Conveyance of Real Property and Improvements (Phase 1A)**

Mr. Flint: This is also a conveyance, and it is to clean up any other infrastructure improvements in Phase 1A from Standard Pacific of Florida to the District. Basically, the District Engineer had notified us that there were actually some remaining infrastructure improvements on tract ZZ, which is the roadway in that Phase 1A plat. It still needed to be transferred to the District



because they were being reimbursed for the requisition to Standard Pacific of Florida. So these are just our standard conveyance documents for infrastructure improvements only that are located on tract ZZ. There is the bill of sale for the transfer from the Developer to the District only, and then there are the owner's affidavit and the certificate from the District Engineer, which we have already obtained. I just need a motion to approve.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2023-02 Ratifying Conveyance of Real Property and Improvements (Phase 1A), was approved.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2023-03 Amending the Fiscal Year 2022 Budget**

Mr. Flint: This is Resolution 2023-03, which amends the budget. Any time the total expenses exceed the total budget, you are required to amend the budget within 60 days of the end of the Fiscal Year.

Mr. Morgan: How much were we off?

Mr. Flint: If you go to the attachment, I think our budget was \$106,918, and we are amending it to \$122,007.60.

Mr. Morgan: Was it landscape maintenance that was the big one?

Mr. Flint: Yes, because we didn't have any field expenses budgeted. We had some savings on the admin side, but then we had about \$42,000 in operational costs that net increases to about \$15,000.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2023-03 Amending the Fiscal Year 2022 Budget, was approved.

#### **SEVENTH ORDER OF BUSINESS**

#### **Discussion of Pending Plat/Conveyances**

Mr. Flint: Any pending plats or conveyances that we need to discuss?

Mrs. Trucco: Are there any other real property tracts that are in Phase 1B and 2A and 2B?

Mr. Register: Just those.

Mr. Morgan: There is \$4,000,000 in the construction fund, correct?

Mr. Flint: The requisition isn't on here for it.

Mr. Kewley: I got the email last week and I am gathering that information to get to George.



**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Mr. Flint: Staff reports, anything else Kristen?

Ms. Trucco: I have no updates for the Board.

**B. Engineer**

Mr. Flint: Broc, anything from the Engineer?

Mr. Althafer: I have nothing to report but I am available for questions.

**C. District Manager's Report**

**i. Balance Sheet and Income Statement**

Mr. Flint: You have the unaudited financials through the end of August. No action is required. If there are any questions, we can discuss those.

**ii. Ratification of Funding Request #15**

Mr. Flint: You have ratification of Funding Request #15, which has \$11,584 for FY22 and \$5,000 for FY23, and that is for the liability insurance.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Funding Request #15, was ratified.
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**NINTH ORDER OF BUSINESS**

**Other Business**

Mr. Flint: Was there any other business or Supervisor's requests? Hearing none,

**TENTH ORDER OF BUSINESS**

**Supervisor's Requests**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Flint: Is there a motion to adjourn?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## SECTION IV



October 26, 2022

Bridgewalk Community Development District

We are pleased to confirm our understanding of the services we are to provide Bridgewalk Community Development District for the years ended September 30, 2022, 2023, and 2024. We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, which collectively comprise the basic financial statements of Bridgewalk Community Development District as of and for the years ended September 30, 2022, 2023, and 2024. Accounting standards generally accepted in the United States provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Bridgewalk Community Development District's basic financial statements. Such information, 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. As part of our engagement, we will apply certain limited procedures to Bridgewalk Community Development District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding 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 will 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. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis.

**Audit Objective**

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. If our opinions on the financial statements are other than unqualified, we will fully discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

**Management Responsibilities**

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein. You are also responsible for making all management decisions and performing all management functions; for designating an individual with suitable skill, knowledge, or experience to oversee our assistance with the preparation of your financial statements and related notes and any other non-attest services we provide; and for evaluating the adequacy and results of those services and accepting responsibility for them.



Management is responsible for establishing and maintaining effective internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the fair presentation in the financial statements of the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Bridgewalk Community Development District and the respective changes in financial position and where applicable, cash flows, in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud or illegal acts affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud or illegal acts could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws and regulations. You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on the supplementary information.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the entity.

Because an audit is designed to provide reasonable, but not absolute, assurance and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform you of any material errors and any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.



### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Bridgewalk Community Development District's compliance with applicable laws and regulations and the provisions of contracts and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

### **Engagement Administration, Fees, and Other**

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

We understand that your employees will assist in the preparation of confirmations we request and will locate any documents selected by us for testing.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are estimated not to exceed \$2,800 for the year ending 2022, \$2,900 for the year ending 2023 and \$3,100 for the year ending 2024, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination, subject to any offsets that the District may have.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.



We agree and understand that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

We appreciate the opportunity to be of service to Bridgewalk Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

This letter will continue in effect until canceled by either party.

Sincerely,



DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Bridgewalk Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

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



## SECTION V



**BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2022  
(ASSESSMENT AREA ONE PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Bridgewalk Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of January 1, 2022, as supplemented by that certain First Supplemental Trust Indenture dated as of January 1, 2022 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: **2**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

**Lennar Homes LLC**

(D) Amount Payable: **\$4,065,172.00**

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

**Reimbursement of infrastructure costs for Assessment Area 1**

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

**Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund.**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and
4. each disbursement represents a cost of Assessment Area One Project which has not previously been paid.



The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

BRIDGEWALK COMMUNITY  
DEVELOPMENT DISTRICT

By: Adam Morgan  
Responsible Officer  
Date: 10/6/2022 | 9:06 AM PDT

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR NON-OPERATING COSTS REQUESTS ONLY**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the Assessment Area One Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.



\_\_\_\_\_  
Consulting Engineer



	Assessment Area 1			Requisition No.1 (2022)
	Total Contract	CDD Costs	Costs identified in Engineer's Report	
<b>Bridgewalk CDD Cost Summary</b>				
Storm Water Management Facilities	\$ 3,487,969.62	\$ 2,572,157.54	\$ 2,546,174.64	\$ 2,546,174.64
Potable Water Distribution Facilities	\$ 660,176.80	\$ 434,251.80	\$ 368,791.35	\$ 368,791.35
Sanitary Sewer Collection & Conveyance Facilities	\$ 1,315,209.90	\$ 1,185,971.90	\$ 1,723,471.26	\$ 416,382.40
Reclaimed Water Distribution Facilities	\$ 339,296.10	\$ 256,000.10	\$ 1,709,347.98	\$ 256,000.10
Roadway & Alleyway Infrastructure	\$ 2,606,882.82	\$ 2,434,914.11	\$ 2,201,359.09	\$ -
Landscape, Irrigation & Hardscape	\$ 470,402.65	\$ 470,402.65	\$ 553,571.43	\$ 470,402.65
Underground Electrical System	\$ 404,362.24	\$ 327,509.68	\$ 372,000.00	
Professional and Inspection Fees	\$ 542,352.00	\$ 293,229.00	\$ 529,939.23	\$ 7,420.86
<b>TOTAL</b>	<b>\$ 9,826,652.13</b>	<b>\$ 7,974,436.78</b>	<b>\$ 10,004,654.98</b>	<b>\$ 4,065,172.00</b>



## SECTION VII

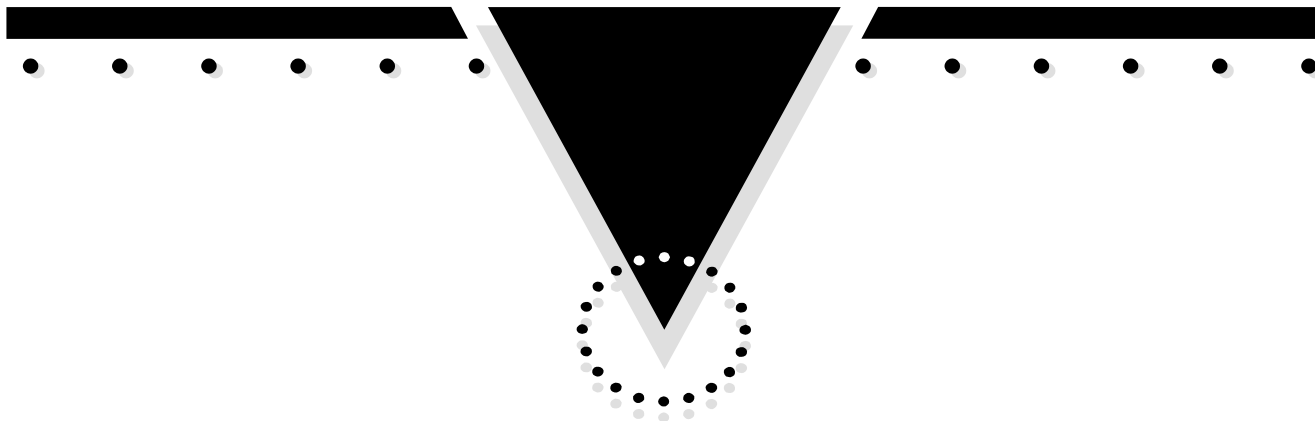


# SECTION C



# SECTION 1





# **Bridgewalk**

## **Community Development District**

**Unaudited Financial Reporting**  
**September 30, 2022**





# TABLE OF CONTENTS

1	<hr/> BALANCE SHEET <hr/>
2	<hr/> GENERAL FUND INCOME STATEMENT <hr/>
3	<hr/> DEBT SERVICE FUND SERIES 2022 <hr/>
4	<hr/> CAPITAL PROJECTS FUND SERIES 2022 <hr/>
5	<hr/> MONTH TO MONTH <hr/>
6	<hr/> DEVELOPER CONTRIBUTION SCHEDULE <hr/>
7	<hr/> LONG TERM DEBT SUMMARY <hr/>
8	<hr/> FY22 ASSESSMENT RECEIPT SCHEDULE <hr/>
9	<hr/> CONSTRUCTION SCHEDULE SERIES 2022 <hr/>



**Bridgewalk**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
**September 30, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2022
<b><u>ASSETS:</u></b>				
CASH	\$3,584	---	---	\$3,584
DUE FROM DEVELOPER	\$14,803	---	---	\$14,803
PREPAID EXPENSES	\$5,375	---	---	\$5,375
<b><u>INVESTMENTS</u></b>				
SERIES 2022				
RESERVE	---	\$123,450	---	\$123,450
REVENUE	---	\$77,230	---	\$77,230
INTEREST	---	\$0	---	\$0
CONSTRUCTION	---	---	\$4,075,668	\$4,075,668
<b>TOTAL ASSETS</b>	<b>\$23,762</b>	<b>\$200,680</b>	<b>\$4,075,668</b>	<b>\$4,300,110</b>
<b><u>LIABILITIES:</u></b>				
ACCOUNTS PAYABLE	\$12,927	---	\$4,065,172	\$4,078,099
DEFERRED REVENUE	\$5,375	---	---	\$5,375
<b><u>FUND EQUITY:</u></b>				
FUND BALANCES:				
UNASSIGNED	\$5,460	---	---	\$5,460
RESTRICTED FOR DEBT SERVICE	---	\$200,680	---	\$200,680
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$10,496	\$10,496
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$23,762</b>	<b>\$200,680</b>	<b>\$4,075,668</b>	<b>\$4,300,110</b>



# BRIDGEWALK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
<b><u>REVENUES:</u></b>				
DEVELOPER CONTRIBUTIONS	\$164,210	\$164,210	\$136,489	(\$27,721)
<b>TOTAL REVENUES</b>	<b>\$164,210</b>	<b>\$164,210</b>	<b>\$136,489</b>	<b>(\$27,721)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
SUPERVISORS FEES	\$12,000	\$12,000	\$9,400	\$2,600
FICA EXPENSE	\$918	\$918	\$719	\$199
ENGINEERING	\$12,000	\$12,000	\$2,500	\$9,500
ATTORNEY	\$25,000	\$25,000	\$14,713	\$10,287
DISSEMINATION	\$2,042	\$2,042	\$2,042	\$0
ANNUAL AUDIT	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$35,000	\$35,000	\$35,000	(\$0)
INFORMATION TECHNOLOGY	\$1,050	\$1,050	\$1,050	\$0
WEBSITE CREATION	\$1,750	\$1,750	\$1,750	\$0
WEBSITE MAINTENANCE	\$600	\$600	\$400	\$200
TELEPHONE	\$300	\$300	\$0	\$300
POSTAGE	\$1,000	\$1,000	\$82	\$918
INSURANCE	\$5,000	\$5,000	\$5,000	\$0
PRINTING & BINDING	\$1,000	\$1,000	\$341	\$660
LEGAL ADVERTISING	\$12,500	\$12,500	\$13,046	(\$546)
OTHER CURRENT CHARGES	\$2,500	\$2,500	\$2,500	\$0
OFFICE SUPPLIES	\$625	\$625	\$56	\$569
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<b><u>FIELD:</u></b>				
ELECTRIC	\$750	\$750	\$516	\$234
WATER & SEWER	\$5,000	\$5,000	\$3,649	\$1,351
LANDSCAPE MAINTENANCE	\$45,000	\$45,000	\$43,826	\$1,174
<b>TOTAL EXPENDITURES</b>	<b>\$164,210</b>	<b>\$164,210</b>	<b>\$136,765</b>	<b>\$27,445</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$276)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$5,736</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$5,460</b>	



# BRIDGEWALK

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

Series 2022

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
<b><u>REVENUES:</u></b>				
BOND PROCEEDS	\$171,926	\$171,926	\$171,926	\$0
SPECIAL ASSESSMENTS	\$77,219	\$77,219	\$77,219	(\$0)
INTEREST	\$0	\$0	\$343	\$343
<b>TOTAL REVENUES</b>	<b>\$249,145</b>	<b>\$249,145</b>	<b>\$249,488</b>	<b>\$343</b>
<b><u>EXPENDITURES:</u></b>				
INTEREST EXPENSE - 06/15	\$48,476	\$48,476	\$48,476	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$48,476</b>	<b>\$48,476</b>	<b>\$48,476</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES):</u></b>				
TRANSFER IN/(OUT)	\$0	\$0	(\$332)	\$332
<b>TOTAL SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$332)</b>	<b>\$332</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$200,669</b>		<b>\$200,680</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$200,680</b>	



# BRIDGEWALK

## COMMUNITY DEVELOPMENT DISTRICT

### CAPITAL PROJECTS FUND

Series 2022

#### Statement of Revenues & Expenditures

For The Period Ending September 30, 2022

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/22	ACTUAL THRU 9/30/22	VARIANCE
<b><u>REVENUES:</u></b>				
BOND PROCEEDS	\$0	\$0	\$4,268,074	\$4,268,074
PREMIUM	\$0	\$0	\$95,410	\$95,410
INTEREST	\$0	\$0	\$10,932	\$10,932
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,374,416</b>	<b>\$4,374,416</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$4,065,327	(\$4,065,327)
CAPITAL OUTLAY - COST ISSUANCE	\$0	\$0	\$298,925	(\$298,925)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,364,252</b>	<b>(\$4,364,252)</b>
<b><u>OTHER SOURCES/(USES):</u></b>				
TRANSFER IN/(OUT)	\$0	\$0	\$332	(\$332)
<b>TOTAL SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$332</b>	<b>(\$332)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$10,496</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$0</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$10,496</b>	



**BRIDGEWALK**  
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>REVENUES:</b>													
DEVELOPER CONTRIBUTIONS	\$10,918	\$10,286	\$4,336	\$8,898	\$4,684	\$11,180	\$4,818	\$4,430	\$34,627	\$10,166	\$17,343	\$14,803	\$136,489
<b>TOTAL REVENUES</b>	<b>\$10,918</b>	<b>\$10,286</b>	<b>\$4,336</b>	<b>\$8,898</b>	<b>\$4,684</b>	<b>\$11,180</b>	<b>\$4,818</b>	<b>\$4,430</b>	<b>\$34,627</b>	<b>\$10,166</b>	<b>\$17,343</b>	<b>\$14,803</b>	<b>\$136,489</b>
<b>EXPENDITURES:</b>													
<b>ADMINISTRATIVE:</b>													
SUPERVISOR FEES	\$0	\$1,600	\$0	\$0	\$1,600	\$800	\$1,600	\$800	\$0	\$0	\$1,200	\$1,800	\$9,400
FICA EXPENSE	\$0	\$122	\$0	\$0	\$122	\$61	\$122	\$61	\$0	\$0	\$92	\$138	\$719
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$2,500
ATTORNEY	\$2,136	\$896	\$764	\$2,996	\$1,177	\$338	\$1,361	\$1,114	\$0	\$699	\$864	\$2,368	\$14,713
DISSEMINATION	\$0	\$0	\$0	\$0	\$0	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$2,042
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ASSESSMENT ADMINISTRATION	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MANAGEMENT FEES	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$35,000
INFORMATION TECHNOLOGY	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$88	\$1,050
WEBSITE CREATION	\$0	\$0	\$0	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
WEBSITE MAINTENANCE	\$0	\$0	\$0	\$0	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$400
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$0	\$0	\$11	\$0	\$4	\$30	\$3	\$7	\$3	\$20	\$1	\$3	\$82
INSURANCE	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
PRINTING & BINDING	\$0	\$95	\$15	\$59	\$0	\$54	\$30	\$0	\$26	\$1	\$44	\$17	\$341
LEGAL ADVERTISING	\$4,333	\$3,862	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,168	\$234	\$449	\$13,046
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500
OFFICE SUPPLIES	\$0	\$0	\$54	\$0	\$0	\$1	\$0	\$0	\$0	\$1	\$0	\$0	\$56
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>FIELD:</b>													
ELECTRIC	\$0	\$0	\$0	\$0	\$240	\$0	\$0	\$0	\$182	\$23	\$33	\$38	\$516
WATER & SEWER	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,642	\$865	\$1,012	\$130	\$3,649
LANDSCAPE MAINTENANCE	\$0	\$0	\$0	\$0	\$5,478	\$5,478	\$5,478	\$5,478	\$5,478	\$5,478	\$5,478	\$5,478	\$43,826
<b>TOTAL EXPENDITURES</b>	<b>\$14,649</b>	<b>\$9,580</b>	<b>\$3,848</b>	<b>\$7,809</b>	<b>\$11,676</b>	<b>\$12,608</b>	<b>\$14,440</b>	<b>\$10,807</b>	<b>\$10,677</b>	<b>\$14,600</b>	<b>\$12,304</b>	<b>\$13,767</b>	<b>\$136,765</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$3,730)</b>	<b>\$706</b>	<b>\$488</b>	<b>\$1,089</b>	<b>(\$6,993)</b>	<b>(\$1,428)</b>	<b>(\$9,622)</b>	<b>(\$6,377)</b>	<b>\$23,951</b>	<b>(\$4,434)</b>	<b>\$5,039</b>	<b>\$1,036</b>	<b>(\$276)</b>



**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)	General Fund Portion (23)	Due from Capital	Over and (short) Balance Due
FY21 - 1	9/15/21	11/23/21	\$ 12,750.00	\$ 12,750.00	\$ 6,000.00	\$ 6,750.00	\$ -	\$ -	\$ -
1	10/25/21	11/23/21	\$ 6,969.17	\$ 6,969.17	\$ 2,801.00	\$ 4,168.17	\$ -	\$ -	\$ -
2	11/23/21	2/11/22	\$ 6,224.12	\$ 6,224.12	\$ -	\$ 6,224.12	\$ -	\$ -	\$ -
3	11/28/21	2/11/22	\$ 4,062.08	\$ 4,062.08	\$ -	\$ 4,062.08	\$ -	\$ -	\$ -
4	12/10/21	2/11/22	\$ 4,336.01	\$ 4,336.01	\$ -	\$ 4,336.01	\$ -	\$ -	\$ -
5	1/17/22	2/11/22	\$ 8,897.74	\$ 8,897.74	\$ -	\$ 8,897.74	\$ -	\$ -	\$ -
6	2/14/22	3/5/22	\$ 4,683.62	\$ 4,683.62	\$ -	\$ 4,683.62	\$ -	\$ -	\$ -
7	3/14/22	4/1/22	\$ 7,502.99	\$ 7,502.99	\$ -	\$ 7,502.99	\$ -	\$ -	\$ -
8	3/25/22	4/8/22	\$ 3,677.00	\$ 3,677.00	\$ -	\$ 3,677.00	\$ -	\$ -	\$ -
9	4/15/22	4/25/22	\$ 4,818.35	\$ 4,818.35	\$ -	\$ 4,818.35	\$ -	\$ -	\$ -
10	5/17/22	5/31/22	\$ 4,429.63	\$ 4,429.63	\$ -	\$ 4,429.63	\$ -	\$ -	\$ -
11	6/13/22	6/28/22	\$ 34,627.35	\$ 34,627.35	\$ -	\$ 34,627.35	\$ -	\$ -	\$ -
12	7/18/22	8/1/22	\$ 10,165.89	\$ 10,165.89	\$ -	\$ 10,165.89	\$ -	\$ -	\$ -
13	8/24/22	9/7/22	\$ 17,342.50	\$ 17,342.50	\$ -	\$ 17,342.50	\$ -	\$ -	\$ -
14	8/26/22	9/7/22	\$ 5,375.00	\$ 5,375.00	\$ -	\$ -	\$ 5,375.00	\$ -	\$ -
15	9/14/22	10/20/22	\$ 16,584.24	\$ 16,584.24	\$ -	\$ 11,584.24	\$ 5,000.00	\$ -	\$ -
1	10/30/22		\$	\$ 14,699.64	\$ -	\$ 3,218.91	\$ 11,480.73	\$ -	\$ 14,699.64
Due from Developer			\$ 152,445.69	\$ 167,145.33	\$ 8,801.00	\$ 136,488.60	\$ 21,855.73	\$ -	\$ 14,699.64

**Total Developer Contributions FY22**

**\$ 136,488.60**



**BRIDGEWALK**  
**COMMUNITY DEVELOPMENT DISTRICT**

**LONG TERM DEBT REPORT**

<b>SERIES 2022, SPECIAL ASSESSMENT BONDS</b>		
<b>ASSESSMENT AREA ONE PROJECT</b>		
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
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$4,440,000</b>



**BRIDGEWALK  
COMMUNITY DEVELOPMENT DISTRICT**

**DIRECT BILLED ASSESSMENTS - FY2022**

**LENNAR HOMES, LLC**

**\$77,218.75**

**\$77,218.75**

<b>DATE RECEIVED</b>	<b>DUE DATE</b>	<b>CHECK NO.</b>	<b>NET ASSESSED</b>	<b>AMOUNT RECEIVED</b>	<b>SERIES 2022</b>
9/13/22	10/1/22	1877036	\$ 77,218.75	\$ 77,218.75	\$ 77,218.75
			<b>\$ 77,218.75</b>	<b>\$ 77,218.75</b>	<b>\$ 77,218.75</b>



**Bridgewalk  
Community Development District**

**Special Assessment Bonds, Series 2022  
(Assessment Area One Project)**

<b>Date</b>	<b>Requisition #</b>	<b>Contractor</b>	<b>Description</b>	<b>Requisitions</b>
<b>Fiscal Year 2022</b>				
9/13/22	1	Greenberg Traurig	Invoice #1000005573 - Post Closing Costs	\$ 155.15
<b>TOTAL</b>				<b>\$ 155.15</b>
<b>Fiscal Year 2022</b>				
3/1/22		Interest		\$ 4.67
3/2/22		Transfer from Reserve		\$ 0.14
4/1/22		Interest		\$ 20.66
4/4/22		Transfer from Reserve		\$ 0.63
5/2/22		Interest		\$ 20.00
5/3/22		Transfer from Reserve		\$ 0.61
6/1/22		Interest		\$ 549.73
6/2/22		Transfer from Reserve		\$ 16.70
7/1/22		Interest		\$ 1,714.26
7/5/22		Transfer from Reserve		\$ 52.06
8/1/22		Interest		\$ 3,292.25
8/2/22		Transfer from Reserve		\$ 99.94
9/1/22		Interest		\$ 5,330.72
9/2/22		Transfer from Reserve		\$ 161.68
<b>TOTAL</b>				<b>\$ 11,264.05</b>
Acquisition/Construction Fund at 2/22/22				<b>\$ 4,064,559.03</b>
Interest Earned thru 9/30/22				<b>\$ 11,264.05</b>
Requisitions Paid thru 9/30/22				<b>\$ (155.15)</b>
Remaining Acquisition/Construction Fund				<b>\$ 4,075,667.93</b>



## SECTION 2



# Bridgewalk

Community Development District

FY23 Funding Request #1  
October 30, 2022

Payee		General Fund FY2022	General Fund FY2023
1	<b>Governmental Management Services-CF, LLC</b> Invoice #17 - Management Fees - October 2022 Invoice #18 - FY23 Field Management/Mail Notice - October 2022		\$ 3,551.44 \$ 1,374.49
2	<b>Latham, Luna, Eden &amp; Beaudine, LLP</b> Invoice # 106170 - General Counsel - September 2022	\$ 2,367.98	
3	<b>Orlando Sentinel</b> Invoice #059486758000- Notice of RFP for Auditing Services - August 2022 Invoice #060928756000 - Notice for Audit Committee - September 2022 Invoice #060928756000 - Notice of FY2023 Meeting Dates - September 2022	\$ 233.75 \$ 177.50 \$ 271.25	
4	<b>Orlando Utilities Commissions</b> Invoice #02130-28116 - 56791 Cyrils Drive - September 2022	\$ 38.01	
5	<b>Toho Water Authority</b> Invoice #002702083-033330709 - 3100 Addison Boulevard Even - September 2022	\$ 130.42	
6	<b>United Land Services (Florida ULS Operating LLC)</b> Invoice #ULS-35967 - Landscape Maintenance - October 2022		\$ 5,478.30
7	<b>Supervisor Fees October 3, 2022</b> Patrick Bonin Jr. Brent Kewley Adam Morgan Lane Register Juan Vasquez		\$ 215.30 \$ 215.30 \$ 215.30 \$ 215.30 \$ 215.30
		\$ 3,218.91	\$ 11,480.73
<b>Total:</b>			\$ 14,699.64

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 #:** 17**Invoice Date:** 10/1/22**Due Date:** 10/1/22**Case:****P.O. Number:****Bill To:**

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

Description	#	Hours/Qty	Rate	Amount
Management Fees - October 2022	210-93-74		3,062.50	3,062.50
Website Administration - October 2022	282		66.67	66.67
Information Technology - October 2022	251		108.33	108.33
Dissemination Agent Services - October 2022	213		291.67	291.67
Office Supplies	51		0.39	0.39
Postage	42		7.18	7.18
Copies	425		14.70	14.70
<b>Total</b>				<b>\$3,551.44</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$3,551.44</b>



**GMS-Central Florida, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 18**Invoice Date:** 10/1/22**Due Date:** 10/1/22**Case:****P.O. Number:****Bill To:**

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

Description	#	Hours/Qty	Rate	Amount
Field Management - October 2022	320-538-12		1,250.00	1,250.00
American Express - Statement Closing 8/2/22 - Paypal	316 517 42		124.49	124.49
<b>Total</b>				<b>\$1,374.49</b>
<b>Payments/Credits</b>				<b>\$0.00</b>
<b>Balance Due</b>				<b>\$1,374.49</b>



# Advanced Direct Marketing Services

3733 Adirolf Rd.

Jacksonville, FL 32207-4719

(V) 904.396.3028 (F) 396.6328

E-mail

jim@adm-service.com

## Invoice

DATE

INVOICE #

7/8/2022

144274

### BILL TO

Bridgewalk CDD

219 E Livingston St

Orlando, FL 32801

P.O. NO.

TERMS

PROJECT

With Order

SERVICE DESCRIPTION

QTY

RATE

AMOUNT

Bridgewalk CDD

Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging

45

0.77778

35.00

Form layout and preparation for merge imaging

1

37.50

37.50

Laser one sheet front & back

45

0.215

9.68

Fold customer materials

45

0.04288

1.93

Customer single color #10 window envelopes

45

0.22222

10.00

Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX

45

0.095

4.28

Postage

45

0.58

26.10

**Subtotal**

\$124.49

**Sales Tax (7.5%)**

\$0.00

**Total**

\$124.49





LATHAM, LUNA,  
EDEN & BEAUDINE,<sup>LLC</sup>  
ATTORNEYS AT LAW

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

October 12, 2022

Invoice #: 106170  
Federal ID #:59-3366512

**BRIDGEWALK CDD**

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

#2  
310-913-315



Matter ID: 3371-001

General

**For Professional Services Rendered:**

9/1/2022	KET	Email correspondence with the District Engineer regarding totals listed in his Requisition Report.	0.20	\$55.00
9/2/2022	KET	Review of revised Requisition Summary from the District Engineer. Review of real property and improvements subject to the Requisition and email correspondence to the District Engineer regarding same.	1.10	\$302.50
9/6/2022	KET	Email correspondence to the District Engineer regarding sign-off on pending Requisition for processing purposes.	0.10	\$27.50
9/8/2022	jms	Review prior meeting minutes and task list; follow up on items needed for upcoming meeting	0.20	\$23.00
9/9/2022	KET	Telephone call with the District Engineer regarding improvements on Tract ZZ related to the pending Requisition. Preparation of conveyance documents to convey the improvements on Tract ZZ to the District.	0.40	\$110.00
9/12/2022	KET	Preparation of conveyance documents for improvements in Phase 1A from the Developer to the District and email correspondence to the District Engineer and Developer regarding same. Review of Agenda in preparation of attendance at Board of Supervisors' meeting. Attended Board of Supervisors' meeting.	1.50	\$412.50
9/12/2022	JAC	Provide input on conveyance issue	0.20	\$77.00
9/19/2022	KET	Review and compilation of executed conveyance documents for the improvements on Tract ZZ of Phase 1A for the processing of Requisition No. 1. Email correspondence with the District Engineer regarding sign-off on Requisition No. 1.	0.60	\$165.00
9/20/2022	KET	Preparation of task list.	0.20	\$55.00
9/23/2022	KET	Email correspondence with the District Manager and the District Engineer regarding status of the pending Requisition.	0.30	\$82.50
9/26/2022	KET	Preparation of Resolution ratifying the conveyance of improvements in the Phase 1A plat from Standard Pacific of Florida to the District. Preparation of conveyance documents for the Phase 1B 2A and 2B lift station conveyance from the Developer to the District and from the District to Tohopekaliga Water Authority.	2.50	\$687.50
9/27/2022	KET	Email correspondence with the District Manager and District Engineer regarding executed Certificates for the pending Requisition.	0.20	\$55.00
9/28/2022	JEL	Preparation of responses to two Notice to Owners and email correspondence regarding same	0.50	\$137.50
9/29/2022	JEL	Reviewed minutes and task list for Board of Supervisors' meeting	0.10	\$27.50
9/29/2022	KET	Email correspondence to the District Engineer and Developer regarding the conveyance of lift station Tract GG from the Developer to the District and from the District to Tohopekaliga Water Authority.	0.20	\$55.00
9/30/2022	KET	Email correspondence with the title company regarding title work for the conveyance of the lift station in Phase 1B 2A and 2B to Tohopekaliga Water Authority.	0.20	\$55.00
9/30/2022	jms	Revised and updated Bridgewalk New Board Member Welcome Packet an sent to J. Vasquez	0.30	\$34.50



<b>Total Professional Services:</b>	<b>8.80</b>	<b>\$2,362.00</b>
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**For Disbursements Incurred:**

9/12/2022	Payment Disbursement to Kristen Trucco for Travel to and from Board Meeting on September 12, 2022	\$5.98
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<b>Total Disbursements Incurred:</b>		<b>\$5.98</b>
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Total	\$2,367.98
Previous Balance	\$863.62

**Payments & Credits**

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits
			\$0.00
			<b>Total Due</b>
			<b>\$3,231.60</b>



**Orlando Sentinel**  
MEDIA GROUP

PO Box 8023  
Willoughby, OH 44096  
adbilling@tribpub.com  
844-348-2445

**Invoice & Summary**

Billed Account Name: Bridgewalk Cdd  
Billed Account Number: CU80125480  
Invoice Number: 059486758000  
Amount: \$4,401.75  
Billing Period: 08/01/22 - 08/31/22  
Due Date: 09/30/22  
All past due amounts are payable immediately



**INVOICE/SUMMARY**

Page 1 of 2

**Invoice & Summary Details**

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward				4,168.00
		<b>Current Activity</b>				
✓ 08/08/22	OSC59486758	Classified Listings, Online BW_AuditRFP Notice 7265805				233.75
		<b>Total Current Advertising</b>				233.75

#7hd  
310-813-48

**Total: \$4,401.75**

**Account Summary**

Current	1-30	31-60	61-90	91+	Unapplied Amount
233.75	4,168.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

**Orlando Sentinel**  
MEDIA GROUP

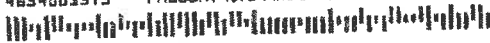
PO Box 8023  
Willoughby, OH 44096

**Remittance Section**

Billed Period: 08/01/22 - 08/31/22  
Billed Account Name: Bridgewalk Cdd  
Billed Account Number: CU80125480  
Invoice Number: 059486758000

Return Service Requested

4634001373 PRESORT 1373 1 MB 0.512 P1C8 <B>



BRIDGEWALK CDD  
219 E LIVINGSTON ST  
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,  
please contact Customer Care:

Orlando Sentinel  
PO Box 8023  
Willoughby, OH 44096





# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, Florida

**Sold To:**

Bridgewalk CDD - CU80125480  
219 E Livingston St  
Orlando, FL 32801

**Bill To:**

Bridgewalk CDD - CU80125480  
219 E Livingston St  
Orlando, FL 32801

**State Of Florida  
County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized  
representative of the ORLANDO SENTINEL, a DAILY newspaper  
published in ORANGE County, Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11120-Advertisement for Bid  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Aug 08, 2022.

Affiant further says that the newspaper complies with all legal requirements  
for publication in Chapter 50, Florida Statutes.



**Rose Williams**

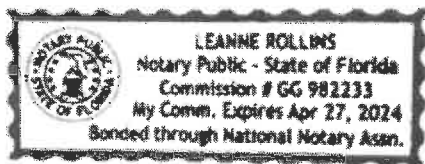
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 9 day of August, 2022,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7265805



**BRIDGEWALK  
COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL  
AUDIT SERVICES**

The Bridgewalk Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2022, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Osceola County and has a general administrative operating fund and debt service fund.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy and one (1) electronic copy of their proposal to GMS - CF, LLC, District Manager, 219 E. Livingston Street, Orlando, FL 32801, telephone (407) 841-5524, in an envelope marked on the outside "Auditing Services - Bridgewalk Community Development District." Proposals must be received by Monday, August 29, 2022, 2:00 P.M., at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

George S. Flint  
Governmental Management Services -  
Central Florida, LLC  
District Manager

7265805

8/8/2022

7265805







## Invoice & Summary

Billed Account Name: Bridgewalk Cdd  
Billed Account Number: CU80125480  
Invoice Number: 060928756000  
Amount: \$682.50  
Billing Period: 09/01/22 - 09/30/22  
Due Date: 10/30/22

# INVOICE/SUMMARY

Page 1 of 2

## Invoice & Summary Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward				4,401.75
09/15/22		Payment Received :Ref# 36				-4,168.00
<b>Current Activity</b>						
✓ 09/05/22	OSC60928756	Classified Listings, Online BW_091222_AC Notice 7283185	#3 310-517-48			177.50
✓ 09/26/22	OSC60928756	Classified Listings, Online BW_FY23_Dates_FINAL 7296342				271.25
<b>Total Current Advertising</b>						448.75



**Total:** \$682.50

## Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
682.50	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

## Remittance Section

Billed Period: 09/01/22 - 09/30/22  
Billed Account Name: Bridgewalk Cdd  
Billed Account Number: CU80125480  
Invoice Number: 060928756000

Return Service Requested

9966001247 PRESORT 1247 1 MB 0.512 P1C7 <B>



BRIDGEWALK CDD  
219 E LIVINGSTON ST  
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,  
please contact Customer Care:

Orlando Sentinel  
PO Box 8023  
Willoughby, OH 44096





# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, Florida

**Sold To:**

Bridgewalk CDD - CU80125480  
219 E Livingston St  
Orlando, FL 32801

**Bill To:**

Bridgewalk CDD - CU80125480  
219 E Livingston St  
Orlando, FL 32801

**State Of Florida  
County Of Orange**

Before the undersigned authority personally appeared  
Rose Williams, who on oath says that he or she is a duly authorized  
representative of the ORLANDO SENTINEL, a DAILY newspaper  
published in ORANGE County, Florida; that the attached copy of  
advertisement, being a Legal Notice in:

The matter of 11150-Public Hearing Notice  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Sep 05, 2022.

Affiant further says that the newspaper complies with all legal requirements  
for publication in Chapter 50, Florida Statutes.



Signature of Affiant

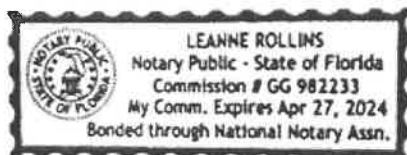
**Rose Williams**

Name of Affiant

Sworn to and subscribed before me on this 6 day of September, 2022,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7283185



**NOTICE OF MEETING  
BRIDGEWALK  
COMMUNITY DEVELOPMENT DISTRICT  
AUDIT COMMITTEE**

The Bridgewalk Community Development District Audit Committee will meet on Monday, September 12, 2022 at 1:30 PM at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings 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 such appeal is to be based.

George S. Flint  
District Manager  
Governmental Management Services –  
Central Florida, LLC

7283185

9/5/2022

7283185



# Orlando Sentinel

MEDIA GROUP

Published Daily  
ORANGE County, Florida

**Sold To:**

Bridgewalk CDD - CU80125480  
219 E Livingston St  
Orlando, FL 32801

**Bill To:**

Bridgewalk CDD - CU80125480  
219 E Livingston St  
Orlando, FL 32801

**State Of Florida**  
**County Of Orange**

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The matter of 11150-Public Hearing Notice  
Was published in said newspaper by print in the issues of, or by publication  
on the newspaper's website, if authorized on Sep 26, 2022.

Affiant further says that the newspaper complies with all legal requirements  
for publication in Chapter 50, Florida Statutes.



Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 27 day of September, 2022,  
by above Affiant, who is personally known to me (X) or who has produced identification ( ).



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7296342



**BOARD OF SUPERVISORS MEETING DATES  
BRIDGEWALK COMMUNITY DEVELOPMENT  
DISTRICT FISCAL YEAR 2023**

The Board of Supervisors of the Bridgewalk Community Development District will hold their regular meetings for Fiscal Year 2023 at 1:30 p.m., at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896, on the first Monday of the month, unless otherwise indicated, as follows:

October 3, 2022  
November 7, 2022  
December 5, 2022  
February 6, 2023  
March 6, 2023  
April 3, 2023  
May 1, 2023  
June 5, 2023  
August 7, 2023  
Exception: September 11, 2023

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, Governmental Management Services - Central Florida, LLC, 219 E. Livingston Street, Orlando, FL 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

George S. Flint  
District Manager  
Governmental Management Services -  
Central Florida, LLC

7296342

9/26/2022

7296342



SERVICE ADDRESS: 56791 CYRILS DR - Sep 22

PAGE 1 OF 2

PIN#: 6641928436

**BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT**

**BILL SUMMARY**

DUE DATE  
**10/17/22**

OPENING BALANCE <b>\$33.38</b>	-	PAYMENTS <b>\$33.38</b>	=	BALANCE FORWARD <b>\$0.00</b>	+	CURRENT CHARGES <b>\$38.01</b>	=	TOTAL AMOUNT DUE <b>\$38.01</b>
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**CURRENT CHARGES**

**OUC Electric Service \$32.13**

Meter #: 5XD31431 - Service Charge ..... \$ 18.20  
Commercial Non-Demand Electric Rate (08/24/22 - 09/26/22)  
116 kWh @ \$0.07435 (Non-Fuel) ..... 8.62  
116 kWh @ \$0.04578 (Fuel) ..... 5.31  
(*\$4.57 of your Fuel Cost is exempt from Municipal Tax*)

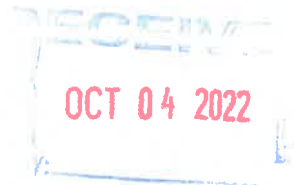
**Osceola County Charges \$2.27**

Municipal Taxes ..... \$ 2.27

**State of Florida Charges \$3.61**

Gross Receipts Tax ..... \$ 0.82  
Florida Sales Tax ..... 2.30  
Discretionary Sales Surtax ..... 0.49

#10  
20.58.43



**CUSTOMER SERVICE**

 Online  
www.ouc.com

 Telephone  
407-423-9018

 Payments  
PO Box 31329  
Tampa FL 33631-3329

**MESSAGE CENTER**

**NEED FINANCIAL ASSISTANCE?**

OUC offers personalized solutions to help you keep the lights on and water flowing for your family. Learn more at [OUC.com/assistance](http://OUC.com/assistance).



**UPDATE TO ST. CLOUD PHONE NUMBER**

OUC's St. Cloud customer service number (407) 957-7373 will soon be inactive. All customers should call **(407) 423-9018** for account needs.



▲ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT ▲



MAKE CHECKS PAYABLE TO  
**Orlando Utilities Commission**  
PO Box 31329  
Tampa, FL 33631-3329

ACCOUNT NUMBER  
**0213028116**

DUE DATE  
**10/17/22**

**PLEASE PAY THIS AMOUNT**

TOTAL AMOUNT DUE  
**\$38.01**

\*\*AUTO\*\*SCH 5-DIGIT 34769 C 3 P 2 332 1 AV 0.452

Seq=332

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD FL 34771-8588

Pay by the due date to avoid a 1.5% late charge or minimum \$5 charge.

02130281161000000380151017227013





The Reliable One®

SERVICE ADDRESS: 56791 CYRILS DR

BILL DATE

09/26/22

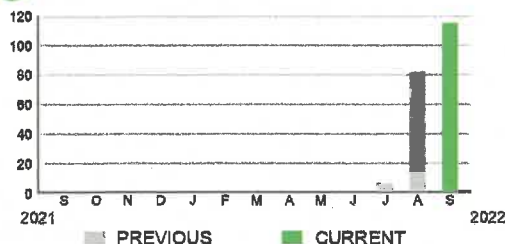
ACCOUNT NUMBER

0213028116

PAGE 2 OF 2

## BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

### Electric Usage in kWh



### Meter Data

METER #: 5XD31431  
 CURRENT: 207 on 09/26/22  
 PREVIOUS: 91 on 08/24/22  
 TOTAL USAGE: 116 kWh  
 DAYS OF SERVICE: 33

AVERAGE DAILY USAGE	THIS PERIOD
	3.52 kWh

### HELPFUL PHONE NUMBERS

The Business Center  
 Commercial Walk-In Service  
 100 W. Anderson St.  
 Orlando, FL 32801  
[commercialsvcs@ouc.com](mailto:commercialsvcs@ouc.com)

Development Services  
 Developer Inquiries for New Projects  
 407-236-9651  
[developmentservices@ouc.com](mailto:developmentservices@ouc.com)

City of St. Cloud  
 Solid Waste: 407-957-7289

St. Cloud Utilities  
 407-957-7344

### USEFUL INFORMATION

**Service Charge:** A fixed monthly charge to cover basic costs of providing billing, metering and meter reading services.

**kWh:** A unit of measure for energy consumption equal to 1,000 watt hours.

**Other Agencies' Charges:** Your OUC statement may contain certain fees and taxes charged by state and local government agencies. Please contact these agencies for information about their charges. The Gross Receipts Tax applies to electric charges only.

### WAYS TO PAY

	Online	AutoPay	Pay By Phone	Pay by Mail	Payment Locations
<b>Payment Type Accepted</b>	Checking Account; Credit or Debit Card	Automatic withdrawal	Checking Account; Credit or Debit Card	Check or Money Order; Never mail cash	Check, Cash or Money Order
<b>Cost</b>	FREE for eCheck; Convenience Fee* Using Credit/Debit	FREE	FREE for eCheck; Convenience Fee* Using Credit/Debit	Postage	Convenience Fee*
<b>Source (How To)</b>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	Register using <a href="http://www.ouc.com">www.ouc.com</a>	407-423-9018	Payments with bill stubs: OUC, PO Box 31329, Tampa, FL 33631-3329	More than 400 locations, including participating Amcscot, CVS, ACE Cash Express, Walmart, Publix and more. For a complete list, visit <a href="http://www.ouc.com">www.ouc.com</a>

\*All Convenience Fees are collected by third-party vendors. OUC receives no portion of these convenience fees. Please visit [www.ouc.com/pay-my-bill](http://www.ouc.com/pay-my-bill) for more information about fees.

### WAYS TO CONTACT US

	Business Customer Service	Reporting an Electric Problem or Utility Theft	Reporting a Streetlight Problem
<b>Phone</b>	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445
<b>Availability</b>	Monday - Friday 7 a.m. - 6 p.m.	24/7	24/7
<b>Online</b>	<a href="mailto:commercialsvcs@ouc.com">commercialsvcs@ouc.com</a>	Register at <a href="http://www.ouc.com">www.ouc.com</a> to report a problem	<a href="mailto:streetlightservice@ouc.com">streetlightservice@ouc.com</a>

General Correspondence: Mail to Orlando Utilities Commission, PO Box 3193, Orlando, FL 32802 or call 407-423-9100. Never mail payments or cash to this address.





Toho Water Authority  
P.O. Box 30527  
Tampa, Florida 33630-3527  
www.tohowater.com

Bringing you life's most precious resource

Customer Service: (8am - 5pm) 407-944-5000

BRIDGEWALK CDD

Service Address:  
3100 ADDISON BOULEVARD EVEN

Account Number: 002702083-033330709  
Past Due Amount: \$0.00  
Current Charges: \$130.42  
Total Amount Due: \$130.42

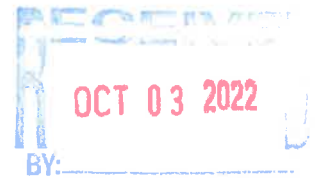
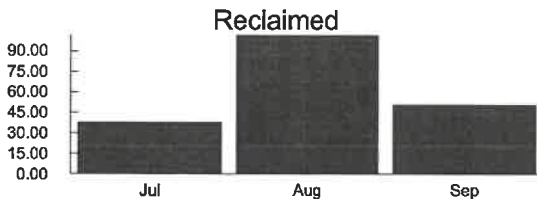
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21007961	31	08/22/2022	170	09/22/2022	221	51

Previous Balance \$269.98  
Payment(s) Received \$-269.98  
**Balance Forward \$0.00**

**Current Transaction(s)**  
Reclaimed Base Charge \$19.24  
Reclaimed Usage \$111.18  
**Current Transaction Total \$130.42**

**Total Amount Due \$130.42**

11  
320.538432



Toho Water Authority  
P.O. Box 30527  
Tampa, Florida 33630-3527  
www.tohowater.com

Bringing you life's most precious resource

Please return this portion with your payment – Do not send cash through the mail

Past due balances are subject to immediate interruption of service

Account Number	Past Due Due Now	Current Charges		Total Amount Due
		Amount Due by 10/19/22	Late Charge after 10/19/22	
002702083-033330709	\$0.00	\$130.42	\$6.52	\$130.42

Please Remit to

Toho Water Authority  
P. O. Box 30527  
Tampa, Florida 33630-3527



BRIDGEWALK CDD  
1408 HAMLIN AVE UNIT E  
SAINT CLOUD, FL 34771-8588

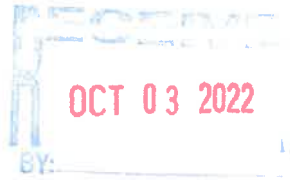
003012

0027020830333307090000130426





Florida ULS Operating LLC  
6386 Beth Road  
Orlando, FL 32824  
(321) 281-8861  
ar.ori@unitedlandservices.com



## INVOICE

### BILL TO

Bridgewalk CDD  
1408 Hamlin Avenue  
Unit E  
St. Cloud, FL 34771

### SHIP TO

Bridgewalk Maintenance  
#40003  
6675 Westwood  
Boulevard  
5th Floor  
Orlando, FL 32821

INVOICE # ULS-35967

DATE 10/03/2022

DUE DATE 11/02/2022

TERMS Net 30

#8 hdl  
Monthly Landscaping Maint Oct 22  
320-538-4112

DESCRIPTION	QTY	RATE	AMOUNT
October 2022 Monthly Maintenance - 10% Discount.	1	5,478.30	5,478.30

October 2022 Monthly Maintenance

SUBTOTAL	5,478.30
TAX	0.00
TOTAL	5,478.30
BALANCE DUE	<b>\$5,478.30</b>

*G. Landse af*