

*Bridgewalk
Community Development District*

Agenda

August 7, 2023

AGENDA

Bridgewalk

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

July 31, 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, August 7, 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. Organizational Matters
 - A. Acceptance of Juan Vasquez Resignation as Assistant Secretary and Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2023
 - B. Administration of Oath of Office to Newly Appointed Supervisor
 - C. Consideration of Resolution 2023-09 Electing Officers
4. Approval of Minutes of the May 1, 2023, Meeting
5. Consideration of Resolution 2023-05 Approving the Conveyance of Real Property from Standard Pacific of Florida, LLC
6. Public Hearing
 - A. Consideration of 2023-06 Adopting the Fiscal Year 2024 Budget and Relating to the Annual Appropriations
 - B. Consideration of 2023-07 Imposing Special Assessments and Certifying an Assessment Roll
7. Review and Acceptance of Fiscal Year 2022 Audit Report
8. Consideration of Resolution 2023-08 Designating Assistant Treasurer of the District
9. Staff Reports
 - A. Attorney
 - i. Memorandum Regarding Required Ethics Training and Other Legislative Updates
 - B. Engineer
 - i. Presentation of Annual Report
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters – 134
 - iv. Approval of Fiscal Year 2024 Meeting Schedule
10. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
11. Supervisor's Requests
12. 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

SECTION III

SECTION A

From: Stacie Vanderbilt svanderbilt@gmscfl.com
Subject: Fwd: Old Hickory and Bridgewalk CDD
Date: July 11, 2023 at 6:57 PM
To:

On Jul 7, 2023, at 3:52 PM, Juan Vasquez <Juan.M.Vasquez@Lennar.com> wrote:

George,

I have resigned my position at Lennar and my last day is July 14, 2023, therefore, I will be resigning my position as a CDD board member for both of these projects.

It was a pleasure working with you.

Thanks,

<image001.jpg>

Juan Vasquez, MBA, P.E.
Land Development Manager
Orlando Division

Juan.Vasquez@Lennar.com
www.LennarOrlando.com

Cell: 407.663.4118

6675 Westwood Boulevard
5th Floor
Orlando, FL 32821

SECTION C

RESOLUTION 2023-09

**A RESOLUTION OF THE BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT ELECTING
_____ AS ASSISTANT
SECRETARY OF THE BOARD OF SUPERVISORS**

WHEREAS, the Board of Supervisors of the Bridgewalk Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 7th day of August, 2023.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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, May 1, 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	Assistant Secretary
Juan Vasquez <i>by phone</i>	Assistant Secretary

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll. We have four Board members here and one on the phone.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint: There are no members of the public other than Board and staff here.

THIRD ORDER OF BUSINESS

Approval of Minutes of the March 6, 2023 Meeting

Mr. Flint: The next item is approval of the minutes from March 6, 2023, did the Board have any comments or corrections?

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

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Minutes of the March 6, 2023 Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Consideration of Proposal from AMTEC to Provide Arbitrage Rebate Calculation Services for Series 2022 Bonds

Mr. Flint: Next is a proposal from AMTEC to do the annual arbitrage rebate calculation. It's \$450 a year and they are providing pricing for five years. Any questions? If not, is there a motion to approve it?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Proposal from AMTEC to Provide Arbitrage Rebate Calculation Services for Series 2022 Bonds, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing

Mr. Flint: Next is Resolution 2023-04 approving a proposed budget and setting the public hearing for August 7th for the final hearing in this location at 1:30 p.m. Exhibit 'A' is the proposed budget. Right now, the way we have it structured is we have all the build out expenses and the build out units, 529 units, being reflected as being assessed. I know there is a water and sewer issue that is impacting the second half of the project. The timing of that, we need to take into account if we want to assess those lots for a full year. Lane, do you or someone you know the timing on that water and sewer issue?

Mr. Register: Presumably, that's the end of this year that things are online.

Mr. Bonin: Yes. The last update we got; the plant is up it's the third well is what they are bringing online. Right? That's how they described it. The third well in the plant.

Mr. Register: Okay. The sewer plant is operational?

Mr. Bonin: Remember at the Lennar Toho thing.

Mr. Register: I was thinking that it wasn't operational yet. I was thinking that's how he said it.

Mr. Bonin: He kept saying the third well would be done in the fourth quarter.

Mr. Morgan: Our force main is installed and everything to the plant?

Mr. Register: No. That is another thing. We have force main that heads north but stops and has to be extended. There are other components there. The question is will those lots come on in Fiscal Year 2024?

Mr. Flint: They may come on, but I guess the question is when.

Mr. Bonin: What's the need to know on that? What's the trigger?

Mr. Morgan: The budget.

Mr. Flint: The fiscal year is October 1st to September 30th.

Mr. Bonin: Are we talking about lots or are we talking about common area?

Mr. Flint: I am talking about the lots. When the plat is going to be recorded.

Mr. Bonin: The plats are recorded.

Mr. Flint: Okay. When you think the first closing will be?

Mr. Bonin: The first closing of a house?

Mr. Flint: Yes, on that phase.

Mr. Register: Probably 18 months from now at best.

Mr. Bonin: Yes, the homes wouldn't start until Q4. I think we will be starting homes in about 6 months. 12 to 15 months would be the first closings, but those two sections, 1B and 2A, are platted and recorded. Infrastructure is built in 1B and almost built in 1 and 2A.

Mr. Flint: It sounds like regardless of when your first closing is, you're probably going to be looking to turn that stuff over to the CDD to maintain.

Mr. Bonin: The infrastructure?

Mr. Flint: Yes.

Mr. Bonin: Yes.

Mr. Flint: We probably do need to be assessing those lots then for the cost of the maintenance. We can change this between now and the August meeting if we get more information or if you guys have other direction for us. Right now, we've got all of the lots paying O&M for a full 12-months.

Mr. Bonin: Those newly platted lots?

Mr. Flint: Yes.

Mr. Bonin: Starting when?

Mr. Flint: October 1st is when the fiscal year starts, so it would be on the November 1st tax bill.

Mr. Bonin: You're saying that this October is when those lots would start getting assessed?

Mr. Flint: It would show up on the November 2023. I didn't want to if there is something that is going to be delaying closing on those and you wanted to operate under a Funding Agreement instead of assessments. The downside of that is when you close, it's not going to be on the tax bill and you're going to end up chasing that money. That's the issue. This doesn't lock us in on that, but it's just something we need to be aware of. Any questions on the resolution or the budget?

Mr. Morgan: I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Resolution 2023-04 Approving the Proposed Fiscal Year 2024 Budget and Setting a Public Hearing for August 7, 2023 at 1:30 p.m., was approved.

SIXTH ORDER OF BUSINESS

Consideration of Request for Transfer of Environmental Resource Permit

Mr. Flint: We have the transfer of the ERP to the operating entity.

Mr. Bichard: This does not include those two ponds?

Mr. Bonin: Correct, but we will just modify that. The borrow pit and all of the piping and the outfall structure that go in and out of that pond are complete, so Broc said yes, we're transferring the permit.

Mr. Flint: As soon as he signs it, then we can get Adam or someone to sign on behalf of the CDD.

Mr. Morgan: Can this be done electronically, or does it have to be ink?

Mr. Bonin: Mark has the hard copy in his office.

Mr. Morgan: I can be at the office tomorrow.

Mr. Bonin: Does it say who?

Mr. Flint: It doesn't have a name. It just says Standard Pacific. It just needs to be the Chair or the Vice Chair.

Mr. Bonin: Who is the Vice Chair?

Mr. Flint: You are the Vice Chair.

Mr. Bonin: Okay. I can sign it.

Mr. Flint: Is there a motion to approve the transfer of the ERP to the operating entity?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Request for Transfer of Environmental Resource Permit to the Operating Entity, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Flint: Staff reports, anything Kristen?

Ms. Trucco: The update is that we've sent the conveyance documents for the lift station to Toho. They are reviewing them right now. As we get closer, we will need to order that survey and cost estimate from the engineer. I've been communicating with Juan and he is going to keep me updated on when we're get close to that. That is all I have, thank you.

B. Engineer

Mr. Flint: Broc, anything for the Board?

Mr. Althafer: No, I have nothing to present at this time, but I am available for questions.

Mr. Flint: Any questions for Broc? Hearing none,

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register from February 28th through April 24th.

Any questions on that?

Mr. Morgan: I will make a motion to approve.

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 March. There is no action required. If you have any questions, we can discuss those.

iii. Designation of November 7, 2023 as Landowners' Meeting Date

Mr. Flint: This District was created in an odd numbered year, so we do have a Landowners' Election that needs to occur this November. We are asking the Board to designate November 7, 2023 as the Landowners' meeting date.

Mr. Morgan: That's fine. I will make a motion.

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Designating November 7, 2023 as Landowners' Meeting Date, was approved.

Mr. Flint: There will be a Landowner Election on November 7th. In your agenda is the landowner proxy, the sample instructions, and agenda for that Landowner Election.

EIGHTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any other business, plats, conveyances or permit transfers that we need to discuss regarding Bridgewalk? Hearing none,

NINTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

Mr. Morgan: I will make a motion.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF REAL PROPERTY AND IMPROVEMENTS FROM STANDARD PACIFIC OF FLORIDA, LLC TO THE DISTRICT AND FROM THE DISTRICT TO TOHOPEKALIGA WATER AUTHORITY; AUTHORIZING DISTRICT STAFF AND THE CHAIRMAN TO REVIEW, EXECUTE AND ACCEPT ALL DOCUMENTS TO EFFECTUATE SUCH CONVEYANCE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Bridgewalk Community Development District (the “District”) is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of certain infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has the authority, generally under the Act, and specifically under Section 190.012, *Florida Statutes*, to acquire real property and improvements for, among other things, the purposes of operating and maintaining systems, facilities, and basic infrastructure within the District; and

WHEREAS, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire, dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

WHEREAS, Standard Pacific of Florida, LLC, a Florida limited liability company (hereinafter “Stan-Pac”), has requested the approval and transfer by the District of real property and infrastructure improvements, as more particularly described in the Warranty Deed, Bill of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit, Certificate of District Engineer, Limited Liability Company Affidavit and Affidavit of Nonforeign Status, attached hereto as **Exhibit “A”** (the “Conveyance Documents”), from Stan-Pac to the District, and thereafter from the District to the Tohopekaliga Water Authority, and independent special district established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida legislature (hereinafter, “Toho.”); and

WHEREAS, the District Counsel and the District Manager have reviewed the conveyances from Stan-Pac, and the District Engineer has also reviewed the conveyances and has provided a Certificate of District Engineer for each conveyance, attached hereto as part of **Exhibit “A,”** to evidence compliance with the requirements of the District for accepting the conveyances.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the District (the “Board”), as follows:

1. Incorporation of Recitals. The above recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in **Exhibit “A,”** to the District and thereafter to Toho., and approves and accepts the documents evidencing such conveyances in **Exhibit “A.”**

3. Authorization of District Staff. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyance of the real property and improvements described in **Exhibit “A,”** and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution.

4. Ratification of Prior Actions. All actions taken to date by the District Officers, District Manager, District Counsel, District Engineer, are hereby ratified and authorized on behalf of the District.

5. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

6. Effective Date. This Resolution shall take effect immediately upon its adoption.

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Bridgewalk Community Development District, this 7th day of August, 2023.

**BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT “A”

CONVEYANCE DOCUMENTS

1. Warranty Deed between Standard Pacific of Florida, LLC and the Bridgewalk Community Development District;
2. Warranty Deed between the Bridgewalk Community Development District and the Tohopekaliga Water Authority;
3. Bill of Sale Absolute and Agreement between Standard Pacific of Florida, LLC and the Bridgewalk Community Development District;
4. Bill of Sale Absolute and Agreement between the Bridgewalk Community Development District and the Tohopekaliga Water Authority;
5. Agreement Regarding Taxes between Standard Pacific of Florida, LLC and the Bridgewalk Community Development District;
6. Owner’s Affidavit of Standard Pacific of Florida, LLC;
7. Owner’s Affidavit of the Bridgewalk Community Development District;
8. Certificate of District Engineer;
9. Limited Liability Company Affidavit; and
10. Affidavit of Non-Foreign Status (FIRPTA) of Bridgewalk Community Development District and Standard Pacific of Florida, LLC.

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

Parcel ID No. [_____]

WARRANTY DEED

THIS WARRANTY DEED made as of this ____ day of _____, 2023 by **STANDARD PACIFIC OF FLORIDA, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126, to **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”), whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

(Whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That the Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN
BY REFERENCE.**

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2023 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of \$0.70 is being paid herein.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in our presence:

“GRANTOR”

STANDARD PACIFIC OF FLORIDA, LLC, a Florida limited liability company

(Signature)

(Print Name)

(Signature)

(Print Name)

By: _____

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Mark McDonald, as Vice President of **STANDARD PACIFIC OF FLORIDA, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida

Print Name: _____

Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the plat thereof, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North Right of Way line of Cyril's Drive and the Southeast corner of Tract B, BRIDGEWALK PHASE 1A; thence the following three (3) courses and distances along the West Right of Way line of Addison Boulevard: thence N45°00'00"E, a distance of 35.69 feet; thence N00°33'30"E, a distance of 45.02 feet to the Point of Beginning; thence continue N00°33'30"E, a distance of 56.13 feet; thence departing said West Right of Way line, run S60°00'00"W, a distance of 102.67 feet; N32°21'19"W, a distance of 165.28 feet; thence S57°38'41"W, a distance of 10.00 feet; thence S32°21'19"E, a distance of 164.86 feet; thence S60°00'00"W, a distance of 21.51 feet; thence S30°00'00"E, a distance of 48.33 feet; thence N60°00'00"E, a distance of 105.65 feet to the Point of Beginning.

Containing 7,447 square feet or 0.17 acres, more or less.

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

Parcel ID No. _____

WARRANTY DEED

THIS WARRANTY DEED is made this ___ day of _____, 2023 between the Bridgework Community Development District, a Florida community development district, having an address at c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “Grantor”), and the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (hereinafter the “Grantee”).

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grant, convey, bargain, and sell to the said Grantee, and Grantee’s successors and assigns forever, the following described property, situate, lying and being in Osceola County, Florida, to-wit (the “Property”): See attached Exhibit “A” incorporated herein by reference.

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

GRANTOR does hereby covenant with and warrant to Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor hereby warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same), and taxes for the year 2023 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other. Grantor hereby releases unto Grantee any automatic reservation and right of entry rights under Section 270.11, *Florida Statutes*.

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration and is exempt from documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b). Minimum documentary stamp tax of \$0.70 is being paid herein.

IN WITNESS WHEREOF, the said Grantor has duly caused the execution of this Warranty Deed as of the date set forth above.

WITNESSES:

By: BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____

By: _____

Its: Chairman
Adam Morgan

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of _____, 2023, by Adam Morgan as Chairman of the Board of Supervisors of the Bridgewalk Community Development District and who has acknowledged that he has executed the same on behalf of the Bridgewalk Community Development District. He has produced as identification or is personally known to me.

Notary Public

Print Name: _____

My Commission expires: _____

My Commission No.: _____

EXHIBIT "A"

(Legal Description)

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the plat thereof, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North Right of Way line of Cyril's Drive and the Southeast corner of Tract B, BRIDGEWALK PHASE 1A; thence the following three (3) courses and distances along the West Right of Way line of Addison Boulevard: thence N45°00'00"E, a distance of 35.69 feet; thence N00°33'30"E, a distance of 45.02 feet to the Point of Beginning; thence continue N00°33'30"E, a distance of 56.13 feet; thence departing said West Right of Way line, run S60°00'00"W, a distance of 102.67 feet; N32°21'19"W, a distance of 165.28 feet; thence S57°38'41"W, a distance of 10.00 feet; thence S32°21'19"E, a distance of 164.86 feet; thence S60°00'00"W, a distance of 21.51 feet; thence S30°00'00"E, a distance of 48.33 feet; thence N60°00'00"E, a distance of 105.65 feet to the Point of Beginning.

Containing 7,447 square feet or 0.17 acres, more or less.

BILL OF SALE ABSOLUTE AND AGREEMENT

Bridgewalk Community Development District – Irrigation Pump Station
(Bridgewalk Phase 1A Plat)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this ____ day of June, 2023, by and between **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **STANDARD PACIFIC OF FLORIDA, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126, and

RECITALS

WHEREAS, Developer owns certain improvements, including all pipes, lines, gate valves, valve boxes, fittings, thrust blocks, hydrants, pumps, equipment and other goods which comprise the irrigation pump station, as further described in Exhibit “A” attached hereto (collectively, the “Improvements”); and

WHEREAS, both Developer and the District find it to be in the best interest of both parties for the District to perpetually own, operate and maintain the Improvements, as the District may deem reasonable or appropriate, within its sole discretion, for the benefit of the District; and

WHEREAS, Developer desires to convey the Improvements to the District to allow such perpetual ownership, operation and maintenance, and the District desires to accept such ownership, operation and maintenance.

NOW, THEREFORE, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that Developer, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the District, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the District, its executors, administrators and assigns, and the District hereby accepts, all of Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, and the District hereby accepts, all of the Developer’s right, title and interest in and to the Improvements, to have and to hold the same unto the District, its executors, administrators and assigns forever, together with all of the Developer’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Developer from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any

part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto District, its successors and assigns, to and for its or their use, forever.

3. Developer agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the District by the Developer (and, if required, performed by the Developer on behalf of the District) and all benefits derived thereunder shall be for the benefit of the District.

4. The Developer represents and warrants to the District that the Developer has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

5. The above recitals are true and correct and are incorporated herein by reference.

6. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

[/SIGNATURES APPEAR ON THE FOLLOWING PAGES/]

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

STANDARD PACIFIC OF FLORIDA, LLC, a Florida limited liability company

By: _____

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Mark McDonald as Vice President of **STANDARD PACIFIC OF FLORIDA, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Bridgewalk Community Development District – Irrigation Pump Station
(Bridgewalk Phase 1A Plat)

**BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**, a Florida
community development district

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Adam Morgan

Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Adam Morgan, as Chairman of the Board of Supervisors of the **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

Notary Public; State of Florida
Print Name: _____
My Commission Expires: _____
My Commission No.: _____

EXHIBIT "A"

LOCATION OF IMPROVEMENTS

The Improvements are located on the following real property tracts:

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the plat thereof, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North Right of Way line of Cyril's Drive and the Southeast corner of Tract B, BRIDGEWALK PHASE 1A; thence the following three (3) courses and distances along the West Right of Way line of Addison Boulevard: thence N45°00'00"E, a distance of 35.69 feet; thence N00°33'30"E, a distance of 45.02 feet to the Point of Beginning; thence continue N00°33'30"E, a distance of 56.13 feet; thence departing said West Right of Way line, run S60°00'00"W, a distance of 102.67 feet; N32°21'19"W, a distance of 165.28 feet; thence S57°38'41"W, a distance of 10.00 feet; thence S32°21'19"E, a distance of 164.86 feet; thence S60°00'00"W, a distance of 21.51 feet; thence S30°00'00"E, a distance of 48.33 feet; thence N60°00'00"E, a distance of 105.65 feet to the Point of Beginning.

Containing 7,447 square feet or 0.17 acres, more or less.

Description of Improvements:

Irrigation pump station.

BILL OF SALE ABSOLUTE AND AGREEMENT

Bridgewalk Community Development District – Irrigation Pump Station
(Bridgewalk Phase 1A Plat)

KNOW ALL MEN BY THESE PRESENTS, that the Bridgewalk Community Development District, a Florida community development district having an address at c/o Governmental Management Services - Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “Grantor”), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid and delivered by Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189 Florida Statutes by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (hereinafter called the “Grantee”), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the Grantee, its successors and assigns, following:

Irrigation pump station improvements, including all pipes, valves, fittings, wet well, pumps, electrical panels, fencing and other equipment that comprise the irrigation pump station installed on the property described in Exhibit “A” attached hereto and made a part hereof (collectively, the “Improvements”).

TO HAVE AND TO HOLD the same unto the Grantee, its executors, administrators and assigns forever, together with all of the Grantor’s right and title to any and all contracts, warranties, guarantees, permits, approvals and similar rights in favor of or which may have accrued to the Grantor from any and all persons, firms, agencies or corporations who have performed work or labor or supplied goods, materials or services to or for the benefit of or comprising any part of the Improvements to the extent they are assignable, together with any related documents, materials, data, letters, and agreements, to have and to hold unto Grantee, its successors and assigns, to and for its or their use, forever.

1. Grantor agrees that any of the above-referenced contracts, warranties, permits, approvals and guarantees which are not assignable by their terms or in respect of which consents to their assignment are required but are not available, shall be held in trust for the Grantee by the Grantor (and, if required, performed by the Grantor on behalf of the Grantee) and all benefits derived thereunder shall be for the benefit of the Grantee.

2. The Grantor represents and warrants to the Grantee that the Grantor has good and lawful right, title and interest in the Improvements and that the Improvements is free and clear of any and all liens or encumbrances, that the Improvements are in good working conditions, and as of the date hereof, there are no defaults or violations of the terms and conditions of any contracts, warranties, permits, approvals and guarantees.

3. The above recitals are true and correct and are incorporated herein by reference.

4. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of this _____ day of _____, 2023.

WITNESSES:

By: BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

Print Name: _____

By: _____

Name: Adam Morgan

Title: Chairman

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before by means of [] physical presence or [] online notarization, this _____ day of _____ 2023, by Adam Morgan as Chairman for the Bridgewalk Community Development District and who has acknowledged that he has executed the same on behalf of the Bridgewalk Community Development District. He has produced _____ as identification or is personally known to me.

Notary Public

Print Name: _____

My Commission expires: _____

My Commission No.: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the plat thereof, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North Right of Way line of Cyril's Drive and the Southeast corner of Tract B, BRIDGEWALK PHASE 1A; thence the following three (3) courses and distances along the West Right of Way line of Addison Boulevard: thence N45°00'00"E, a distance of 35.69 feet; thence N00°33'30"E, a distance of 45.02 feet to the Point of Beginning; thence continue N00°33'30"E, a distance of 56.13 feet; thence departing said West Right of Way line, run S60°00'00"W, a distance of 102.67 feet; N32°21'19"W, a distance of 165.28 feet; thence S57°38'41"W, a distance of 10.00 feet; thence S32°21'19"E, a distance of 164.86 feet; thence S60°00'00"W, a distance of 21.51 feet; thence S30°00'00"E, a distance of 48.33 feet; thence N60°00'00"E, a distance of 105.65 feet to the Point of Beginning.

Containing 7,447 square feet or 0.17 acres, more or less.

AGREEMENT REGARDING TAXES

Bridgewalk Community Development District – Irrigation Pump Station
(Bridgewalk Phase 1A Plat)

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of June, 2023, by and between **STANDARD PACIFIC OF FLORIDA, LLC**, a Florida limited liability company, whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (the “Developer”), and the **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

WHEREAS, Developer is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

WHEREAS, Developer is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

WHEREAS, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, as part of the ongoing development activities within the boundaries of the District, Developer has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the District by Warranty Deed and Bill of Sale Absolute and Agreement; and

WHEREAS, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

WHEREAS, in conjunction with the conveyance of the Property and Improvements from Developer to District, Developer and District are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which is hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2022 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2023.

4. District shall, within thirty (30) days of receipt, forward to the Developer, at their address set forth above and via U.S. mail, any correspondence, notice or bill from Osceola County Tax Collector relating to the Property for tax year 2023 that the District actually received in its office.

5. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2023, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Bridgewalk Community Development District – Irrigation Pump Station
(Bridgewalk Phase 1A Plat)

WITNESSES:

STANDARD PACIFIC OF FLORIDA, LLC, a
Florida limited liability company

X _____

By: _____

Print: _____

Print: Mark McDonald

Title: Vice President

X _____

Print: _____

**BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**,
a Florida community development district

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the plat thereof, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North Right of Way line of Cyril's Drive and the Southeast corner of Tract B, BRIDGEWALK PHASE 1A; thence the following three (3) courses and distances along the West Right of Way line of Addison Boulevard: thence N45°00'00"E, a distance of 35.69 feet; thence N00°33'30"E, a distance of 45.02 feet to the Point of Beginning; thence continue N00°33'30"E, a distance of 56.13 feet; thence departing said West Right of Way line, run S60°00'00"W, a distance of 102.67 feet; N32°21'19"W, a distance of 165.28 feet; thence S57°38'41"W, a distance of 10.00 feet; thence S32°21'19"E, a distance of 164.86 feet; thence S60°00'00"W, a distance of 21.51 feet; thence S30°00'00"E, a distance of 48.33 feet; thence N60°00'00"E, a distance of 105.65 feet to the Point of Beginning.

Containing 7,447 square feet or 0.17 acres, more or less.

IMPROVEMENTS

Irrigation pump station.

OWNER'S AFFIDAVIT

Bridgewalk Community Development District – Irrigation Pump Station
(Bridgewalk Phase 1A Plat)

**STATE OF FLORIDA
COUNTY OF ORANGE**

BEFORE ME, the undersigned authority, personally appeared Mark McDonald (“Affiant”) as Vice President of Standard Pacific of Florida, LLC, a Florida limited liability company, authorized to do business in Florida, whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (the “Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that the Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the “Property”) and of certain infrastructure improvements on the Property (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is the Vice President of the Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters reflected in the title insurance commitment issued on [_____] by Fidelity National Title Insurance Company.

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or

improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Bridgewalk Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 26-4786185; (v) has a mailing address of 5505 Blue Lagoon Drive, Miami, Florida 33126. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, 2023

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

**STANDARD PACIFIC OF FLORIDA,
LLC**, a Florida limited liability company

By: _____

Print: Mark McDonald

Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

Sworn to (or affirmed) and subscribed before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2023, by Mark McDonald, as Vice President of **STANDARD PACIFIC OF FLORIDA, LLC**, a Florida limited liability company. He has produced _____ as identification or is personally known to me.

Notary Public

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the plat thereof, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North Right of Way line of Cyril's Drive and the Southeast corner of Tract B, BRIDGEWALK PHASE 1A; thence the following three (3) courses and distances along the West Right of Way line of Addison Boulevard: thence N45°00'00"E, a distance of 35.69 feet; thence N00°33'30"E, a distance of 45.02 feet to the Point of Beginning; thence continue N00°33'30"E, a distance of 56.13 feet; thence departing said West Right of Way line, run S60°00'00"W, a distance of 102.67 feet; N32°21'19"W, a distance of 165.28 feet; thence S57°38'41"W, a distance of 10.00 feet; thence S32°21'19"E, a distance of 164.86 feet; thence S60°00'00"W, a distance of 21.51 feet; thence S30°00'00"E, a distance of 48.33 feet; thence N60°00'00"E, a distance of 105.65 feet to the Point of Beginning.

Containing 7,447 square feet or 0.17 acres, more or less.

IMPROVEMENTS

Irrigation pump station.

OWNER'S AFFIDAVIT

BEFORE ME, the undersigned Notary Public, personally appeared **ADAM MORGAN** ("Affiant"), as Chairman of the Bridgewalk Development District, being first duly sworn, deposes and says that:

1. Bridgewalk Community Development District is the owner of the property described in **Exhibit "A"** attached hereto (collectively, the "Property").
2. Bridgewalk Community Development District is in sole possession of the Property and no other person, corporation or entity has any right or lawful claim to possession or use of the Property.
3. The Property and any furniture, fixtures, equipment and personal property located in the improvements comprising the Property, if any, are free and clear of all liens, mortgages, unrecorded easements, contracts of sale, taxes, assessments, encumbrances, and claims of every kind, nature and description whatsoever except as reflected in the title insurance commitment issued on [] by Fidelity National Title Insurance Company.
4. No judgments have been rendered and no suits are now pending in any court of record that impairs or involves title to the Property; nor have any writs or execution or attachment issued from any court been levied upon the Property in Osceola County, Florida.
5. There have been no improvements, alterations or repairs to the Property for which the costs thereof remain unpaid; and within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving same that remain unpaid; and there are no construction, mechanics', materialmen's, or laborers' liens against the Property.
6. Affiant knows of no unrecorded easements, liens or assessments against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.
7. This Affidavit is given for the purposes of inducing the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature, to accept the conveyance of the Property from the Bridgewalk Community Development District.
8. Affiant is not aware of any matters pending against Bridgewalk Community Development District that could give rise to a lien which would attach to the Property between the last title examination and the recording of the Warranty Deed.
9. Bridgewalk Community Development District shall not execute any instrument nor permit the recording of any instrument that would adversely affect title to the Property from and after this date.
10. Bridgewalk Community Development District or Standard Pacific of Florida, LLC shall be responsible for all costs related to the conveyance of the Property to the Tohopekaliga Water Authority.

[Signature page follows.]

**Bridgewalk Community Development
District**

By: _____
Name: Adam Morgan
Title: Chairman

STATE OF FLORIDA

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of __ physical presence or __ online notarization, this [____] day of June, 2023, by Adam Morgan, as Chairman of the Bridgewalk Community Development District. He has produced _____ as identification or is personally known to me.

Notary Public

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the plat thereof, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North Right of Way line of Cyril's Drive and the Southeast corner of Tract B, BRIDGEWALK PHASE 1A; thence the following three (3) courses and distances along the West Right of Way line of Addison Boulevard: thence N45°00'00"E, a distance of 35.69 feet; thence N00°33'30"E, a distance of 45.02 feet to the Point of Beginning; thence continue N00°33'30"E, a distance of 56.13 feet; thence departing said West Right of Way line, run S60°00'00"W, a distance of 102.67 feet; N32°21'19"W, a distance of 165.28 feet; thence S57°38'41"W, a distance of 10.00 feet; thence S32°21'19"E, a distance of 164.86 feet; thence S60°00'00"W, a distance of 21.51 feet; thence S30°00'00"E, a distance of 48.33 feet; thence N60°00'00"E, a distance of 105.65 feet to the Point of Beginning.

Containing 7,447 square feet or 0.17 acres, more or less.

CERTIFICATE OF DISTRICT ENGINEER

Bridgewalk Community Development District – Irrigation Pump Station
(Bridgewalk Phase 1A Plat)

I, **Broc Althafer, P.E. of Osceola Engineering, Inc.**, a Florida corporation, authorized to transact business in Florida, and licensed to provide professional engineering services to the public in the State of Florida under Florida License No. 72321 and Florida License No. 26265, with offices located at 1003 Florida Avenue, St. Cloud, Florida 34769 (“Osceola Engineering”), hereby acknowledge and certify the following, to the best of my knowledge, information and belief, to be true and correct in all respects:

1. That I, through Osceola Engineering, currently serve as District Engineer to the Bridgewalk Community Development District (the “District”).

2. That the District proposes to accept from Standard Pacific of Florida, LLC, a Florida limited liability company (“Developer”), for ownership, operation and maintenance, certain real property described in Exhibit “A” attached hereto and incorporated herein (collectively, the “Property”), plus infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described more completely in Exhibit “A” attached hereto and incorporated herein (collectively, the “Improvements”), and subsequently convey such real property and improvements to the Tohopekaliga Water Authority, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741 (“Toho”). Any real property being conveyed to the District is being transferred at only nominal cost to the District, so no review of an appraisal or similar documentation to reasonableness of purchase price or other valuation is required or being rendered.

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s subsequent conveyance of the Property and Improvements to Toho. The District will rely on this Certification for such purposes.

4. That the Improvements were constructed, installed, and/or completed, as appropriate, in accordance with known plans, specifications, contracts and permits required and/or approved by any known governmental authorities, as applicable. I have reviewed the actual cost of the Improvements built or constructed by or at the direction of the Developer and the District is paying no more than the actual cost incurred, or the current value thereof, whichever is less. The Property and Improvements are in a condition acceptable for acceptance by the District.

5. That the Improvements are properly permitted by the appropriate governmental entities, and that copies of the applicable plans, specifications and permits relating to the Improvements, if any, that have actually been provided to Osceola Engineering are being held by Osceola Engineering as records of the District on its behalf.

6. That the actual cost of the Improvements built or constructed by or at the direction of the Developer, and the District shall pay no more than the actual cost incurred, or the current value thereof, whichever is less, as determined by the District Engineer.

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER
Bridgewalk Community Development District – Irrigation Pump Station
(Bridgewalk Phase 1A Plat)

DATED: _____, 2023

Witness: _____

Print: _____

Broc Althafer, P.E.

State of Florida License No.: 72321
on behalf of the company,
Osceola Engineering, Inc.

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2023 by **BROC ALTHAFER** of Osceola Engineering, Inc., a Florida corporation, on behalf of said corporation. Said person is personally known to me or has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the plat thereof, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North Right of Way line of Cyril's Drive and the Southeast corner of Tract B, BRIDGEWALK PHASE 1A; thence the following three (3) courses and distances along the West Right of Way line of Addison Boulevard: thence N45°00'00"E, a distance of 35.69 feet; thence N00°33'30"E, a distance of 45.02 feet to the Point of Beginning; thence continue N00°33'30"E, a distance of 56.13 feet; thence departing said West Right of Way line, run S60°00'00"W, a distance of 102.67 feet; N32°21'19"W, a distance of 165.28 feet; thence S57°38'41"W, a distance of 10.00 feet; thence S32°21'19"E, a distance of 164.86 feet; thence S60°00'00"W, a distance of 21.51 feet; thence S30°00'00"E, a distance of 48.33 feet; thence N60°00'00"E, a distance of 105.65 feet to the Point of Beginning.

Containing 7,447 square feet or 0.17 acres, more or less.

IMPROVEMENTS

Irrigation pump station.

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:**

Jan Albanese Carpenter, Esq.
Latham, Luna, Eden & Beaudine, LLP
P.O. Box 3353
Orlando, Florida 32802

LIMITED LIABILITY COMPANY AFFIDAVIT

STATE OF FLORIDA

COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared MARK MCDONALD (“Affiant”), who under oath, warrants, represents, deposes and says as follows:

1. Affiant is the Vice President of Standard Pacific of Florida, LLC, a Florida limited liability company (“Stan-Pac”).

2. The facts and matters contained and recited in this Affidavit are based upon the personal knowledge of the Affiant and are true and correct as of the date of execution of this Affidavit.

3. Stan-Pac is a limited liability company organized, existing and in good standing under the laws of the State of Florida.

4. Neither Stan-Pac nor any member or officer of Stan-Pac, including Affiant, is or has been a debtor in any bankruptcy proceeding since acquiring the Property (as hereinafter defined) and there are no proceedings pending for or with regard to the dissolution, liquidation or bankruptcy of Stan-Pac.

5. Stan-Pac owns and holds the fee simple title to the property as described on **Exhibit “A”** attached hereto and by this reference made a part hereof (the “Property”). There are no parties in possession of the Property other than Stan-Pac.

6. Stan-Pac has authorized the execution of a Warranty Deed with respect to the Property in favor of the Bridgewalk Community Development District, a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Deed”).

7. Affiant, as the Vice President of Stan-Pac, is authorized to execute and deliver the Deed and all other documents related thereto, on behalf of Stan-Pac. Any person, partnership, corporation or other business entity dealing with Stan-Pac shall be entitled to rely fully on any documents executed in the name of Stan-Pac provided they are signed by the Affiant as the Vice President of Stan-Pac in the name of Stan-Pac.

8. Stan-Pac is member-managed by Standard Pacific of Florida GP, LLC. Affiant is authorized to execute documents on behalf of Standard Pacific of Florida GP, LLC.

9. There are no encumbrances on the Property other than those set forth in the title insurance commitment prepared by Fidelity National Title Insurance Company, dated [_____]. There are no unrecorded assessments which are due and payable and there have been no improvements made to or upon the Property within the last ninety (90) days for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed.

10. Affiant has read, or heard read to Affiant, and to the best of Affiant's knowledge believes it is true, correct and complete, and that Affiant is familiar with the nature of an oath with the penalty of perjury as provided by law.

11. This Affidavit is given for the purpose of inducing the Bridgewalk Community Development District to accept the conveyance of the Property.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

Dated as if the ____ day of _____, 2023.

By: _____
Print: Mark McDonald
Title: Vice President

STATE OF FLORIDA

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ___ physical presence or ___ online notarization, this ____ day of _____, 2023, by Mark McDonald, as Vice President of Standard Pacific of Florida, LLC. He has produced _____ as identification or is personally known to me.

Notary Public

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

EXHIBIT "A"

Property

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the plat thereof, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North Right of Way line of Cyril's Drive and the Southeast corner of Tract B, BRIDGEWALK PHASE 1A; thence the following three (3) courses and distances along the West Right of Way line of Addison Boulevard: thence N45°00'00"E, a distance of 35.69 feet; thence N00°33'30"E, a distance of 45.02 feet to the Point of Beginning; thence continue N00°33'30"E, a distance of 56.13 feet; thence departing said West Right of Way line, run S60°00'00"W, a distance of 102.67 feet; N32°21'19"W, a distance of 165.28 feet; thence S57°38'41"W, a distance of 10.00 feet; thence S32°21'19"E, a distance of 164.86 feet; thence S60°00'00"W, a distance of 21.51 feet; thence S30°00'00"E, a distance of 48.33 feet; thence N60°00'00"E, a distance of 105.65 feet to the Point of Beginning.

Containing 7,447 square feet or 0.17 acres, more or less.

AFFIDAVIT OF NONFOREIGN STATUS

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including §1445), the owner of a disregarded entity (which has title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. This affidavit is made to inform TOHOPEKALIGA WATER AUTHORITY, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature (the "Transferee") that withholding of tax by Transferee is not required upon the disposition of a U.S. real property interest by BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT (the "District").

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, the undersigned authority, personally appeared Adam Morgan ("Affiant"), who, being by me first duly sworn, deposes and says:

1. Affiant is the duly authorized and currently serving as Chairman to the District, and as such has the knowledge and authority to make this Affidavit.
2. The District is the owner and holder of title to certain real property located in Osceola County, Florida more particularly described on **Exhibit "A"** attached hereto and made a part hereof by this reference (the "Property").
3. The Property is being transferred by the District to the Transferee.
4. The District is not a foreign person, foreign corporation, foreign partnership, foreign trust, or foreign estate as those terms are defined in the Internal Revenue Code and Income Tax Regulations ("Treasury Regulations").
5. The District is not a disregarded entity as defined in §1.1445-2(b)(2)(iii) of the Treasury Regulations.
6. The U.S. Taxpayer Identification Number (Social Security Number) of the District is 87-2877095.
7. The post office address of the District is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801.
8. Affiant acknowledges on behalf of the District that this Affidavit is being provided to the Transferee in order to inform Transferee that the transfer of the Property is not subject to the withholding requirement imposed by Section 1445 of the Code.
9. Affiant acknowledges on behalf of the District that this Affidavit may be disclosed to the Internal Revenue Service by the Transferee, and that any false statement contained herein could be punished by fine, imprisonment, or both.
10. Under penalties of perjury Affiant declares that Affiant has examined this Affidavit, and to the best of Affiant's knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

DATED and to be effective as of the ____ day of _____, 2023.

Adam Morgan, Chairman

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ____ day of _____, 2023, by Adam Morgan, as Chairman for the Bridgewalk Community Development District and who has acknowledged that he has executed the same on behalf of the Bridgewalk Community Development District, who is personally known to me, or produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public Signature

Print Notary Name: _____

My commission expires: _____

EXHIBIT "A"

Legal Description

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the plat thereof, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North Right of Way line of Cyril's Drive and the Southeast corner of Tract B, BRIDGEWALK PHASE 1A; thence the following three (3) courses and distances along the West Right of Way line of Addison Boulevard: thence $N45^{\circ}00'00''E$, a distance of 35.69 feet; thence $N00^{\circ}33'30''E$, a distance of 45.02 feet to the Point of Beginning; thence continue $N00^{\circ}33'30''E$, a distance of 56.13 feet; thence departing said West Right of Way line, run $S60^{\circ}00'00''W$, a distance of 102.67 feet; $N32^{\circ}21'19''W$, a distance of 165.28 feet; thence $S57^{\circ}38'41''W$, a distance of 10.00 feet; thence $S32^{\circ}21'19''E$, a distance of 164.86 feet; thence $S60^{\circ}00'00''W$, a distance of 21.51 feet; thence $S30^{\circ}00'00''E$, a distance of 48.33 feet; thence $N60^{\circ}00'00''E$, a distance of 105.65 feet to the Point of Beginning.

Containing 7,447 square feet or 0.17 acres, more or less.

AFFIDAVIT OF NONFOREIGN STATUS

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including §1445), the owner of a disregarded entity (which has title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. This affidavit is made to inform TOHOPEKALIGA WATER AUTHORITY, an independent special district, established and created pursuant to Chapter 189, *Florida Statutes*, by special act of the Florida Legislature (the "Transferee") that withholding of tax by Transferee is not required upon the disposition of a U.S. real property interest by STANDARD PACIFIC OF FLORIDA, LLC ("Stan-Pac").

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared Mark McDonald ("Affiant"), who, being by me first duly sworn, deposes and says:

1. Affiant is the Vice President of Stan-Pac and as such has the knowledge and authority to make this Affidavit.
2. Stan-Pac is the owner and holder of title to certain real property located in Osceola County, Florida more particularly described on **Exhibit "A"** attached hereto and made a part hereof by this reference (the "Property").
3. The Property is being transferred by Stan-Pac to the District and from the District to the Transferee.
4. Stan-Pac is not a foreign person, foreign corporation, foreign partnership, foreign trust, or foreign estate as those terms are defined in the Internal Revenue Code and Income Tax Regulations ("Treasury Regulations").
5. Stan-Pac is not a disregarded entity as defined in §1.1445-2(b)(2)(iii) of the Treasury Regulations.
6. The U.S. Taxpayer Identification Number (Social Security Number) of Stan-Pac is 26-4786185.
7. The post office address of Stan-Pac is 5505 Blue Lagoon Drive, Miami, Florida 33126.
8. Affiant acknowledges on behalf of Stan-Pac that this Affidavit is being provided to the Transferee in order to inform Transferee that the transfer of the Property is not subject to the withholding requirement imposed by Section 1445 of the Code.
9. Affiant acknowledges on behalf of Stan-Pac that this Affidavit may be disclosed to the Internal Revenue Service by the Transferee, and that any false statement contained herein could be punished by fine, imprisonment, or both.
10. Under penalties of perjury Affiant declares that Affiant has examined this Affidavit, and to the best of Affiant's knowledge and belief, it is true, correct and complete.

FURTHER AFFIANT SAYETH NAUGHT.

DATED and to be effective as of the ____ day of _____, 2023.

Mark McDonald
Vice President of Standard Pacific of Florida,
LLC

STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ____ day of _____, 2023, by Mark McDonald, as Vice President of Standard Pacific of Florida, LLC and who has acknowledged that he has executed the same on behalf of the limited liability company, who is personally known to me, or produced _____ as identification.

[AFFIX NOTARY SEAL]

Notary Public Signature
Print Notary Name: _____
My commission expires: _____

EXHIBIT "A"

Legal Description

A parcel of land being a portion of Tract B, BRIDGEWALK PHASE 1A, according to the plat thereof, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Intersection of the North Right of Way line of Cyril's Drive and the Southeast corner of Tract B, BRIDGEWALK PHASE 1A; thence the following three (3) courses and distances along the West Right of Way line of Addison Boulevard: thence N45°00'00"E, a distance of 35.69 feet; thence N00°33'30"E, a distance of 45.02 feet to the Point of Beginning; thence continue N00°33'30"E, a distance of 56.13 feet; thence departing said West Right of Way line, run S60°00'00"W, a distance of 102.67 feet; N32°21'19"W, a distance of 165.28 feet; thence S57°38'41"W, a distance of 10.00 feet; thence S32°21'19"E, a distance of 164.86 feet; thence S60°00'00"W, a distance of 21.51 feet; thence S30°00'00"E, a distance of 48.33 feet; thence N60°00'00"E, a distance of 105.65 feet to the Point of Beginning.

Containing 7,447 square feet or 0.17 acres, more or less.

SECTION VI

SECTION A

RESOLUTION 2023-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Bridgewalk Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 7, 2023, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2023 and/or revised projections for Fiscal Year 2024.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Bridgewalk Community Development District for the Fiscal Year Ending September 30, 2024,” as adopted by the Board of Supervisors on August 7, 2023.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Bridgewalk Community Development District, for the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL DEBT SERVICE FUND – SERIES 2022	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more

than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 7th day of August, 2023.

ATTEST:

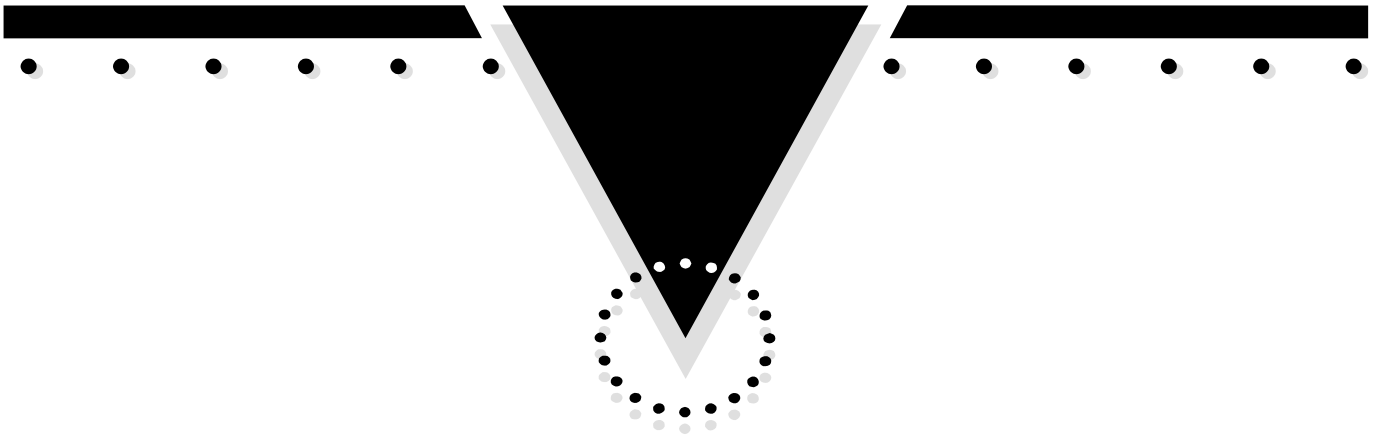
**BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

By: _____

Its: _____

Exhibit A



Bridgewalk
Community Development District

Proposed Budget
FY 2024



Table of Contents

1-2 General Fund

3-7 General Fund Narrative

8 Debt Service Fund Series 2022

9 Amortization Schedule Series 2022

Bridgewalk

Community Development District

Fiscal Year 2024 General Fund

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

Revenues

Special Assessments	\$194,313	\$195,034	\$0	\$195,034	\$501,001
Developer Contributions	\$136,008	\$21,856	\$114,152	\$136,008	\$0
Total Revenues	\$330,321	\$216,890	\$114,152	\$331,042	\$501,001

Expenditures

Administrative

Supervisor Fees	\$12,000	\$4,000	\$2,000	\$6,000	\$12,000
FICA Expense	\$918	\$306	\$153	\$459	\$918
Engineering	\$9,500	\$0	\$2,375	\$2,375	\$9,500
Attorney	\$25,000	\$7,161	\$6,339	\$13,500	\$25,000
Arbitrage	\$0	\$0	\$0	\$0	\$900
Dissemination	\$3,500	\$2,625	\$875	\$3,500	\$7,000
Annual Audit	\$5,000	\$3,300	\$0	\$3,300	\$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	\$27,563	\$9,188	\$36,750	\$38,955
Information Technology	\$1,300	\$975	\$325	\$1,300	\$1,800
Website Maintenance	\$800	\$600	\$200	\$800	\$1,200
Telephone	\$300	\$0	\$25	\$25	\$300
Postage	\$1,000	\$240	\$60	\$300	\$1,000
Printing & Binding	\$1,000	\$64	\$36	\$100	\$1,000
Insurance	\$5,625	\$5,375	\$0	\$5,375	\$5,915
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$600	\$35	\$120	\$155	\$600
Office Supplies	\$625	\$2	\$1	\$3	\$625
Property Appaiser	\$0	\$347	\$0	\$347	\$400
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Total Administrative	\$116,093	\$61,809	\$24,197	\$86,005	\$127,588

Bridgewalk

Community Development District

Fiscal Year 2024 General Fund

	Adopted Budget FY2023	Actual Thru 6/30/23	Projected Next 3 Months	Total Thru 9/30/23	Proposed Budget FY2024
<u>Operations & Maintenance</u>					
Field Services	\$15,000	\$11,250	\$3,750	\$15,000	\$15,900
Property Insurance	\$2,500	\$1,053	\$0	\$1,053	\$7,500
Electric	\$2,400	\$322	\$120	\$442	\$2,400
Streetlights	\$76,356	\$0	\$35,400	\$35,400	\$157,123
Water & Sewer	\$15,000	\$8,472	\$3,200	\$11,672	\$25,000
Landscape Maintenance	\$91,820	\$52,957	\$18,261	\$71,218	\$117,824
Landscape Contingency	\$2,500	\$780	\$3,832	\$4,612	\$5,000
Irrigation Repairs	\$2,500	\$0	\$625	\$625	\$2,500
Lake Maintenance	\$1,152	\$0	\$288	\$288	\$1,152
Contingency	\$2,500	\$0	\$625	\$625	\$2,500
Repairs & Maintenance	\$2,500	\$0	\$625	\$625	\$2,500
Capital Outlay	\$0	\$0	\$0	\$0	\$34,014
Total Operations & Maintenance	\$214,228	\$74,834	\$66,726	\$141,560	\$373,413
Total Expenditures	\$330,321	\$136,643	\$90,923	\$227,566	\$501,001
Excess Revenues/(Expenditures)	\$0	\$80,248	\$23,229	\$103,477	(\$0)

Net Assessment	\$501,001
Collection Cost (6%)	\$31,979
Gross Assessment	\$532,980

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'	210	\$1,120.41	\$235,286
Single Family 60'	114	\$1,344.49	\$153,272
Total	529		\$532,980

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

Revenues

Special Assessments	\$246,900	\$247,815	\$0	\$247,815	\$246,900
Interest	\$0	\$8,353	\$1,647	\$10,000	\$5,000
Carry Forward Surplus	\$77,236	\$77,230	\$0	\$77,230	\$86,799

Total Revenues	\$324,136	\$333,399	\$1,647	\$335,046	\$338,699
-----------------------	------------------	------------------	----------------	------------------	------------------

Expenditures

Interest Expense - 12/15	\$77,219	\$77,219	\$0	\$77,219	\$76,094
Principal Expense 06/15	\$90,000	\$90,000	\$0	\$90,000	\$95,000
Interest Expense - 06/15	\$77,219	\$77,219	\$0	\$77,219	\$76,094
Transfer Out	\$0	\$3,183	\$626	\$3,809	\$0

Total Expenditures	\$244,438	\$247,621	\$626	\$248,247	\$247,188
---------------------------	------------------	------------------	--------------	------------------	------------------

Excess Revenues/(Expenditures)	\$79,699	\$85,778	\$1,021	\$86,799	\$91,512
---------------------------------------	-----------------	-----------------	----------------	-----------------	-----------------

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

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

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
12/15/23	\$ 4,350,000	\$ -	\$ 76,093.75	\$ 76,093.75
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		\$ 4,350,000	\$ 2,811,475.00	\$ 7,161,475.00

SECTION B

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bridgewalk Community Development District (“the District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Osceola County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2023-2024 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2023-2024; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, a portion of which the District desires to collect on the tax roll for platted lots, pursuant to the Uniform Method (defined below) and which is also indicated on Exhibit “A”, and the remaining portion of which the District desires to levy and directly collect on the remaining unplatted lands; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method and has approved an Agreement with the County Tax Collector to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to collect special assessments for operations and maintenance on platted lots using the Uniform Method and to directly collect from the remaining unplatted property reflecting their portion of the District's operations and maintenance expenses, as set forth in the budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Bridgewalk Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on platted property to the County Tax Collector pursuant to the Uniform Method and to directly collect the remaining portion on the unplatted property; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend, from time to time, the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 170, 190 and 197, *Florida Statutes*.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 3. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION. The collection of the previously levied debt service assessments and operation and maintenance special assessments on platted lots and developed lands shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits "A" and "B." The previously levied debt services assessments and operations and maintenance assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due according to the following schedule: 50% due no later than November 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in

accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2024 shall be delinquent and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. In the event as assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Notwithstanding the foregoing, any assessments which, by operation of law or otherwise, have been accelerated for non-payment, are not certified by this Resolution.

SECTION 5. CERTIFICATION OF ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified. That portion of the District's Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds there from shall be paid to the Bridgewalk Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 7. 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.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Bridgewalk Community Development District.

PASSED AND ADOPTED this 7th day of August, 2023.

ATTEST:

**BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

SECTION VII

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2022

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2022

CONTENTS

	<u>PAGE</u>
Independent Auditors' Report.....	1-3
Management's Discussion and Analysis	4-8
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities.....	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Notes to the Financial Statements.....	15-24
Required Supplementary Information	
Statement of Revenues and Expenditures – Budget and Actual – General Fund.....	25
Notes to Required Supplementary Information	26
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	27-28
Independent Auditor's Report on Compliance with the Requirements of Section 218.415, Florida Statutes, Required by Rule 10.556 (10) of the Auditor General of the State of Florida	29
Auditor's Management Letter Required by Chapter 10.550, Florida Statutes	30-32

INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Bridgewalk Community Development District
Osceola County, Florida

Opinions

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated May 15, 2023, on our consideration of the Bridgewalk Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 15, 2023 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 15, 2023

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

Our discussion and analysis of Bridgewalk Community Development District, Osceola County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of (\$298,622).
- The change in the District's total net position in comparison with the prior fiscal year was (\$304,358), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$216,366. A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

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

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

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

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

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

Fund Financial Statements

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

Governmental Funds

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

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

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2022	2021 (UNAUDITED)
Current assets	\$ 4,300,110	\$ 8,801
Capital assets	4,065,327	-
Total assets	<u>8,365,437</u>	<u>8,801</u>
Current liabilities	4,218,649	3,065
Long-term liabilities	4,445,410	-
Total liabilities	<u>8,664,059</u>	<u>3,065</u>
Net position		
Net invested in capital assets	(470,083)	-
Restricted for debt service	155,775	-
Restricted for capital projects	10,496	-
Unrestricted	5,190	5,736
Total net position	<u>\$ (298,622)</u>	<u>\$ 5,736</u>

The District's net position decreased during the most recent fiscal year. The majority of the change represents the degree to which ongoing cost of operations exceeded program revenues.

Key elements of the District's change in net position are reflected in the following table:

	2022	2021 (UNAUDITED)
Program revenues	\$ 213,708	\$ 8,801
General revenues	11,275	-
Total revenues	<u>224,983</u>	<u>8,801</u>
Expenses		
General government	88,774	3,065
Physical environment	48,261	-
Interest on long-term debt	93,381	-
Cost of issuance	298,925	-
Total expenses	<u>529,341</u>	<u>3,065</u>
Change in net position	(304,358)	5,736
Net position - beginning of period	5,736	-
Net position - end of year	<u>\$ (298,622)</u>	<u>\$ 5,736</u>

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
September 30, 2022

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$529,341, which primarily consisted of costs of issuance, interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments and developer contributions.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$4,065,327 invested in construction in process. Construction in process has not completed as of September 30, 2022 and therefore is not depreciated to date. Once projects are complete, items will transfer to depreciable assets. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$4,535,410 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2023, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2022

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Bridgewalk Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida 32801.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
September 30, 2022

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 3,584
Due from developer	14,803
Prepaid items	5,375
Restricted assets:	
Investments	4,276,348
Capital assets:	
Non-depreciable	4,065,327
TOTAL ASSETS	\$ 8,365,437
LIABILITIES	
Accounts payable and accrued expenses	\$ 4,078,369
Accrued interest payable	44,905
Deferred revenue	5,375
Bonds payable, due within one year	90,000
Bonds payable, due in more than one year	4,445,410
TOTAL LIABILITIES	8,664,059
NET POSITION	
Net investment in capital assets	(470,083)
Restricted for:	
Debt service	155,775
Capital projects	10,496
Unrestricted	5,190
TOTAL NET POSITION	\$ (298,622)

The accompanying notes are an integral part of this financial statement

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ACTIVITIES
Year Ended September 30, 2022

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenues and Changes in Net Position
		Charges for Services	Operating Contributions	Governmental Activities
Governmental activities				
General government	\$ 88,774	\$ -	\$ 136,489	\$ 47,715
Physical environment	48,261	77,219	-	28,958
Interest on long-term debt	93,381	-	-	(93,381)
Cost of issuance	298,925	-	-	(298,925)
Total governmental activities	\$ 529,341	\$ 77,219	\$ 136,489	(315,633)
General revenues:				
				11,275
				11,275
				(304,358)
				5,736
				\$ (298,622)

The accompanying notes are an integral part of this financial statement

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET – GOVERNMENTAL FUNDS
September 30, 2022

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL PROJECTS</u>	<u>GOVERNMENTAL FUNDS</u>
<u>ASSETS</u>				
Cash and cash equivalents	\$ 3,584	\$ -	\$ -	\$ 3,584
Due from developer	14,803	-	-	14,803
Prepaid items	5,375	-	-	5,375
Restricted assets:				
Investments	-	200,680	4,075,668	4,276,348
TOTAL ASSETS	<u>\$ 23,762</u>	<u>\$ 200,680</u>	<u>\$ 4,075,668</u>	<u>\$ 4,300,110</u>
<u>LIABILITIES AND FUND BALANCES</u>				
LIABILITIES				
Accounts payable and accrued expenses	\$ 13,197	\$ -	\$ 4,065,172	\$ 4,078,369
Deferred revenue	5,375	-	-	5,375
TOTAL LIABILITIES	<u>18,572</u>	<u>-</u>	<u>4,065,172</u>	<u>4,083,744</u>
FUND BALANCES				
Nonspendable:				
Prepaid items	5,375	-	-	5,375
Restricted for:				
Debt service	-	200,680	-	200,680
Capital projects	-	-	10,496	10,496
Unassigned	(185)	-	-	(185)
TOTAL FUND BALANCES	<u>5,190</u>	<u>200,680</u>	<u>10,496</u>	<u>216,366</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 23,762</u>	<u>\$ 200,680</u>	<u>\$ 4,075,668</u>	<u>\$ 4,300,110</u>

The accompanying notes are an integral part of this financial statement

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances in the Balance Sheet	\$ 216,366
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	4,065,327
Certain liabilities are not due and payable in the current period and therefore are not reported in the governmental funds:	
Accrued interest payable	(44,905)
Original issue discount	(95,410)
Governmental bonds payable	<u>(4,440,000)</u>
Net Position of Governmental Activities	<u><u>\$ (298,622)</u></u>

The accompanying notes are an integral part of this financial statement

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2022

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
REVENUES				
Developer contributions	\$ 136,489	\$ -	\$ -	\$ 136,489
Special assessments	-	77,219	-	77,219
Investment earnings	-	343	10,932	11,275
TOTAL REVENUES	136,489	77,562	10,932	224,983
EXPENDITURES				
General government	88,774	-	-	88,774
Physical environment	48,261	-	-	48,261
Capital outlay	-	-	4,065,327	4,065,327
Debt				
Interest expense	-	48,476	-	48,476
Bond issuance costs	-	-	298,925	298,925
TOTAL EXPENDITURES	137,035	48,476	4,364,252	4,549,763
EXCESS REVENUES OVER (UNDER) EXPENDITURES	(546)	29,086	(4,353,320)	(4,324,780)
OTHER SOURCES (USES)				
Issuance of debt	-	171,926	4,363,484	4,535,410
TOTAL OTHER SOURCES (USES)	-	171,926	4,363,816	4,535,410
EXCESS REVENUES OVER (UNDER) EXPENDITURES AND OTHER USES	(546)	200,680	10,496	210,630
FUND BALANCE				
Beginning of year	5,736	-	-	5,736
End of year	\$ 5,190	\$ 200,680	\$ 10,496	\$ 216,366

The accompanying notes are an integral part of this financial statement

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ 210,630
Amount reported for governmental activities in the Statement of Activities are different because:	
The issuance of long-term debt provides current financial resources to governmental funds. These transactions, however, have no effect on net assets. This is the amount of long-term debt issued in the current period.	(4,535,410)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets are depreciated over their estimated useful lives:	
Capital outlay	4,065,327
Certain items reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported expenditures in the governmental funds:	
Change in accrued interest payable	(44,905)
Change in Net Position of Governmental Activities	<u><u>\$ (304,358)</u></u>

The accompanying notes are an integral part of this financial statement

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Bridgewalk Community Development District ("District") was created on September 20, 2021 by the Board of County Commissioner of Osceola County, Florida Ordinance No. 2021-64 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The majority of the Board members are affiliated with the Developer. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

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

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

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

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

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting.

Assessments

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

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

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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

Capital Assets

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Unearned Revenue/Deferred Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

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

Deferred Outflows/Inflows of Resources

The statement of net position reports contains, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports contains, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deferred Outflows/Inflows of Resources

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

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Other Disclosures

Use of Estimates

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

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

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

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

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

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2022

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments

The District's investments were held as follows at September 30, 2022:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First			Weighted average of the fund portfolio: 18 days
American Government Obligation CL D	\$ 4,276,348	S&P AAAM	
Total Investments	<u>\$ 4,276,348</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

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

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE E - CAPITAL ASSETS

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

	Balance 10/01/2021	Increases	Decreases	Balance 09/30/2022
Governmental activities:				
Capital assets, not being depreciated:				
Construction in process	\$ -	\$ 4,065,327	\$ -	\$ 4,065,327
Total capital assets, not being depreciated	-	4,065,327	-	4,065,327
Governmental activities capital assets - net	\$ -	\$ 4,065,327	\$ -	\$ 4,065,327

NOTE F – LONG-TERM LIABILITIES

\$4,440,000 Special Assessment Bonds, Series 2022 (Assessment Area One Project) - On February 22, 2022, the District issued \$4,440,000 in Special Assessment Bonds, Series 2022 (Assessment Area One Project). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable June 2052. The Bonds bear interest ranging from 2.50% to 4.00% payable semi-annually on the first day of each June and December. Principal is due serially each June 1, commencing June 2023.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The requirements have been met for the fiscal year ended September 30, 2022.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

	Balance 10/1/2021	Additions	Deletions	Balance 9/30/2022	Due Within One Year
Special Assessments Bonds, Series 2022	\$ -	\$ 4,440,000	\$ -	\$ 4,440,000	\$ 90,000
	-	4,440,000	-	4,440,000	90,000
Unamortized bond premium	-	95,410	-	95,410	-
	\$ -	\$ 4,535,410	\$ -	\$ 4,535,410	\$ 90,000

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO FINANCIAL STATEMENTS
September 30, 2022

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 90,000	\$ 154,435	\$ 244,435
2024	95,000	152,188	247,188
2025	95,000	149,813	244,813
2026	100,000	147,438	247,438
2027	100,000	144,938	244,938
2028-2032	550,000	680,088	1,230,088
2033-2037	645,000	589,063	1,234,063
2038-2042	750,000	477,750	1,227,750
2043-2047	905,000	333,600	1,238,600
2048-2052	1,110,000	136,600	1,246,600
	<u>\$ 4,440,000</u>	<u>\$ 2,965,913</u>	<u>\$ 7,405,913</u>

NOTE G - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE H - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE I – CONCENTRATION

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

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL – GENERAL FUND
Year Ended September 30, 2022

	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES				
Developer contributions	\$ 106,918	\$ 164,210	\$ 136,489	\$ (27,721)
TOTAL REVENUES	<u>106,918</u>	<u>164,210</u>	<u>136,489</u>	<u>(27,721)</u>
EXPENDITURES				
Current				
General government	106,918	113,460	88,774	24,686
Physical environment	-	50,750	48,261	2,489
TOTAL EXPENDITURES	<u>106,918</u>	<u>164,210</u>	<u>137,035</u>	<u>27,175</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	(546)	<u>\$ (546)</u>
FUND BALANCES				
Beginning of year			<u>5,736</u>	
End of year			<u>\$ 5,190</u>	

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

The variance between budgeted and actual general fund revenues is considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

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

To the Board of Supervisors
Bridgewalk Community Development District
Osceola County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Bridgewalk Community Development District, as of September 30, 2022 and for the year ended September 30, 2022, which collectively comprise Bridgewalk Community Development District's basic financial statements and have issued our report thereon dated May 15, 2023.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

DiBartolomeo, McBee, Hartley & Barnes
DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 15, 2023

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Bridgewalk Community Development District
Osceola County, Florida

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

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

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

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Bridgewalk Community Development District, Osceola County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes
DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
May 15, 2023

Management Letter

To the Board of Supervisors
Bridgewalk Community Development District
Osceola County, Florida

Report on the Financial Statements

We have audited the financial statements of the Bridgewalk Community Development District ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 15, 2023.

Auditors' Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 15, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title and Legal Authority

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

Financial Condition and Management

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

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

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

Specific Information

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

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 5.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 7.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$8,681.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$121,864.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported..
- f. The District amended its final adopted budget under Section 189.016(6), Florida Statutes.

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

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$209 to \$710 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$77,219.
- c. The total amount of outstanding bonds issued by the district as \$4,440,000.

Additional Matters

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

Purpose of this Letter

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

DiBartolomeo, McBee, Hartley & Barnes
DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
May 15, 2023

SECTION VIII

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING AN ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Darrin Mossing, Sr. is appointed Assistant Treasurer.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of August, 2023.

ATTEST:

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

SECTION A

SECTION 1



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}

ATTORNEYS AT LAW

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400
ORLANDO, FLORIDA 32801
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32802
TELEPHONE: (407) 481-5800
FACSIMILE: (407) 481-5801
WWW.LATHAMLUNA.COM

JAY E. LAZAROVICH
MARC L. LEVINE
JUSTIN M. LUNA
LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: CDD Board of Supervisors
From: District Counsel (Jan Albanese Carpenter, Jay Lazarovich and Kristen Trucco)
Re: New Law Requiring Ethics Training for Elected Officials and Other Legislative Updates
Date: July 6, 2023

We are providing you with information about a new law which affects all CDD Board of Supervisors, as elected local officers of independent special districts.

Beginning on January 1, 2024, Section 112.3142, *Florida Statutes*, requires each elected local officer of an independent special district and each person who is appointed to fill a vacancy for an unexpired term to complete **four (4) hours of ethics training each calendar year**. This ethics training must address, at a minimum: Section 8, Article II of the Florida Constitution; the Code of Ethics for Public Officers and Employees; and Florida's public records and public meetings laws. A copy of Section 112.3142, *Florida Statutes* is attached to this document.

The required ethics training may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar or presentation, so long as the required subject matter is covered. We strongly recommend that you keep track of all of the ethics training you complete since you will be required to self-certify on your annual Form 1 that you have completed the required ethics training for that year.

There are ethics training resources available online at no cost to you. Specifically, FLC University is offering a virtual training on July 12, 2023, that will fulfill the four (4) hour requirement (<https://register.gotowebinar.com/register/1108128928632648288>), and Florida's Commission on Ethics (the "Commission") has provided several video links and other resources on their website to assist you in meeting this new requirement (<https://ethics.state.fl.us/Training/Training.aspx>).

According to the Commission, training "hours" may be measured in 50-minute increments and a combination two hours of ethics training, one hour of open meetings training and one hour of public records training is sufficient to satisfy the four-hour requirement (*See* CEO 13-15 and CEO 13-24).

We recommended that you complete this training requirement by July 1st each year in order to verify your compliance with the law on your Form 1 (Statement of Financial Interests). For new

Supervisors, the Legislature intends for this ethics training to be completed as close as possible to the date of assuming office. For Supervisors elected or appointed on or before March 31st of any given year, the annual training is required to be completed on or before December 31st. For Supervisors assuming a new office after March 31st, ethics training is not required for the calendar year in which his/her term of office began.

Other Legislative Updates:

Concealed Carry: There was a change in the law regarding concealed carry of firearms; however, we would like to remind you that under Section 790.06 (12)(a)(7), *Florida Statutes*, open carry of a handgun, concealed weapons and firearms are still prohibited in meetings of the governing body of a special district.

Technology Transparency: Beginning July 1, 2023, Section 112.23, *Florida Statutes*, prohibits any officer of a district from communicating with a social media platform to request removal of content or accounts from a social media platform, as well as initiating or maintaining any agreements or working relationships with a social media platform for the purpose of content moderation. We recommend any CDDs that maintain a Facebook page or any other social media account refrain from the prohibited conduct, unless it meets one of the exceptions as listed under Section 112.23(4), *Florida Statutes*, such as routine account management, including, but not limited to, the removal or revision of the governmental entity's content or account or identification of accounts falsely posing as a governmental entity or officer; an attempt to remove content or an account that pertains to the commission of a crime or violation of Florida's public records law; or an investigation or inquiry related to an effort to prevent imminent bodily harm, loss of life or property damage.

Government and Corporate Activism: Beginning on July 1, 2023, Section 287.05701, *Florida Statutes*, prohibits requesting documentation or consideration of a vendor's social, political or ideological interests and giving preference to a vendor based on the same, when considering government contracts. This section further requires any solicitation for the procurement of contractual services by the governing body of a special district to include a provision notifying vendors of the provisions of this section.

Please feel free to contact the District Manager or our office should you have any questions on these new laws or their requirements.

Thank you.

CHAPTER 2023-121

Committee Substitute for House Bill No. 199

An act relating to ethics requirements for officers and employees of special tax districts; amending s. 112.313, F.S.; specifying that certain conduct by certain public officers and employees is deemed a conflict of interest; making technical changes; amending s. 112.3142, F.S.; requiring certain ethics training for elected local officers of independent special districts beginning on a specified date; specifying requirements for such training; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (7) of section 112.313, Florida Statutes, is amended to read:

112.313 Standards of conduct for public officers, employees of agencies, and local government attorneys.—

(7) CONFLICTING EMPLOYMENT OR CONTRACTUAL RELATIONSHIP.—

(a) No public officer or employee of an agency shall have or hold any employment or contractual relationship with any business entity or any agency which is subject to the regulation of, or is doing business with, an agency of which he or she is an officer or employee, excluding those organizations and their officers who, when acting in their official capacity, enter into or negotiate a collective bargaining contract with the state or any municipality, county, or other political subdivision of the state; nor shall an officer or employee of an agency have or hold any employment or contractual relationship that will create a continuing or frequently recurring conflict between his or her private interests and the performance of his or her public duties or that would impede the full and faithful discharge of his or her public duties.

1. When the agency referred to is that certain kind of special tax district created by general or special law and is limited specifically to constructing, maintaining, managing, and financing improvements in the land area over which the agency has jurisdiction, or when the agency has been organized pursuant to chapter 298, then employment with, or entering into a contractual relationship with, such business entity by a public officer or employee of such agency ~~is shall~~ not be prohibited by this subsection or be deemed a conflict per se. However, conduct by such officer or employee that is prohibited by, or otherwise frustrates the intent of, this section, including conduct that violates subsections (6) and (8), is shall be deemed a conflict of interest in violation of the standards of conduct set forth by this section.

2. When the agency referred to is a legislative body and the regulatory power over the business entity resides in another agency, or when the regulatory power which the legislative body exercises over the business entity or agency is strictly through the enactment of laws or ordinances, then employment or a contractual relationship with such business entity by a public officer or employee of a legislative body shall not be prohibited by this subsection or be deemed a conflict.

(b) This subsection shall not prohibit a public officer or employee from practicing in a particular profession or occupation when such practice by persons holding such public office or employment is required or permitted by law or ordinance.

Section 2. Paragraphs (d) and (e) of subsection (2) of section 112.3142, Florida Statutes, are redesignated as paragraphs (e) and (f), respectively, present paragraph (e) of that subsection is amended, and a new paragraph (d) is added to that subsection, to read:

112.3142 Ethics training for specified constitutional officers, elected municipal officers, ~~and commissioners of community redevelopment agencies, and elected local officers of independent special districts.~~—

(2)

(d) Beginning January 1, 2024, each elected local officer of an independent special district, as defined in s. 189.012, and each person who is appointed to fill a vacancy for an unexpired term of such elective office must complete 4 hours of ethics training each calendar year which addresses, at a minimum, s. 8, Art. II of the State Constitution, the Code of Ethics for Public Officers and Employees, and the public records and public meetings laws of this state. This requirement may be satisfied by completion of a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required subject matter is covered by such class, seminar, or presentation.

(f)(e) The Legislature intends that a constitutional officer, ~~or~~ elected municipal officer, ~~or~~ elected local officer of an independent special district who is required to complete ethics training pursuant to this section receive the required training as close as possible to the date that he or she assumes office. A constitutional officer, ~~or~~ elected municipal officer, ~~or~~ elected local officer of an independent special district assuming a new office or new term of office on or before March 31 must complete the annual training on or before December 31 of the year in which the term of office began. A constitutional officer, ~~or~~ elected municipal officer, ~~or~~ elected local officer of an independent special district assuming a new office or new term of office after March 31 is not required to complete ethics training for the calendar year in which the term of office began.

Section 3. This act shall take effect July 1, 2023.

Approved by the Governor May 24, 2023.

Filed in Office Secretary of State May 24, 2023.

SECTION B

SECTION 1



June 6, 2023

Mr. George Flint
District Manager
Bridgewalk Community Development District
219 E. Livingston Street
Orlando, FL 32801

Re: District Engineer's Report
Bridgewalk Community Development District
Section 9.21 of Master Trust Indenture

Dear Mr. Flint:

In accordance with Section 9.21(a) of the Master Trust Indenture for the Bridgewalk Community Development District (the CDD), on June 2, 2023 Osceola Engineering, Inc. completed the annual inspection of portions of the project acquired by the CDD to date. The inspection indicated that the infrastructure has been maintained in good repair, working order and condition. It is recommended that Management continue with current maintenance practices to ensure continued success.

The Operation and Maintenance budget for the current fiscal year has been reviewed, and it is believed that the budget contains sufficient funds to maintain proper continued operation and maintenance of the CDD improvements.

Should you have any questions or require any additional information please do not hesitate to contact me.

Sincerely,

Broc L. Althafer, P.E.
District Engineer

SECTION C

SECTION 1

Bridgewalk Community Development District

Summary of Checks

April 25, 2023 to July 31, 2023

Bank	Date	Check #	Amount
General Fund	4/26/23	83	\$ 1,092.02
	5/10/23	84-86	\$ 12,606.88
	5/16/23	87	\$ 203.00
	6/6/23	88	\$ 6,087.00
	6/13/23	89	\$ 4,790.03
	6/20/23	90-91	\$ 4,020.61
	6/27/23	92	\$ 3,300.00
	7/13/23	93	\$ 4,788.99
	7/18/23	94-95	\$ 10,879.24
			\$ 47,767.77
Payroll Fund	<u>May 2023</u>		
	Adam Morgan	50049	\$ 184.70
	Brent Kewley	50050	\$ 184.70
	D. Lane Register	50051	\$ 184.70
	Juan Vasquez Dickson	50052	\$ 184.70
	Patrick Bonin Jr.	50053	\$ 184.70
			\$ 923.50
			\$ 48,691.27

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/26/23	00002	4/05/23 111306	202303 310-51300-31500	TOHO LIFT TRACT/BRD MTG	*	1,092.02	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			1,092.02 000083
5/10/23	00012	5/10/23 05102023	202305 300-20700-10000	FY23 SPCL ASMT SER2022	*	1,732.60	
				BRIDGEWALK CDD C/O USBANK			1,732.60 000084
5/10/23	00008	5/01/23 25458	202305 320-53800-46200	MTHLY LANDSCPAE MNT MAY23	*	6,087.00	
				FLORIDA ULS OPERATING LLC DBA			6,087.00 000085
5/10/23	00001	5/01/23 31	202305 310-51300-34000	MANAGEMENT FEES MAY23	*	3,062.50	
		5/01/23 31	202305 310-51300-35200	WEBSITE ADMIN MAY23	*	66.67	
		5/01/23 31	202305 310-51300-35100	INFORMATION TECH MAY23	*	108.33	
		5/01/23 31	202305 310-51300-31300	DISSEMINATION FEE MAY23	*	291.67	
		5/01/23 31	202305 310-51300-51000	OFFICE SUPPLIES	*	.12	
		5/01/23 31	202305 310-51300-42000	POSTAGE	*	7.99	
		5/01/23 32	202305 320-53800-12000	FIELD MANAGEMENT MAY23	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES			4,787.28 000086
5/16/23	00002	5/03/23 112993	202304 310-51300-31500	LIFT SURVEY/COST EST/TASK	*	203.00	
				LATHAM, LUNA, EDEN & BEAUDINE, LLP			203.00 000087
6/06/23	00008	6/01/23 29490	202306 320-53800-46200	MTHLY LANDSCPAE MNT JUN23	*	6,087.00	
				FLORIDA ULS OPERATING LLC DBA			6,087.00 000088
6/13/23	00001	6/01/23 33	202306 310-51300-34000	MANAGEMENT FEES JUN23	*	3,062.50	
		6/01/23 33	202306 310-51300-35200	WEBSITE ADMIN JUN23	*	66.67	
		6/01/23 33	202306 310-51300-35100	INFORMATION TECH JUN23	*	108.33	
		6/01/23 33	202306 310-51300-31300	DISSEMINATION FEE JUN23	*	291.67	
		6/01/23 33	202306 310-51300-51000	OFFICE SUPPLIES	*	.21	

BWLK BRIDGEWALK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/23		33		202306 310-51300-42000		*	4.12		
			POSTAGE						
6/01/23		33		202306 310-51300-42500		*	5.40		
			COPIES						
6/01/23		34		202306 320-53800-12000		*	1,250.00		
			FIELD MANAGEMENT JUN23						
6/01/23		34A		202304 310-51300-42000		*	1.13		
			USPS-POSTAGE FOR 941 FORM						
								4,790.03	000089

6/20/23	00012	6/16/23	06162023	202306 300-20700-10000		*	1,149.61		
			FY23 SPCL ASMT SER2022						
								1,149.61	000090

6/20/23	00002	6/05/23	114959	202305 310-51300-31500		*	2,871.00		
			FY22 AUDIT/PH1B/2A/2B PLT						
								2,871.00	000091

6/27/23	00016	6/19/23	90093310	202306 310-51300-32200		*	2,800.00		
			FY22 AUDIT FEES - JUN23						
		6/19/23	90093310	202306 310-51300-32200		*	500.00		
			NEW ISSUE DEBT						
								3,300.00	000092

7/13/23	00001	7/01/23	35	202307 310-51300-34000		*	3,062.50		
			MANAGEMENT FEES JUL23						
		7/01/23	35	202307 310-51300-35200		*	66.67		
			WEBSITE ADMIN JUL23						
		7/01/23	35	202307 310-51300-35100		*	108.33		
			INFORMATION TECH JUL23						
		7/01/23	35	202307 310-51300-31300		*	291.67		
			DISSEMINATION FEE JUL23						
		7/01/23	35	202307 310-51300-51000		*	.09		
			OFFICE SUPPLIES						
		7/01/23	35	202307 310-51300-42000		*	9.73		
			POSTAGE						
		7/01/23	36	202307 320-53800-12000		*	1,250.00		
			FIELD MANAGEMENT JUL23						
								4,788.99	000093

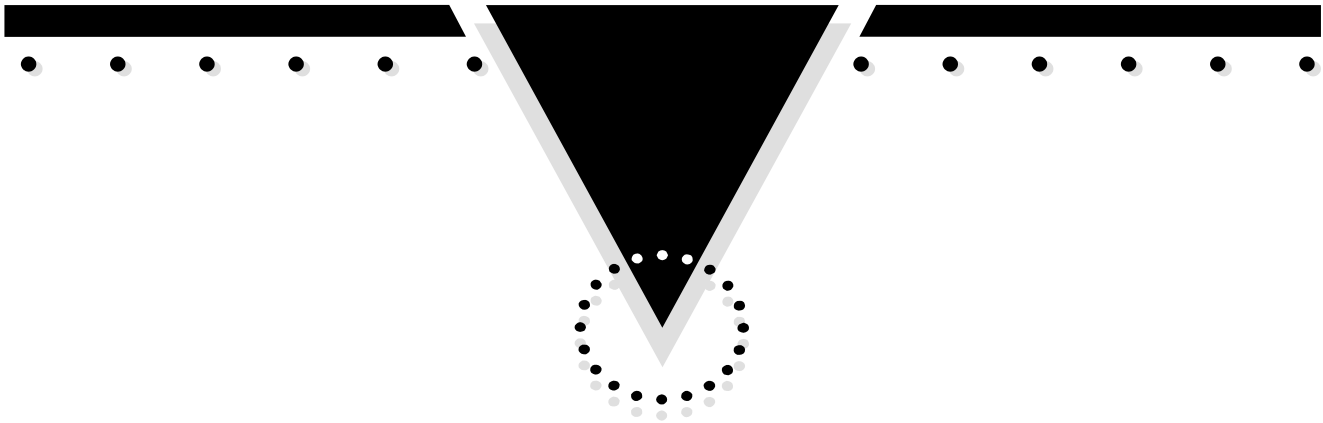
7/18/23	00008	7/10/23	35278	202307 320-53800-46200		*	6,087.00		
			MTHLY LANDSCAPE MNT JUL23						
		7/10/23	35280	202307 320-53800-46300		*	829.46		
			RPLC PLANT MATERIAL BERM						
		7/10/23	35281	202307 320-53800-46300		*	2,223.00		
			RPLC MEDIAN OLEANDER/PEST						
								9,139.46	000094

					BWLK BRIDGEWALK	TVISCARRA			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/18/23	00002	7/05/23 118545	202306 310-51300-31500	PH1A PLAT/TOHO CONVEY/LFT	*	1,739.78	
							1,739.78 000095

						TOTAL FOR BANK A	47,767.77
						TOTAL FOR REGISTER	47,767.77

SECTION 2



Bridgewalk
Community Development District

Unaudited Financial Reporting

June 30, 2023



TABLE OF CONTENTS

1	<hr/> <u>BALANCE SHEET</u>
2	<hr/> <u>GENERAL FUND INCOME STATEMENT</u>
3	<hr/> <u>DEBT SERVICE FUND SERIES 2022</u>
4	<hr/> <u>CAPITAL PROJECTS FUND SERIES 2022</u>
5	<hr/> <u>MONTH TO MONTH</u>
6	<hr/> <u>DEVELOPER CONTRIBUTION SCHEDULE</u>
7	<hr/> <u>LONG TERM DEBT SUMMARY</u>
8	<hr/> <u>FY23 ASSESSMENT RECEIPT SCHEDULE</u>
9	<hr/> <u>CONSTRUCTION SCHEDULE SERIES 2022</u>

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
June 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<u>ASSETS:</u>				
CASH	\$87,177	---	---	\$87,177
<u>INVESTMENTS</u>				
SERIES 2022				
RESERVE	---	\$123,450	---	\$123,450
REVENUE	---	\$85,778	---	\$85,778
CONSTRUCTION	---	---	\$21,592	\$21,592
TOTAL ASSETS	\$87,177	\$209,228	\$21,592	\$317,998
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$1,740	---	---	\$1,740
<u>FUND EQUITY:</u>				
FUND BALANCES:				
UNASSIGNED	\$85,438	---	---	\$85,438
RESTRICTED FOR DEBT SERVICE	---	\$209,228	---	\$209,228
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$21,592	\$21,592
TOTAL LIABILITIES & FUND EQUITY	\$87,177	\$209,228	\$21,592	\$317,998

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$194,313	\$194,313	\$195,034	\$721
DEVELOPER CONTRIBUTIONS	\$136,008	\$102,006	\$21,856	(\$80,150)
TOTAL REVENUES	\$330,321	\$296,319	\$216,890	(\$79,429)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$9,000	\$4,000	\$5,000
FICA EXPENSE	\$918	\$689	\$306	\$383
ENGINEERING	\$9,500	\$7,125	\$0	\$7,125
ATTORNEY	\$25,000	\$18,750	\$7,161	\$11,589
DISSEMINATION	\$3,500	\$2,625	\$2,625	(\$0)
ANNUAL AUDIT	\$5,000	\$5,000	\$3,300	\$1,700
TRUSTEE FEES	\$4,500	\$4,500	\$4,041	\$459
ASSESSMENT ADMINISTRATION	\$5,000	\$5,000	\$5,000	\$0
MANAGEMENT FEES	\$36,750	\$27,563	\$27,563	\$0
INFORMATION TECHNOLOGY	\$1,300	\$975	\$975	\$0
WEBSITE MAINTENANCE	\$800	\$600	\$600	(\$0)
TELEPHONE	\$300	\$225	\$0	\$225
POSTAGE	\$1,000	\$750	\$240	\$510
INSURANCE	\$5,625	\$5,625	\$5,375	\$250
PRINTING & BINDING	\$1,000	\$750	\$64	\$686
LEGAL ADVERTISING	\$2,500	\$1,875	\$0	\$1,875
OTHER CURRENT CHARGES	\$600	\$450	\$35	\$415
OFFICE SUPPLIES	\$625	\$469	\$2	\$467
PROPERTY APPRAISER	\$0	\$0	\$347	(\$347)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$15,000	\$11,250	\$11,250	\$0
PROPERTY INSURANCE	\$2,500	\$2,500	\$1,053	\$1,447
ELECTRIC	\$2,400	\$1,800	\$322	\$1,478
STREETLIGHTS	\$76,356	\$57,267	\$0	\$57,267
WATER & SEWER	\$15,000	\$11,250	\$8,472	\$2,778
LANDSCAPE MAINTENANCE	\$91,820	\$68,865	\$52,957	\$15,908
LANDSCAPE CONTINGENCY	\$2,500	\$1,875	\$780	\$1,095
IRRIGATION REPAIRS	\$2,500	\$1,875	\$0	\$1,875
LAKE MAINTENANCE	\$1,152	\$864	\$0	\$864
CONTINGENCY	\$2,500	\$1,875	\$0	\$1,875
REPAIRS & MAINTENANCE	\$2,500	\$1,875	\$0	\$1,875
TOTAL EXPENDITURES	\$330,321	\$253,441	\$136,643	\$116,798
EXCESS REVENUES (EXPENDITURES)	\$0		\$80,248	
FUND BALANCE - Beginning	\$0		\$5,190	
FUND BALANCE - Ending	\$0		\$85,438	

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS INTEREST	\$246,900	\$246,900	\$247,815	\$915
INTEREST	\$0	\$0	\$8,353	\$8,353
TOTAL REVENUES	\$246,900	\$246,900	\$256,169	\$9,269
<u>EXPENDITURES:</u>				
INTEREST EXPENSE - 12/15	\$77,219	\$77,219	\$77,219	\$0
PRINCIPAL EXPENSE - 6/15	\$90,000	\$90,000	\$90,000	\$0
INTEREST EXPENSE - 06/15	\$77,219	\$77,219	\$77,219	\$0
TOTAL EXPENDITURES	\$244,438	\$244,438	\$244,438	\$0
<u>OTHER SOURCES/(USES):</u>				
TRANSFER IN/(OUT)	\$0	\$0	(\$3,183)	\$3,183
TOTAL SOURCES/(USES)	\$0	\$0	(\$3,183)	\$3,183
EXCESS REVENUES (EXPENDITURES)	\$2,463		\$8,548	
FUND BALANCE - Beginning	\$77,236		\$200,680	
FUND BALANCE - Ending	\$79,699		\$209,228	

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending June 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 6/30/23	ACTUAL THRU 6/30/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$7,913	\$7,913
TOTAL REVENUES	\$0	\$0	\$7,913	\$7,913
<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	\$3,183	(\$3,183)
TOTAL SOURCES/(USES)	\$0	\$0	\$3,183	(\$3,183)
EXCESS REVENUES (EXPENDITURES)	\$0		\$11,096	
FUND BALANCE - Beginning	\$0		\$10,496	
FUND BALANCE - Ending	\$0		\$21,592	

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	\$6	\$1,357	\$905	\$0	\$0	\$0	\$195,034
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	\$6	\$1,357	\$905	\$0	\$0	\$0	\$216,890
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$1,000	\$1,000	\$0	\$0	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$4,000
FICA EXPENSE	\$77	\$77	\$0	\$0	\$0	\$77	\$0	\$77	\$0	\$0	\$0	\$0	\$306
ENGINEERING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ATTORNEY	\$589	\$666	\$0	\$0	\$0	\$1,092	\$203	\$2,871	\$1,740	\$0	\$0	\$0	\$7,161
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$2,625
ANNUAL AUDIT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,300	\$0	\$0	\$0	\$3,300
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	\$3,063	\$3,063	\$3,063	\$0	\$0	\$0	\$27,563
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$0	\$0	\$0	\$975
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$600
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$132	\$7	\$40	\$3	\$17	\$9	\$21	\$8	\$4	\$0	\$0	\$0	\$240
INSURANCE	\$5,375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,375
PRINTING & BINDING	\$15	\$3	\$14	\$0	\$0	\$0	\$27	\$0	\$5	\$0	\$0	\$0	\$64
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	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$11,250
PROPERTY INSURANCE	\$0	\$0	\$0	\$0	\$1,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,053
ELECTRIC	\$37	\$39	\$47	\$48	\$0	\$42	\$29	\$41	\$38	\$0	\$0	\$0	\$322
STREETLIGHTS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WATER & SEWER	\$949	\$1,700	\$152	\$0	\$767	\$1,243	\$1,500	\$1,144	\$1,018	\$0	\$0	\$0	\$8,472
LANDSCAPE MAINTENANCE	\$5,478	\$5,478	\$5,478	\$6,087	\$6,087	\$6,087	\$6,087	\$6,087	\$6,087	\$0	\$0	\$0	\$52,957
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	\$12,703	\$18,716	\$12,646	\$16,007	\$16,972	\$0	\$0	\$0	\$136,643
EXCESS REVENUES (EXPENDITURES)	\$23,168	\$164	\$139,065	(\$10,829)	(\$10,551)	(\$17,412)	(\$12,640)	(\$14,650)	(\$16,067)	\$0	\$0	\$0	\$80,248

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
LESS: PRINCIPAL PAYMENT - 06/15/23	(\$90,000)
CURRENT BONDS OUTSTANDING	\$4,350,000

**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
4/24/23	ACH	\$ -	\$ -	\$ -	\$ 14.66	\$ 14.66	\$ 6.46	\$ 8.20	\$ 14.66
5/10/23	ACH	\$ 3,144.42	\$ -	\$ 62.89	\$ -	\$ 3,081.53	\$ 1,357.13	\$ 1,724.40	\$ 3,081.53
6/16/23	ACH	\$ 2,096.29	\$ -	\$ 41.92	\$ -	\$ 2,054.37	\$ 904.76	\$ 1,149.61	\$ 2,054.37
						\$ -	\$ -	\$ -	\$ -
Totals		\$ 407,961.92	\$ 15,915.38	\$ 7,840.93	\$ 294.19	\$ 384,499.80	\$ 169,336.68	\$ 215,163.12	\$ 384,499.80

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
4/1/23		Interest		\$ 68.12
4/4/23		Transfer from Reserve		\$ 419.60
5/1/23		Interest		\$ 71.33
5/2/23		Transfer from Reserve		\$ 429.68
6/1/23		Interest		\$ 79.76
6/2/23		Transfer from Reserve		\$ 468.23
TOTAL				\$ 11,096.14
Acquisition/Construction Fund at 9/30/22				\$ 4,075,667.93
Interest Earned thru 6/30/23				\$ 11,096.14
Requisitions Paid thru 6/30/23				\$ (4,065,172.00)
Remaining Acquisition/Construction Fund				\$ 21,592.07

SECTION 3



MARY JANE ARRINGTON
OSCEOLA COUNTY SUPERVISOR OF ELECTIONS

April 25, 2023

Ms. Stacie Vanderbilt
Recording Secretary
Bridgewalk Community Development District
219 E. Livingston St.
Orlando, FL 32801

RE: Bridgewalk Community Development District – Registered Voters

Dear Ms. Vanderbilt:

Thank you for your letter requesting confirmation of the number of registered voters within the Bridgewalk Community Development District as of April 15, 2023.

The number of registered voters within the Bridgewalk CDD is 134 as of April 15, 2023.

If I can be of further assistance, please contact me at 407.742.6000.

Respectfully yours,

Mary Jane Arrington
Supervisor of Elections

RECEIVED

APR 28 2023

GMS-CF, LLC

*Vote
Osceola*

SECTION 4

**BOARD OF SUPERVISORS MEETING DATES
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024**

The Board of Supervisors of the **Bridgewalk Community Development District** will hold their regular meetings for Fiscal Year 2024 at **11:00 a.m.**, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896, on the third Monday of the month, unless otherwise indicated, as follows:

October 16, 2023

November 20, 2023

December 18, 2023

January 15, 2024 (*National Holiday - Consider Rescheduling*)

February 19, 2024

March 18, 2024

April 15, 2024

May 20, 2024

June 17, 2024

July 15, 2024

August 19, 2024

September 16, 2024

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