

Bridgewalk
Community Development District

Agenda

May 1, 2023

AGENDA

Bridgewalk

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

April 24, 2023

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, May 1, 2023 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 6, 2023 Meeting
4. Consideration of Proposal from AMTEC to Provide Arbitrage Rebate Calculation Services for Series 2022 Bonds
5. Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing
6. Consideration of Request for Transfer of Environmental Resource Permit
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Designation of **November 7, 2023** as Landowners' Meeting Date
8. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
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
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, March 6, 2023 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	Assistant Secretary
Lane Register <i>joined late</i>	Assistant Secretary
Juan Vasquez	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. We have four Board members here and we have a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: We do not have any members of the public to provide public comment.

THIRD ORDER OF BUSINESS

Approval of Minutes of the November 7, 2022 Meeting

Mr. Flint: Approval of your November 7, 2022 minutes, were there any comments or corrections?

Mr. Morgan: They all look appropriate.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the November 7, 2022 Meeting, were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Data Sharing and Usage Agreement with the Osceola County Property Appraiser

**Mr. Register joined the meeting at this time.*

Mr. Flint: We are on item four which is ratification of the Data Sharing and Usage Agreement with Osceola County.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Data Sharing and Usage Agreement with the Osceola County Property Appraiser, was ratified.

FIFTH ORDER OF BUSINESS

Ratification of Lighting Service Modification for Bridgewalk Phase 1 with Orlando Utilities Commission (OUC)

Mr. Flint: I think these are the additional lights in the alleyways.

Mr. Morgan: This has already been approved by Juan, right?

Mr. Flint: Yes, this has been signed and we are just asking the Board to ratify it.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Lighting Service Modification for Bridgewalk Phase 1 with OUC, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, Kristen anything?

Ms. Trucco: No, I have no new updates for the Board.

B. Engineer

Mr. Flint: Broc, any Engineer's Report?

Mr. Althafer: No, I have nothing to report at this time.

Mr. Register: Actually, for Broc really quick about a subsequent item that is on the agenda. Have we converted the stormwater pond to operation with South Florida?

Mr. Flint: Broc, Lane is asking if the water management permit has been transferred to the CDD for purposes of the operating entity.

Mr. Althafer: I do not know the answer to that right this second but I will get back with you.

Mr. Flint: I don't think so because normally I would see that but it could happen without me seeing it.

Mr. Register: Broc, the water use permit related to the stormwater irrigation system, presumably that has nothing transferred to District because Toho was asking for it. We just need to make sure that transfer happens to Toho if it has not happened already. If it has already gone to the District it needs to be the District to go to Toho.

Mr. Bonin: Whose name is it currently in?

Mr. Register: I am speculating that we have not transferred out of Lennar or Stanpac.

Mr. Bonin: It's the original consumptive use or water use?

Mr. Register: Yes, water use permit.

Mr. Bonin: This is the water management.

Mr. Register: Yes, South Florida.

Mr. Bonin: You think it is in Stanpac's name? Broc you are obviously familiar with this right?

Mr. Althafer: I am, yes. I do not have those documents in front of me right this moment so I do not have all of the details.

Mr. Bonin: Were you on Tach and John's email this morning?

Mr. Althafer: I did not receive an email this morning, no.

Mr. Register: I think it is still in Stanpac's name. I doubt it has been transferred to the District.

Mr. Flint: Is Toho going to operate the pump station?

Mr. Morgan: Correct, that is my understanding.

Mr. Register: That is what made me think about it today was seeing this water use permit question come in but it is still something to think about specifically the stormwater pond conversion operation so Broc we just need to check on both of those items.

Mr. Althafer: Okay.

Mr. Scheerer: Is Toho going to manage the building too?

Mr. Bonin: Yes.

Mr. Scheerer: We don't have anything to worry about with the pump station and or the building itself.

Mr. Bonin: Right. We have an agreement that we are working through that we are going to split the cost of the construction and then they will own and operate it like a web station essentially.

Mr. Scheerer: Perfect.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have the check register for January 31st through February 27th. Any questions?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

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

SEVENTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: We have the standing plat conveyances and permit transfer items. Anything else we need to talk about in that regard?

Mr. Kewley: Talk about the lift station conveyance but they are still at the same stage right now. It is not fully built.

Ms. Trucco: It is not fully built.

Mr. Kewley: Talking about 2A and 2B or 2HB whatever, so have we at least prepped the documents to send to Toho?

Ms. Trucco: Yes, and the Board has approved the conveyance by a resolution. The title has been ordered too but if it is close to completion, we will send the documents to Toho now. Start the review or how far out?

Mr. Kewley: We needed to send them like two months ago. Look how long it took us to get through Storey Creek, that took us six months from the time they submitted it to the time it was recorded.

Ms. Trucco: These are based on that so hopefully it will not take that long. I will send them over today.

Mr. Kewley: Get them reviewed. They are going to come back with comments. When are you expecting the lift station startup?

Mr. Vasquez: Around that timeframe.

Ms. Trucco: Okay, alright July you will have it surveyed.

Mr. Vasquez: I should have it before then. There are a couple of parts that we are waiting on right now.

Ms. Trucco: Okay.

Mr. Kewley: So, you are doing the survey?

Ms. Trucco: Yes, that is Toho's requirement. They require the survey.

Mr. Kewley: We should be able to get the survey now. I don't know what the specific survey requirements are.

Ms. Trucco: I have a note here that the survey order was placed. I think it needs to be completed is my understanding before the survey is done so they want to see the fence around the tract.

Mr. Vasquez: There is a top off the lift station now that we are still missing. There are a few components. I would give it another month or so before they can begin.

Ms. Trucco: I will get the approval from Toho and the documents and we will get them executed. They will just sit, then we will survey and then be done.

Mr. Kewley: And if Toho says hey you are missing you know the final commitment in the survey, you know those are the two checked items that we have to argue on the language.

Ms. Trucco: Absolutely, yeah definitely. I totally agree.

Mr. Bonin: Do we have anything to convey for 1B and 2B contracts?

Ms. Trucco: Everything in 1A is a big debate already.

Mr. Register: What did you just say about the lift station?

Mr. Kewley: About getting the conveyance documents in Toho's hands to start reviewing them.

Mr. Bonin: Because we got them to agree that they can receive them even if the lift station is not ready at least start reviewing them.

Ms. Trucco: Okay, this is literally their form of document that now they have approved a couple of times so we have not changed them at all.

Mr. Bonin: Right but usually, you are waiting for the latter of both to occur, the platting and the completion of the startup and everything. In this case we have got the plat but not the startup and same thing in my tracdex for ChampionsGate, we have got the plat but need the startup. But typically, we waited for both to occur to turn it in but we got to turn it in.

Ms. Trucco: Okay.

Mr. Kewley: Yeah, they have acknowledged that they are taking way too long and that is what part of the issue.

Ms. Trucco: It will be over there today. I will copy you guys on emails so you aware of the status.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

Anything else the Board wants to discuss that was not on the agenda? Hearing none,

NINTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the meeting was adjourned at 1:42 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**Arbitrage Rebate Computation
Proposal For
Bridgewalk
Community Development District
(Osceola County, Florida)
\$4,440,000 Special Assessment Bonds
Series 2022
(Assessment Area One Project)**



AMTEC



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

April 21, 2023

Bridgewalk Community Development District
c/o Ms. Teresa Viscarra
Government Management Services – CF, LLC
1408 Hamlin Avenue, Unit E
St. Cloud, FL 34771

Re: \$4,440,000 Bridgewalk Community Development District (Osceola County, Florida),
Special Assessment Bonds, Series 2022 (Assessment Area One Project)

Dear Ms. Viscarra:

AMTEC is an independent consulting firm that specializes in arbitrage rebate calculations. We have the ability to complete rebate computations for the above-referenced Bridgewalk Community Development District (the “District”) Series 2022 bond issue (the “Bonds”). We do not sell investments or seek an underwriting role. As a result of our specialization, we offer very competitive pricing for rebate computations. Our typical fee averages less than \$1,000 per year, per issue and includes up to five years of annual rebate liability reporting.

Firm History

AMTEC was incorporated in 1990 and maintains a prominent client base of colleges and universities, school districts, hospitals, cities, state agencies and small-town bond issuers throughout the United States. We currently compute rebate for more than 7,200 bond issues and have delivered thousands of rebate reports. The IRS has never challenged our findings.

Southeast Client Base

We provide arbitrage rebate services to over 400 bond issues aggregating more than \$10 billion of tax-exempt debt in the southeastern United States. We have recently performed computations for the Magnolia West, East Park, Palm Coast Park and Town Center at Palm Coast Park Community Development Districts. Additionally, we are exclusive rebate consultant to the Town of Palm Beach and Broward County in Florida. Nationally, we are rebate consultants for the City of Tulsa (OK), the City of Lubbock (TX) and the States of Connecticut, New Jersey, Montana, Mississippi, Vermont, West Virginia and Alaska.

We have prepared a Proposal for the computation of arbitrage for the District’s Bonds. We have established a "bond year end" of February 22nd, based upon the anniversary of the closing date of the Bonds in February 2022.

Proposal

We are proposing rebate computation services based on the following:

- \$4,440,000 Series 2022 (Assessment Area One Project) Bonds;
- Fixed Rate Issue; and
- Project, Debt Service Reserve, Cost of Issuance & Debt Service Accounts.

Should the Tax Agreement require rebate computations for any other accounts, computations will be extended to include those accounts at no additional cost to the District.

Our guaranteed fee for rebate computations for the Series 2022 Bonds is \$450 per year and will encompass all activity from February 22, 2022, the date of the closing, through February 22, 2027, the end of the 5th Bond Year and initial Computation Date. The fee is based upon the size as well as the complexity. Our fee is payable upon your acceptance of our rebate reports, which will be delivered shortly after the report dates specified in the following table.

AMTEC's Professional Fee – \$4,440,000 Series 2022 (Assessment Area One Project) Bonds

Report Date	Type of Report	Period Covered	Fee
April 30, 2023	Rebate and Opinion	Closing – February 28, 2023	\$ 450
February 28, 2024	Rebate and Opinion	Closing – February 28, 2024	450
February 28, 2025	Rebate and Opinion	Closing – February 28, 2025	450
February 28, 2026	Rebate and Opinion	Closing – February 28, 2026	450
February 22, 2027	Rebate and Opinion	Closing – February 22, 2027	450

In order to begin, we are requesting copies of the following documentation:

1. Arbitrage Certificate or Tax Regulatory Agreement
2. IRS Form 8038-G
3. Closing Memorandum
4. US Bank statements for all accounts from February 22, 2022, the date of the closing, through each report date.

AMTEC's Scope of Services

Our standard engagement includes the following services:

- Review of all bond documents and account statements for possible rebate exceptions;
- Computation of the rebate liability and/or the yield restricted amount, in accordance with Section 148 of the Internal Revenue Code, commencing with the date of the closing through required reporting date of the Bonds;
- Independent calculation of the yield on the Bonds to ensure the correct basis for any rebate liability. This effort provides the basis for our unqualified opinion;
- Reconciliation of the sources and uses of funds from the bond documentation;

- Calculation and analysis of the yield on all investments, subject to the Regulations, for each computation period;
- Production of rebate reports, indicating the above stated information, and the issuance of the AMTEC Opinion;
- Recommendations for proactive rebate management;
- Commingled funds, transferred proceeds and yield restriction analyses, if necessary;
- Preparation of IRS Form 8038-T and any accompanying documentation, should a rebate payment be required;
- We will discuss the results of our Reports with you, your auditors, and our continued support in the event of an IRS inquiry; and
- We guarantee the completeness and accuracy of our work.

The District agrees to furnish AMTEC with the required documentation necessary to fulfill its obligation under the scope of services. The District will make available staff knowledgeable about the bond transactions, investments and disbursements of bond proceeds.

The District agrees to pay AMTEC its fee after it has been satisfied that the scope of services, as outlined under the Proposal, has been fulfilled. AMTEC agrees that its fee is all-inclusive and that it will not charge the District for any expenses connected with this engagement.

The parties have executed this Agreement on _____, 2023.

Bridgewalk
Community Development District

Consultant: American Municipal Tax-Exempt
Compliance Corporation

By: _____

By: Michael J. Scarfo
Senior Vice President

SECTION V

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Bridgewalk Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 7, 2023
HOUR: 1:30 p.m.
LOCATION: Oasis Club at ChampionsGate
1520 Oasis Club Blvd.
ChampionsGate, FL 33896

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Osceola County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

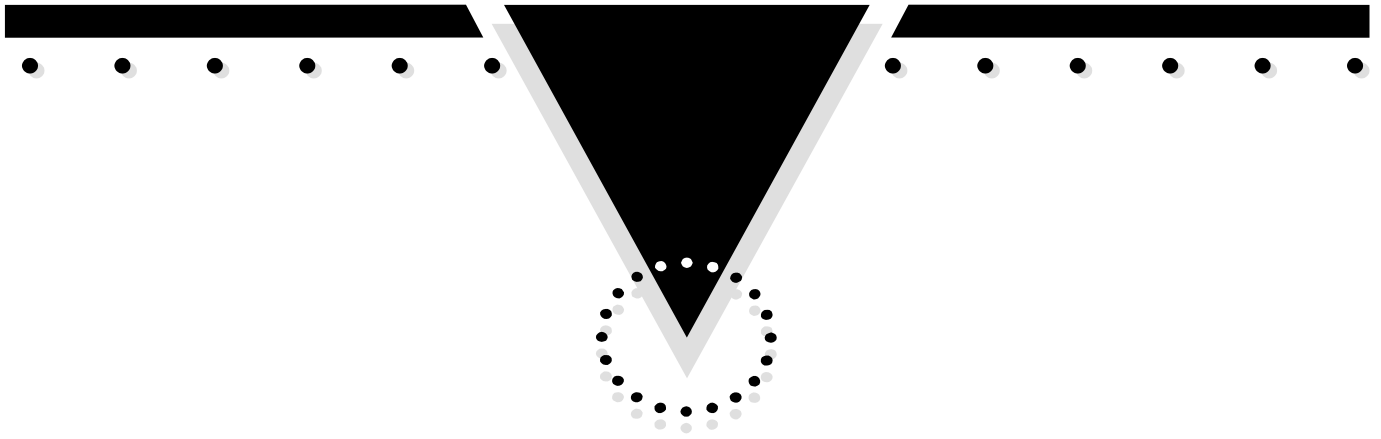
PASSED AND ADOPTED THIS 1ST DAY OF MAY, 2023.

ATTEST:

**BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____



Bridgewalk
Community Development District

Proposed Budget
FY 2024



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Bridgewalk

Community Development District

Fiscal Year 2024 General Fund

Adopted Budget FY2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
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Revenues

Special Assessments	\$194,313	\$192,766	\$1,758	\$194,524	\$500,790
Developer Contributions	\$136,008	\$21,856	\$114,152	\$136,008	\$0

Total Revenues	\$330,321	\$214,622	\$115,910	\$330,532	\$500,790
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Expenditures

Administrative

Supervisor Fees	\$12,000	\$3,000	\$5,000	\$8,000	\$12,000
FICA Expense	\$918	\$230	\$383	\$612	\$918
Engineering	\$9,500	\$0	\$4,750	\$4,750	\$9,500
Attorney	\$25,000	\$1,255	\$11,245	\$12,500	\$25,000
Arbitrage	\$0	\$0	\$450	\$450	\$900
Dissemination	\$3,500	\$1,750	\$1,750	\$3,500	\$7,000
Annual Audit	\$5,000	\$0	\$2,800	\$2,800	\$4,400
Trustee Fees	\$4,500	\$4,041	\$0	\$4,041	\$8,100
Assessment Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,300
Management Fees	\$36,750	\$18,375	\$18,375	\$36,750	\$38,955
Information Technology	\$1,300	\$650	\$650	\$1,300	\$1,800
Website Maintenance	\$800	\$400	\$400	\$800	\$1,200
Telephone	\$300	\$0	\$50	\$50	\$300
Postage	\$1,000	\$208	\$292	\$500	\$1,000
Printing & Binding	\$1,000	\$32	\$218	\$250	\$1,000
Insurance	\$5,625	\$5,375	\$0	\$5,375	\$6,200
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$600	\$35	\$240	\$275	\$600
Office Supplies	\$625	\$2	\$73	\$75	\$625
Property Appaiser	\$0	\$347	\$0	\$347	\$400
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175

Total Administrative	\$116,093	\$40,873	\$49,176	\$90,049	\$127,873
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Bridgewalk

Community Development District

Fiscal Year 2024 General Fund

	Adopted Budget FY2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
<u>Operations & Maintenance</u>					
Field Services	\$15,000	\$7,500	\$7,500	\$15,000	\$15,900
Property Insurance	\$2,500	\$1,053	\$0	\$1,053	\$7,500
Electric	\$2,400	\$214	\$300	\$514	\$2,400
Streetlights	\$76,356	\$0	\$35,400	\$35,400	\$157,123
Water & Sewer	\$15,000	\$4,810	\$10,250	\$15,060	\$25,000
Landscape Maintenance	\$91,820	\$22,522	\$36,522	\$59,044	\$117,824
Landscape Contingency	\$2,500	\$780	\$470	\$1,250	\$2,500
Irrigation Repairs	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Lake Maintenance	\$1,152	\$0	\$288	\$288	\$1,152
Contingency	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Repairs & Maintenance	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Capital Outlay	\$0	\$0	\$0	\$0	\$36,018
Total Operations & Maintenance	\$214,228	\$36,878	\$94,480	\$131,358	\$372,917
Total Expenditures	\$330,321	\$77,752	\$143,656	\$221,407	\$500,790
Excess Revenues/(Expenditures)	\$0	\$136,870	(\$27,746)	\$109,124	\$0

Net Assessment	\$500,790
Collection Cost (6%)	\$31,965
Gross Assessment	\$532,755

Property Type	Units	Gross Per Unit	Gross Total
Townhome 25'	117	\$560.21	\$65,545
Single Family 40'	88	\$896.33	\$78,877
Single Family 50'	211	\$1,120.41	\$236,407
Single Family 60'	113	\$1,344.49	\$151,927
Total	529		\$532,755

Bridgewalk Community Development District

GENERAL FUND BUDGET

REVENUES:

Special Assessments

The District will levy a non-ad valorem special assessment on all the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the developer to fund the general fund expenditures for the fiscal year.

EXPENDITURES:

Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings. Amount is based on 5 supervisors attending 12 meetings during the fiscal year.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisor checks.

Engineering

The District's engineer, Osceola Engineering, Inc., will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, preparation and review of contract specifications and bid documents and various projects assigned as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel, Latham, Luna. Eden & Beaudine, will be providing general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions and other research as directed by the Board of Supervisors and the District Manager.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on the Series 2022 Special Assessment Bonds, Assessment Area One. The District will contract with AMTEC Corporation for this service. District anticipates a second bond issuance.

Bridgewalk

Community Development District

GENERAL FUND BUDGET

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. The District has contracted with Governmental Management Services-Central Florida, LLC for this service on the Series 2022 Special Assessment Bonds, Assessment Area One Project. District anticipates a second bond issuance.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Trustee Fees

The District will pay annual trustee fees for the Series 2022 Special Assessment Bonds, Assessment Area One Project that are located with a trustee at USBank. District anticipates a second bond issuance.

Assessment Administration

The District will contract with Governmental Management Services-Central Florida, LLC to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Management Fees

The District has contracted with Governmental Management Services-Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, budget preparation, all financial reporting, annual audit, etc.

Information Technology

The District has contracted with Governmental Management Services-Central Florida, LLC for costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, positive pay implementation and programming for fraud protection, accounting software, Adobe, Microsoft Office, etc.

Website Maintenance

The District has contracted with Governmental Management Services-Central Florida, LLC for the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Bridgewalk Community Development District

GENERAL FUND BUDGET

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Insurance

The District's general liability and public officials liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Property Appraiser

Represents a fee charged by Osceola County Property Appraiser's office for assessment administration services.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Provide onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Property Insurance

Represents estimated costs for the annual coverage of property insurance. Coverage will be provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Bridgewalk Community Development District

GENERAL FUND BUDGET

Electric

Represents cost of electric services for items such as entrance lights, irrigation, etc. District currently has one account with Orlando Utilities Commission.

Account #	Description	Monthly	Annual
02130 28116	56791 Cyrils Drive	\$50	\$600
	Contingency - (Future Accounts)		\$1,800
Total			\$2,400

Streetlights

Represents costs for streetlights maintained with the District. The District will have one account containing 118 streetlights come on line during current fiscal year with Orlando Utilities Commission.

Account #	Description	Monthly	Annual
TBD	81 - 20' Streetlights & 37 - 27" Streetlights	\$5,900	\$70,800
TBD	Phase 2A/B - Streetlights	\$1,570	\$18,841
TBD	Phase 2C - Streetlights	\$5,000	\$60,000
	Contingency		\$7,482
Total			\$157,123

Water & Sewer

Represents estimated costs for reclaimed water for areas maintained by the District.

Account #	Description	Monthly	Annual
002702083-033330659	2900 Addison Boulevard Odd	\$800	\$9,600
002702083-033330709	3100 Addison Boulevard Even	\$300	\$3,600
TBD	5600 Quiet Palm Loop Even	\$50	\$600
	Contingency (2 Future Accounts)		\$11,200
Total			\$25,000

Bridgewalk Community Development District

GENERAL FUND BUDGET

Landscape Maintenance

The District will maintain the landscaping within the common areas of the District. These services include mowing, edging weed-eating, shrub pruning, tree pruning, etc. The budgeted amount are based on proposals with United Land Services. Phase 1A landscaping was initiated during current fiscal year.

Description	Monthly	Annual
Landscape Maintenance Phase 1A		
October 2023 - December 2023	\$6,087	\$24,348
January 2024 - September 2024	\$6,271	\$50,168
Phase 1B	\$1,442	\$17,304
Phase 2C	\$2,167	\$26,004
Total		\$117,824

Landscape Contingency

Represents costs for installation of annuals, mulch and any other landscape expenses not covered under monthly landscape contract.

Irrigation Repairs

Represents estimated costs for any supplies and repairs to irrigation system maintained by the District.

Lake Maintenance

Represents costs for maintenance of pond located within the District. The budgeted amount is based on proposal with Applied Aquatic Management, Inc.

Description	Quarterly	Annual
Pond Maintenance North, South & East Shoreline	\$288	\$1,152
Total		\$1,152

Contingency

Represents any additional field expense that may not have been provided for in the budget.

Repairs & Maintenance

Represents estimated costs for any repairs and maintenance to common areas maintained by the District.

Capital Outlay

Represents costs for capital outlay related expenses.

Bridgewalk

Community Development District

Fiscal Year 2024 Debt Service Fund

Proposed Budget FY2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
------------------------------	---------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Special Assessments	\$246,900	\$244,933	\$2,234	\$247,167	\$246,900
Interest	\$0	\$4,387	\$3,113	\$7,500	\$5,000
Carry Forward Surplus	\$77,236	\$77,230	\$0	\$77,230	\$84,271

Total Revenues	\$324,136	\$326,550	\$5,347	\$331,897	\$336,171
-----------------------	------------------	------------------	----------------	------------------	------------------

Expenditures

Interest Expense - 12/15	\$77,219	\$77,219	\$0	\$77,219	\$76,094
Principal Expense 06/15	\$90,000	\$0	\$90,000	\$90,000	\$95,000
Interest Expense - 06/15	\$77,219	\$0	\$77,219	\$77,219	\$76,094
Transfer Out	\$0	\$1,866	\$1,323	\$3,189	\$0

Total Expenditures	\$244,438	\$79,084	\$168,542	\$247,626	\$247,188
---------------------------	------------------	-----------------	------------------	------------------	------------------

Excess Revenues/(Expenditures)	\$79,699	\$247,466	(\$163,195)	\$84,271	\$88,984
---------------------------------------	-----------------	------------------	--------------------	-----------------	-----------------

Interest - 12/15/2024	<u>\$74,906</u>
Total	<u>\$74,906</u>

Net Assessment	\$246,900
Collection Cost (6%)	<u>\$15,760</u>
Gross Assessment	<u>\$262,660</u>

Property Type	Units	Gross Per Unit	Gross Total
Townhome 25'	117	\$711.81	\$83,282
Single Family 40'	54	\$1,138.90	\$61,501
Single Family 50'	48	\$1,423.63	\$68,334
Single Family 60'	29	\$1,708.35	\$49,542
Total	248		\$262,659

Bridgewalk
Series 2022, Special Assessment Bonds
Assessment Area One Project
(Term Bonds Combined)

Amortization Schedule

Date	Balance	Principal	Interest	Annual
6/15/23	\$ 4,440,000	\$ 90,000	\$ 77,218.75	\$ -
12/15/23	\$ 4,350,000	\$ -	\$ 76,093.75	\$ 243,312.50
6/15/24	\$ 4,350,000	\$ 95,000	\$ 76,093.75	\$ -
12/15/24	\$ 4,255,000	\$ -	\$ 74,906.25	\$ 246,000.00
6/15/25	\$ 4,255,000	\$ 95,000	\$ 74,906.25	\$ -
12/15/25	\$ 4,160,000	\$ -	\$ 73,718.75	\$ 243,625.00
6/15/26	\$ 4,160,000	\$ 100,000	\$ 73,718.75	\$ -
12/15/26	\$ 4,060,000	\$ -	\$ 72,468.75	\$ 246,187.50
6/15/27	\$ 4,060,000	\$ 100,000	\$ 72,468.75	\$ -
12/15/27	\$ 3,960,000	\$ -	\$ 71,218.75	\$ 243,687.50
6/15/28	\$ 3,960,000	\$ 105,000	\$ 71,218.75	\$ -
12/15/28	\$ 3,855,000	\$ -	\$ 69,643.75	\$ 245,862.50
6/15/29	\$ 3,855,000	\$ 105,000	\$ 69,643.75	\$ -
12/15/29	\$ 3,750,000	\$ -	\$ 68,068.75	\$ 242,712.50
6/15/30	\$ 3,750,000	\$ 110,000	\$ 68,068.75	\$ -
12/15/30	\$ 3,640,000	\$ -	\$ 66,418.75	\$ 244,487.50
6/15/31	\$ 3,640,000	\$ 115,000	\$ 66,418.75	\$ -
12/15/31	\$ 3,525,000	\$ -	\$ 64,693.75	\$ 246,112.50
6/15/32	\$ 3,525,000	\$ 115,000	\$ 64,693.75	\$ -
12/15/32	\$ 3,410,000	\$ -	\$ 62,968.75	\$ 242,662.50
6/15/33	\$ 3,410,000	\$ 120,000	\$ 62,968.75	\$ -
12/15/33	\$ 3,290,000	\$ -	\$ 61,018.75	\$ 243,987.50
6/15/34	\$ 3,290,000	\$ 125,000	\$ 61,018.75	\$ -
12/15/34	\$ 3,165,000	\$ -	\$ 58,987.50	\$ 245,006.25
6/15/35	\$ 3,165,000	\$ 130,000	\$ 58,987.50	\$ -
12/15/35	\$ 3,035,000	\$ -	\$ 56,875.00	\$ 245,862.50
6/15/36	\$ 3,035,000	\$ 135,000	\$ 56,875.00	\$ -
12/15/36	\$ 2,900,000	\$ -	\$ 54,681.25	\$ 246,556.25
6/15/37	\$ 2,900,000	\$ 135,000	\$ 54,681.25	\$ -
12/15/37	\$ 2,765,000	\$ -	\$ 52,487.50	\$ 242,168.75
6/15/38	\$ 2,765,000	\$ 140,000	\$ 52,487.50	\$ -
12/15/38	\$ 2,625,000	\$ -	\$ 50,212.50	\$ 242,700.00
6/15/39	\$ 2,625,000	\$ 145,000	\$ 50,212.50	\$ -
12/15/39	\$ 2,480,000	\$ -	\$ 47,856.25	\$ 243,068.75
6/15/40	\$ 2,480,000	\$ 150,000	\$ 47,856.25	\$ -
12/15/40	\$ 2,330,000	\$ -	\$ 45,418.75	\$ 243,275.00
6/15/41	\$ 2,330,000	\$ 155,000	\$ 45,418.75	\$ -
12/15/41	\$ 2,175,000	\$ -	\$ 42,900.00	\$ 243,318.75
6/15/42	\$ 2,175,000	\$ 160,000	\$ 42,900.00	\$ -
12/15/42	\$ 2,015,000	\$ -	\$ 40,300.00	\$ 243,200.00
6/15/43	\$ 2,015,000	\$ 165,000	\$ 40,300.00	\$ -
12/15/43	\$ 1,850,000	\$ -	\$ 37,000.00	\$ 242,300.00
6/15/44	\$ 1,850,000	\$ 175,000	\$ 37,000.00	\$ -
12/15/44	\$ 1,675,000	\$ -	\$ 33,500.00	\$ 245,500.00
6/15/45	\$ 1,675,000	\$ 180,000	\$ 33,500.00	\$ -
12/15/45	\$ 1,495,000	\$ -	\$ 29,900.00	\$ 243,400.00
6/15/46	\$ 1,495,000	\$ 190,000	\$ 29,900.00	\$ -
12/15/46	\$ 1,305,000	\$ -	\$ 26,100.00	\$ 246,000.00
6/15/47	\$ 1,305,000	\$ 195,000	\$ 26,100.00	\$ -
12/15/47	\$ 1,110,000	\$ -	\$ 22,200.00	\$ 243,300.00
6/15/48	\$ 1,110,000	\$ 205,000	\$ 22,200.00	\$ -
12/15/48	\$ 905,000	\$ -	\$ 18,100.00	\$ 245,300.00
6/15/49	\$ 905,000	\$ 215,000	\$ 18,100.00	\$ -
12/15/49	\$ 690,000	\$ -	\$ 13,800.00	\$ 246,900.00
6/15/50	\$ 690,000	\$ 220,000	\$ 13,800.00	\$ -
12/15/50	\$ 470,000	\$ -	\$ 9,400.00	\$ 243,200.00
6/15/51	\$ 470,000	\$ 230,000	\$ 9,400.00	\$ -
12/15/51	\$ 240,000	\$ -	\$ 4,800.00	\$ 244,200.00
6/15/52	\$ 240,000	\$ 240,000	\$ 4,800.00	\$ 244,800.00
Totals		\$ 4,440,000	\$ 2,888,693.75	\$ 7,328,693.75

SECTION VI

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 49-103743-P Application No(s): 220216-33223 & 200701-3799
 Project Name: Bridgwalk Phase (if applicable):

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By: _____
 Signature of Permittee Name and Title
 Standard Pacific of Florida 6675 Westwood Blvd.
 Company Name Company Address
 _____ Orlando, FL 32821
 Phone/email address City, State, Zip

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By: _____
 Signature of Representative of O&M Entity Bridgwalk Community Development District
 Name and Title Name of Entity for O&M
 _____ 219 East Livingston Street
 Email Address Address
 _____ Orlando, FL 32801
 Phone City, State, Zip
 _____ Date

Enclosed are the following documents, as applicable:

- Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- Copy of all recorded plats
- Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- Copy of filed articles of incorporation (if filed before 1995)



- A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



SECTION VII

SECTION C

SECTION 1

Bridgewalk Community Development District

Summary of Checks

February 28, 2023 to April 24, 2023

Bank	Date	Check #	Amount
General Fund	3/8/23	75	\$ 4,788.34
	3/15/23	76-77	\$ 2,710.43
	3/22/02	78	\$ 347.14
	3/29/23	79	\$ 780.00
	4/5/23	80	\$ 4,040.63
	4/12/23	81	\$ 4,825.88
	4/19/23	82	\$ 18,261.00
			\$ 35,753.42
Payroll Fund	<u>March 2023</u>		
	Adam Morgan	50044	\$ 184.70
	Brent Kewley	50045	\$ 184.70
	D. Lane Register	50046	\$ 184.70
	Juan Vasquez Dickson	50047	\$ 184.70
	Patrick Bonin Jr.	50048	\$ 184.70
			\$ 923.50
			\$ 36,676.92

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/08/23	00001	3/01/23	27	202303	310-51300-34000		MANAGEMENT FEES MAR23	*	3,062.50		
		3/01/23	27	202303	310-51300-35200		WEBSITE ADMIN MAR23	*	66.67		
		3/01/23	27	202303	310-51300-35100		INFORMATION TECH MAR23	*	108.33		
		3/01/23	27	202303	310-51300-31300		DISSEMINATION FEE MAR23	*	291.67		
		3/01/23	27	202303	310-51300-51000		OFFICE SUPPLIES	*	.03		
		3/01/23	27	202303	310-51300-42000		POSTAGE	*	9.14		
		3/01/23	28	202303	320-53800-12000		FIELD MANAGEMENT MAR23	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES										4,788.34	000075
3/15/23	00012	3/10/23	03102023	202303	300-20700-10000		FY23 SPCL SRVC SER2022	*	1,657.43		
BRIDGEWALK CDD C/O USBANK										1,657.43	000076
3/15/23	00004	3/09/23	18039	202210	320-53800-45000		ADD.PROPERTY COVER FY23	*	1,053.00		
EGIS INSURANCE & RISK ADVISORS										1,053.00	000077
3/22/23	00014	3/14/23	2018690	202303	310-51300-49200		2022 TAX ROLL ADMIN FEE	*	347.14		
OSCEOLA COUNTY PROPERTY APPRAISER										347.14	000078
3/29/23	00008	10/25/22	ULS-3632	202210	320-53800-46300		HURRICANE-REPLNT TREE/STK	*	780.00		
FLORIDA ULS OPERATING LLC DBA										780.00	000079
4/05/23	00015	3/24/23	6867816	202303	310-51300-32300		TRUSTEE FEES-SER.2022	*	3,750.00		
		3/24/23	6867816	202303	310-51300-32300		INCIDENTAL EXPENSES	*	290.63		
USBANK										4,040.63	000080
4/12/23	00001	4/01/23	29	202304	310-51300-34000		MANAGEMENT FEES APR23	*	3,062.50		
		4/01/23	29	202304	310-51300-35200		WEBSITE ADMIN APR23	*	66.67		
		4/01/23	29	202304	310-51300-35100		INFORMATION TECH APR23	*	108.33		
		4/01/23	29	202304	310-51300-31300		DISSEMINATION FEE APR23	*	291.67		

BWLK BRIDGEWALK TVISCARRA

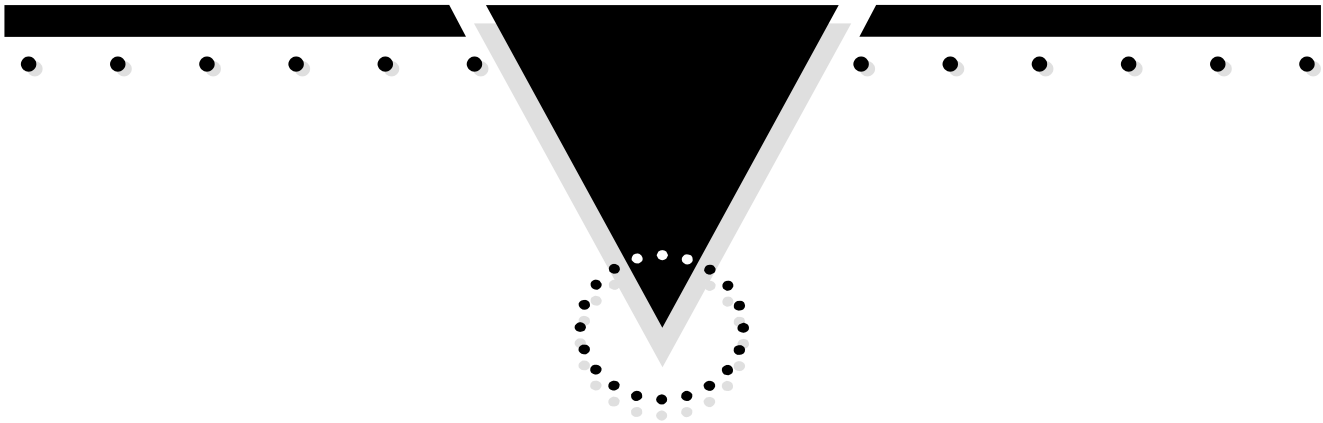
CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/23		29	202304 310-51300-51000		*	.15		
			OFFICE SUPPLIES					
4/01/23		29	202304 310-51300-42000		*	19.56		
			POSTAGE					
4/01/23		29	202304 310-51300-42500		*	27.00		
			COPIES					
4/01/23		30	202304 320-53800-12000		*	1,250.00		
			FIELD MANAGEMENT APR23					
							4,825.88	000081

4/19/23	00008	2/23/23	15992 202302 320-53800-46200		*	6,087.00		
			MTHLY LANDSCAPE MNT FEB23					
3/16/23		18725	202303 320-53800-46200		*	6,087.00		
			MTHLY LANDSCAPE MNT MAR23					
4/01/23		21892	202304 320-53800-46200		*	6,087.00		
			MTHLY LANDSCAPE MNT APR23					
							18,261.00	000082

						TOTAL FOR BANK A	35,753.42	
						TOTAL FOR REGISTER	35,753.42	

BWLK BRIDGEWALK TVISCARRA

SECTION 2



Bridgewalk
Community Development District

Unaudited Financial Reporting

March 31, 2023



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9	<hr/> <u>CONSTRUCTION SCHEDULE SERIES 2022</u>

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
March 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<u>ASSETS:</u>				
CASH	\$146,101	---	---	\$146,101
<u>INVESTMENTS</u>				
SERIES 2022				
RESERVE	---	\$123,450	---	\$123,450
REVENUE	---	\$247,466	---	\$247,466
CONSTRUCTION	---	---	\$20,055	\$20,055
TOTAL ASSETS	\$146,101	\$370,916	\$20,055	\$537,072
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$4,041	---	---	\$4,041
<u>FUND EQUITY:</u>				
FUND BALANCES:				
UNASSIGNED	\$142,060	---	---	\$142,060
RESTRICTED FOR DEBT SERVICE	---	\$370,916	---	\$370,916
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$20,055	\$20,055
TOTAL LIABILITIES & FUND EQUITY	\$146,101	\$370,916	\$20,055	\$537,072

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$194,313	\$192,766	\$192,766	\$0
DEVELOPER CONTRIBUTIONS	\$136,008	\$68,004	\$21,856	(\$46,148)
TOTAL REVENUES	\$330,321	\$260,770	\$214,622	(\$46,148)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$6,000	\$3,000	\$3,000
FICA EXPENSE	\$918	\$459	\$230	\$230
ENGINEERING	\$9,500	\$4,750	\$0	\$4,750
ATTORNEY	\$25,000	\$12,500	\$1,255	\$11,245
DISSEMINATION	\$3,500	\$1,750	\$1,750	(\$0)
ANNUAL AUDIT	\$5,000	\$0	\$0	\$0
TRUSTEE FEES	\$4,500	\$4,500	\$4,041	\$459
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,750	\$18,375	\$18,375	\$0
INFORMATION TECHNOLOGY	\$1,300	\$650	\$650	\$0
WEBSITE MAINTENANCE	\$800	\$400	\$400	(\$0)
TELEPHONE	\$300	\$150	\$0	\$150
POSTAGE	\$1,000	\$500	\$208	\$292
INSURANCE	\$5,625	\$5,625	\$5,375	\$250
PRINTING & BINDING	\$1,000	\$500	\$32	\$468
LEGAL ADVERTISING	\$2,500	\$1,250	\$0	\$1,250
OTHER CURRENT CHARGES	\$600	\$300	\$35	\$265
OFFICE SUPPLIES	\$625	\$313	\$2	\$311
PROPERTY APPRAISER	\$0	\$0	\$347	(\$347)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$15,000	\$7,500	\$7,500	\$0
PROPERTY INSURANCE	\$2,500	\$2,500	\$1,053	\$1,447
ELECTRIC	\$2,400	\$1,200	\$214	\$986
STREETLIGHTS	\$76,356	\$38,178	\$0	\$38,178
WATER & SEWER	\$15,000	\$7,500	\$4,810	\$2,690
LANDSCAPE MAINTENANCE	\$91,820	\$45,910	\$22,522	\$23,388
LANDSCAPE CONTINGENCY	\$2,500	\$1,250	\$780	\$470
IRRIGATION REPAIRS	\$2,500	\$1,250	\$0	\$1,250
LAKE MAINTENANCE	\$1,152	\$576	\$0	\$576
CONTINGENCY	\$2,500	\$1,250	\$0	\$1,250
REPAIRS & MAINTENANCE	\$2,500	\$1,250	\$0	\$1,250
TOTAL EXPENDITURES	\$330,321	\$171,561	\$77,752	\$93,809
EXCESS REVENUES (EXPENDITURES)	\$0		\$136,870	
FUND BALANCE - Beginning	\$0		\$5,190	
FUND BALANCE - Ending	\$0		\$142,060	

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$246,900	\$244,933	\$244,933	\$0
INTEREST	\$0	\$0	\$4,387	\$4,387
TOTAL REVENUES	\$246,900	\$244,933	\$249,321	\$4,387
<u>EXPENDITURES:</u>				
INTEREST EXPENSE - 12/15	\$77,219	\$77,219	\$77,219	\$0
PRINCIPAL EXPENSE - 6/15	\$90,000	\$0	\$0	\$0
INTEREST EXPENSE - 06/15	\$77,219	\$0	\$0	\$0
TOTAL EXPENDITURES	\$244,438	\$77,219	\$77,219	\$0
<u>OTHER SOURCES/(USES):</u>				
TRANSFER IN/(OUT)	\$0	\$0	(\$1,866)	\$1,866
TOTAL SOURCES/(USES)	\$0	\$0	(\$1,866)	\$1,866
EXCESS REVENUES (EXPENDITURES)	\$2,463		\$170,236	
FUND BALANCE - Beginning	\$77,236		\$200,680	
FUND BALANCE - Ending	\$79,699		\$370,916	

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 3/31/23	ACTUAL THRU 3/31/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$7,694	\$7,694
TOTAL REVENUES	\$0	\$0	\$7,694	\$7,694
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
<u>OTHER SOURCES/(USES):</u>				
TRANSFER IN/(OUT)	\$0	\$0	\$1,866	(\$1,866)
TOTAL SOURCES/(USES)	\$0	\$0	\$1,866	(\$1,866)
EXCESS REVENUES (EXPENDITURES)	\$0		\$9,559	
FUND BALANCE - Beginning	\$0		\$10,496	
FUND BALANCE - Ending	\$0		\$20,055	

BRIDGEWALK
Community Development District

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
REVENUES:													
SPECIAL ASSESSMENTS	\$25,698	\$13,914	\$149,575	\$123	\$2,152	\$1,304	\$0	\$0	\$0	\$0	\$0	\$0	\$192,766
DEVELOPER CONTRIBUTIONS	\$21,856	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,856
TOTAL REVENUES	\$47,553	\$13,914	\$149,575	\$123	\$2,152	\$1,304	\$0	\$0	\$0	\$0	\$0	\$0	\$214,622
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$1,000	\$1,000	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,000
FICA EXPENSE	\$77	\$77	\$0	\$0	\$0	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$230
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$589	\$666	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,255
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$1,750
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TRUSTEE FEES	\$0	\$0	\$0	\$0	\$0	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041
ASSESSMENT ADMINISTRATION	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
MANAGEMENT FEES	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$3,063	\$0	\$0	\$0	\$0	\$0	\$0	\$18,375
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$0	\$0	\$0	\$650
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$400
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$132	\$7	\$40	\$3	\$17	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$208
INSURANCE	\$5,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,375
PRINTING & BINDING	\$15	\$3	\$14	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35
OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
PROPERTY APPRAISER	\$0	\$0	\$0	\$0	\$0	\$347	\$0	\$0	\$0	\$0	\$0	\$0	\$347
DUES, LICENSES & SUBSCRIPTIONS	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
FIELD:													
FIELD SERVICES	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$1,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,053
ELECTRIC	\$37	\$39	\$47	\$48	\$0	\$42	\$0	\$0	\$0	\$0	\$0	\$0	\$214
STREETLIGHTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WATER & SEWER	\$949	\$1,700	\$152	\$0	\$767	\$1,243	\$0	\$0	\$0	\$0	\$0	\$0	\$4,810
LANDSCAPE MAINTENANCE	\$5,478	\$5,478	\$5,478	\$6,087	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,522
LANDSCAPE CONTINGENCY	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$780
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LAKE MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
REPAIRS & MAINTENANCE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$24,386	\$13,750	\$10,510	\$10,952	\$6,616	\$11,537	\$0	\$0	\$0	\$0	\$0	\$0	\$77,752
EXCESS REVENUES (EXPENDITURES)	\$23,168	\$164	\$139,065	(\$10,829)	(\$4,464)	(\$10,233)	\$0	\$0	\$0	\$0	\$0	\$0	\$136,870

BRIDGEWALK
Community Development District
Developer Contributions/Due from Developer

Funding Request #	Prepared Date	Payment Received Date	Check Amount	Total Funding Request	General Fund Portion (22)*	General Fund Portion (23)	Due from Capital	Over and (short) Balance Due
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	11/15/22	\$ 14,699.64	\$ 14,699.64	\$ 3,218.91	\$ 11,480.73	\$ -	\$ -
Due from Developer			\$ 36,658.88	\$ 36,658.88	\$ 14,803.15	\$ 21,855.73	\$ -	\$ -

Total Developer Contributions FY23

\$ 21,855.73

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

**BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL ASSESSMENT RECEIPTS - FY2023

TAX COLLECTOR

Gross Assessments \$ 407,809 \$ 179,602 \$ 228,207
 Net Assessments \$ 383,341 \$ 168,826 \$ 214,515

Date Received	Dist.	Gross Assessments Received	Discounts/ Penalties	Commissions Paid	Interest Income	Net Amount Received	Debt Service		Total 100%
							General Fund 44.04%	Series 2022 55.96%	
11/22/22	ACH	\$ 33,581.31	\$ 1,343.24	\$ 644.76	\$ -	\$ 31,593.31	\$ 13,913.94	\$ 17,679.37	\$ 31,593.31
12/9/22	ACH	\$ 345,734.76	\$ 13,829.28	\$ 6,638.11	\$ -	\$ 325,267.37	\$ 143,250.26	\$ 182,017.11	\$ 325,267.37
12/22/22	ACH	\$ 15,264.22	\$ 610.57	\$ 293.07	\$ -	\$ 14,360.58	\$ 6,324.51	\$ 8,036.07	\$ 14,360.58
1/24/23	ACH	\$ -	\$ -	\$ -	\$ 279.53	\$ 279.53	\$ 123.11	\$ 156.42	\$ 279.53
2/9/23	ACH	\$ 5,088.08	\$ 101.76	\$ 99.73	\$ -	\$ 4,886.59	\$ 2,152.09	\$ 2,734.50	\$ 4,886.59
3/10/23	ACH	\$ 3,052.84	\$ 30.53	\$ 60.45	\$ -	\$ 2,961.86	\$ 1,304.43	\$ 1,657.43	\$ 2,961.86
						\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -	\$ -
Totals		\$ 402,721.21	\$ 15,915.38	\$ 7,736.12	\$ 279.53	\$ 379,349.24	\$ 167,068.34	\$ 212,280.90	\$ 379,349.24

DIRECT BILLED ASSESSMENTS

STANDARD PACIFIC OF FLORIDA

\$58,350.09

\$25,697.72

\$32,652.37

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	Operation & Maintenance	Debt Service Series 2022
10/7/22	11/1/22	1893100	\$ 12,848.86	\$ 12,848.86	\$ 12,848.86	\$ -
10/7/22	2/1/23	1893100	\$ 6,424.43	\$ 6,424.43	\$ 6,424.43	\$ -
10/7/22	5/1/23	1893100	\$ 39,076.80	\$ 39,076.80	\$ 6,424.43	\$ 32,652.37
			\$ 58,350.09	\$ 58,350.09	\$ 25,697.72	\$ 32,652.37

**Bridgewalk
Community Development District**

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

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2022				
9/13/22	1	Greenberg Traurig	Invoice #1000005573 - Post Closing Costs	\$ 155.15
TOTAL				\$ 155.15
Fiscal Year 2022				
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
TOTAL				\$ 11,264.05
Acquisition/Construction Fund at 2/22/22				\$ 4,064,559.03
Interest Earned thru 9/30/22				\$ 11,264.05
Requisitions Paid thru 9/30/22				\$ (155.15)
Remaining Acquisition/Construction Fund				\$ 4,075,667.93

Date	Requisition #	Contractor	Description	Requisitions
Fiscal Year 2023				
10/6/22	2	Lennar Homes LLC	Reimbursement of Infrastructure Costs	\$ 4,065,172.00
TOTAL				\$ 4,065,172.00
Fiscal Year 2023				
10/3/22		Interest		\$ 6,146.31
10/4/22		Transfer from Reserve		\$ 186.17
11/1/22		Interest		\$ 1,328.01
11/2/22		Transfer from Reserve		\$ 252.52
12/1/22		Interest		\$ 46.88
12/2/22		Transfer from Reserve		\$ 315.08
12/21/22		Interest		\$ 0.02
12/22/22		Transfer from Reserve		\$ 0.15
1/3/23		Interest		\$ 54.76
1/4/23		Transfer from Reserve		\$ 360.34
2/1/23		Interest		\$ 59.47
2/2/23		Transfer from Reserve		\$ 383.47
3/1/23		Interest		\$ 58.44
3/2/23		Transfer from Reserve		\$ 367.80
TOTAL				\$ 9,559.42
Acquisition/Construction Fund at 9/30/22				\$ 4,075,667.93
Interest Earned thru 3/31/23				\$ 9,559.42
Requisitions Paid thru 3/31/23				\$ (4,065,172.00)
Remaining Acquisition/Construction Fund				\$ 20,055.35

SECTION 3

LANDOWNER PROXY
LANDOWNERS' MEETING – NOVEMBER 7, 2023

BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT
OSECOLA COUNTY, FLORIDA

NOW ALL PERSONS BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

For and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Bridgewalk Community Development District** to be held at **The Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, Florida** on **November 7, 2023 at 1:30 PM**, and at any continuances or adjournments thereof, according to the number of acres of un-platted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Governing Board. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Print or type name of Landowner

Date _____

Signature of Landowner

Parcel Description

Acreage

Authorized Votes*

(must be street address, tax parcel ID number,
or legal description attached)

Total Number of Authorized Votes:

*Pursuant to section 190.006 (2)(b), Florida Statutes (2007), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of lands or fraction thereof; two (2) or more person who own real property in common that is one acre or less are together entitled to only one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.). If more than one parcel, each must be listed or described.

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment