

Bridgewalk
Community Development District

Agenda

October 16, 2023

AGENDA

Bridgewalk

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

October 9, 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, October 16, 2023 at 10:00 a.m., or as shortly thereafter as reasonably possible, at the Oasis Club at ChampionsGate, 1520 Oasis Club Blvd., ChampionsGate, FL 33896. PLEASE NOTE THE TIME OF THE MEETING.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the September 11, 2023 Meeting
4. Financing Matters
 - A. Consideration of Revised Master Engineer's Report
 - B. Consideration of Supplemental Assessment Methodology Report for Assessment Area Two
 - C. Consideration of Resolution 2024-01 Bond Delegation Resolution - Assessment Area Two
 - i. Exhibit A: Form of Bond Purchase Contract
 - ii. Exhibit B: Draft Copy of Preliminary Limited Offering Memorandum
 - iii. Exhibit C: Form of Continuing Disclosure Agreement
 - iv. Exhibit D: Form of Second Supplemental Indenture
 - v. Composite Exhibit E: Forms of Completion Agreement, Acquisition Agreement, True-Up Agreement and Collateral Assignment
5. Consideration of Cost-Sharing and Easement Agreement with Tohopekalia Water Authority for Non-Potable Irrigation Water System and Temporary Irrigation Pump for Residential Community
6. Ratification of Series 2022 Requisition #3
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of FY23 Funding Requests #2 - #3
8. Other Business
 - A. Discussion of Pending Plat Conveyances
 - B. Status of Permit Transfers
9. Supervisor's Requests
10. Adjournment

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

Sincerely,

George S. Flint

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, September 11, 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
Kathryn Farr	Assistant Secretary

Also present were:

George Flint	District Manager
Amanda Udstad	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 we have a quorum. For the record, I administered the oath to Kathryn prior to the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 7, 2023 Meeting

Mr. Flint: The next item is approval of the minutes from August 7, 2023, did the Board have any comments or corrections?

Mr. Morgan: Under the fifth order of business it says this resolution is going to improve the conveyance of the irrigation pump, it should say approve the conveyance of the irrigation pump. And I'm pulling this out of the minutes, the storm pipe easement that was going to determine if we have one or two lots, lost or gained and the lift station conveyance.

Ms. Trucco: I did reach out to Toho to try to expedite it, so there are two things going on, there is the irrigation pump and then irrigation pipe. It has gotten a little bit more complicated.

Mr. Bonin: What do you have left to do?

Mr. Morgan: Rob let's wait until we get to it in the meeting. I'll make a motion to approve the minutes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Minutes of the August 7, 2023 Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

i. Osceola County Cyrils Drive Widening Project

Ms. Trucco: I provided copies of the permanent easements. This is related to Osceola County's request to do the Cyrils Drive expansion project. You will see attached to the permanent easement, there is a diagram that shows the section that they are requesting an easement over. This is a permanent easement and is going to run with the land. The idea is that they are going to change the grading and then they want permission to drain into the CDD stormwater pond. The language in the permanent easement, we ordinarily would not give an easement over CDD property without indemnification rights, pre and post inspection rights, so basically you will see my revisions on one of the permanent easements. I have provided a black line which is in the agenda. You will see what I have sent back to the county and just said we would want to see this type of language in all of your easements. I have not gotten their response yet.

Mr. Bonin: Who are you dealing with?

Ms. Trucco: I would have to look at the email on that. I have sent it to the people at the county that have provided this. I am sure it will go through their legal department before it is approved. I do want to say that physically these are the permanent easements that they are requesting. Ultimately, they are also requesting permission to drain from that road into the stormwater tract. Ordinarily, we would request some type of precautionary for the benefit that they are receiving for our maintenance of that stormwater tract. Basically, they are requesting a permanent easement. If we said no, we are not going to give you this, they would have to go through and eminent domain proceeding. It would not be necessarily uncharacteristic to request some type of reimbursement for this easement right if that is the direction of the Board. I just need to know that so I can go back to the county or if you think residents are receiving a benefit from

this project. It is up to you if you would like me to try to pursue some type of compensation for their easement. If we said no to them, they would have to go through the eminent domain and we would be entitled to the fair market value of our property.

Mr. Morgan: I do not see a need. I just want to make sure that we get compensated so if they muddy up our pond, we are not stuck with the bill for treating it.

Ms. Trucco: Right, all of our easements we are going to say you need to indemnify the CDD which means reimburse us for any losses, damage, etc. to our property and hold us harmless from any claims which means paper or defense of legal claims that may be brought as a result of their work on our property.

Mr. Morgan: I think we should make it easy for the county to do their work so whatever your recommendation is for making it as easy on the county so they don't have to go through legal headaches. I don't want them to do that. Let's just make it as easy as we can for the county to do their work.

Mr. Flint: Normally you wouldn't charge another government entity unless there is so much run off that the pond has to be expanded to accommodate it and it doesn't sound like that is the case.

Mr. Morgan: We have plenty of space in there. The only thing I want is to make sure we are protected against are damages and that is it. I don't think we should charge to use the pond.

Ms. Trucco: I have sent this to the District Engineer. I haven't heard back.

Mr. Bonin: Where is the outfall easement. Is that a part of this?

Mr. Morgan: We don't have an outfall in there.

Mr. Bonin: Yes, we do, it's in the Northwest corner. It goes into Lake AJ.

Mr. Morgan: We put it in. Originally, it was a natural pond with no outfall.

Mr. Bonin: It has an outfall now and they want an easement from that outfall into Lake AJ and I don't see it on here.

Mr. Morgan: I was not aware of that outfall. I thought all they wanted was an easement to install their drainage into our storm pond.

Ms. Trucco: That is my understanding as well.

Mr. Bonin: No. Who sent us that easement, I don't agree with?

Mr. Morgan: I don't remember seeing that, Rob. I am not aware of that.

Mr. Bonin: The 30 ft. easement that leaves the pond and goes to Lake AJ. The one that I said was too wide.

Mr. Morgan: That is the storm pipe that we talked about.

Mr. Bonin: I know but the county wants access to that.

Mr. Morgan: Why?

Mr. Bonin: They want to drain into the borrow pit and then the borrow pit drains into Lake AJ and so they want to be able to access and maintain all the way to the final water body. If that pipe in the back got busted or clogged, which I don't have a problem with necessarily, but they want a 30 ft. easement and they don't need 30 ft.

Mr. Morgan: They need 15 ft.

Mr. Bonin: They need 15 ft. because it is shallow and a small pipe. Where is that in this document?

Ms. Trucco: I am not aware that they requested that from the CDD.

Mr. Bonin: Who sent that? Poulos and Bennett told Johnson do draw an easement on behalf of the county for the area that I am talking about and it would presumably be a part of this document.

Mr. Morgan: That was in our discussion last month and to my knowledge nothing happened.

Mr. Bonin: What have you replied back to Johnson and or Poulos and Bennett?

Ms. Udstad: I have not replied directly to Poulos and Bennett. I followed up with Broc on shrinking that.

Ms. Trucco: Broc, did you receive my email about that where I had forward seven permanent easements from the county that they are requesting from the CDD? It is an easement to change the grading and also permit drainage into the CDD's stormwater pond. Did you have a chance to review those?

Mr. Althafer: I looked at that. One thing that I want to do is get the as built and make sure those storm pipes fall within the easements.

Mr. Bonin: I think we are talking about two different areas.

Mr. Althafer: That is a two-storm pipe penetration into the pond from Cyrils widening.

Mr. Bonin: Your recommendation there is to make sure we got the as built location so we are getting this legal description correct.

Mr. Althafer: Yes, that is correct.

Mr. Morgan: They haven't been built yet. The county is going to install them, they want the easement for them.

Ms. Trucco: Broc once we get offline, maybe you and I will pow wow just to make sure that we have your blessing on moving forward with the two. Also if you have spotted anything that you think we need to keep an eye out for. We have our standard indemnification language and still waiting for a County response but we can get yours.

Mr. Bonin: Broc, the second part is the outfall easement. Refresh my memory on how that made its way to you. Did Poulos and Bennett had directed Johnson's to draw this and then send it to you, the 30 ft. easement?

Mr. Althafer: Kristin you may have sent that to me for review.

Ms. Trucco: I think that someone at the county said hey we are forwarding this to you, we have asked Mark McDonald to sign in from Lennar but we are forwarding to you.

Mr. Bonin: Yes, Mark McDonald sent it to me and it asked are we were good to do this and I said no. I cannot remember who at the county sent that to you. The question to you Broc while we are looking for the origin where it came from, we wanted to shrink the width of that down and make sure that it was falling exactly on top of the pipe. Those two things we need to check out.

Mr. Althafer: We did get the as builts and compared that to the final grading for Phase 2C and provided updated line work to Lane with the width of that easement.

Mr. Bonin: I have not seen that email. Is Kathryn or me on that email?

Mr. Althafer: If not, I will forward it to both of you now.

Mr. Bonin: Lane is out for the week. What was the width that you shrunk it to?

Mr. Althafer: It varied across the line but I believe it was 22 ft from 30.

Mr. Bonin: Does it allow me to get those two lots?

Mr. Althafer: You can have those two lots. On the very end lot, it limits your buildable pad to 79.4 ft in depth.

Mr. Bonin: Yes, that is the easement. Is that the one you sent to Mark McDonald?

Ms. Trucco: No, this Dan Jones from Osceola sent this to me and said he sent it to Mark McDonald because I think he is looking for Standard Pacific's signature.

Mr. Bonin: He asked if this worked. I marked it up and said no shrink it, so Broc took a look at that and shrunk from 30 ft. to 22 ft. because it is in a tight space to get it out there and did not need to be as wide as it is. You make an easement wide if the pipe is big or really deep and this is neither. It is shallow and is only 24 ft. wide so they don't need 30 ft. so we are shrinking it in width Broc just said from 30 to 22 ft. As long as it allows me to construct those two lots, I am not going to have too much heartburn about it, 22 ft. is not the end of the world. That is a pretty deep pad and accommodates probably everything we build. Broc, you said you are getting that to us?

Mr. Althafer: Yes, I just forwarded that email to you Rob.

Mr. Bonin: And Kathryn?

Mr. Althafer: Yes.

Mr. Bonin: Kathryn is now a Board member of Bridgewalk so she is here with us too.

Ms. Farr: I just got it.

Mr. Bonin: I will have to digest this a little more, because this is the first time I am seeing it. You can see we shrunk it down and I just need to look at this pad here and then we will either say yes lets change it to this and get the county to agree to that or Poulos and Bennett and then we can proceed with that. Is this easement not in the package?

Mr. Morgan: No, it is not in the package.

Mr. Bonin: Is that a separate matter?

Mr. Morgan: It is a separate matter. Right now they are just asking for Cyril's Drive.

Mr. Bonin: But this is something they will be asking for.

Mr. Morgan: I was not aware that it was the county asking for it but if they are, this will be something that they are going to want later.

Mr. Bonin: Gotcha.

Ms. Trucco: I think what Dan is saying, it is part of the Cyril's Drive project.

Mr. Bonin: But it is not what is needed now. They do not need that one until the thing is fully operational.

Ms. Trucco: I think they are looking for it as soon as possible. They probably would love Standard Pacific to sign off on it as soon as possible but it is not CDD property.

Mr. Bonin: Why did it not accommodate this document in the Board meeting?

Ms. Trucco: They were not asking for CDD permission so we are not a party to this easement.

Mr. Bonin: It is a pipe that drains the borrow pit into Lake AJ so it is CDD.

Mr. Morgan: If it is not CDD then it needs to be conveyed ASAP.

Ms. Trucco: Their review is that it is in Standard Pacific's name.

Mr. Bonin: I think what we kind of uncovered when we were looking at this, I think we never got the District an easement over that pipe so that is why when it just shows up on the property appraisal, it is just Standard Pacific property with no easement and so it's a pipe that needs to be an easement that the CDD has.

Ms. Trucco: I hear your concerns. If you think it may implicate the CDD and we may need to be part of that, no problem at all. I am just bringing these back to you all so you see this is the language they are proposing and I just need your feedback on which direction you want to go.

Mr. Morgan: Let's move forward with everything you said about the Cyril's Drive work which includes the ERP drainage into the pond. I am fine with that. We don't need any compensation, but I do want indemnification and everything else that they are going to pay if they damage our property.

Ms. Trucco: Okay.

Mr. Morgan: We want to make darn sure that we can convey this storm pipe to the CDD as easement so that then the CDD can provide the easement to the county.

Ms. Trucco: Okay, understood. That sounds good. So, there is no objection to the black line or my revisions. Your main concern is making sure that the CDD will be indemnified for damages with the county.

Mr. Morgan: Yes. I am good with that. Rob, you good with that?

Mr. Bonin: Yes.

On MOTION by Mr. Morgan, seconded by Mr. Kewley, with all in favor, the Osceola County Cyrils Drive Widening Project, was approved in substantial form.

ii. Irrigation Pump

Ms. Trucco: The other thing is the irrigation pump. We have run into an issue because there is a reported stormwater pond easement and maintenance agreement between Standard Pacific and other landowners around that pond area. It covers the area where the irrigation pipe is going to

meet the irrigation pump pipe is going to be. I had reached out with Mark at Lennar and said are you willing to release this irrigation pump tract from the release and they said that is no problem from Lennar's position but that we would have to go and get all of these other people who are parties.

Mr. Bonin: Who are all of these other people?

Ms. Trucco: ML Carter Reality Trust Two, ML Carter Reality Trust Three, Murray AL Carter Revocable Trust.

Mr. Bonin: What do they have rights to?

Mr. Morgan: Evidently, they have an irrigation easement right.

Ms. Trucco: There is an agreement that they will assist in maintaining the pond basically.

Mr. Morgan: That whole Western side of the pond is Mr. Carter's.

Ms. Trucco: If we transfer the irrigation tract, TWA will be bound to that agreement as a property owner.

Mr. Bonin: What is the property legal description? We are just conveying the station and the intake pipe that goes into the pond which is not on Mr. Carter's property so why?

Ms. Trucco: Basically, Standard Pacific entered into an agreement with all of those property owners for joint maintenance of that pond.

Mr. Bonin: The spirit of that agreement is we maintain all of our stuff over here and you all maintain your stuff over there.

Ms. Trucco: Basically, TWA would now be a property owner because Standard Pacific is Lennar and Lennar owns it and that's CDD, the CDD would be transferring a portion of it to TWA. It is only the pipe portion. What I was going to get to was there is an option what I have requested is instead of transferring the underlying property where the pipe is, I have asked TWA will you agree to just do an easement instead so we don't need to go get a release.

Mr. Bonin: Yes.

Ms. Trucco: It would just give the easement. They had to go through their counsel. I have been following them every day practically and they notified me on Friday that someone at Shutts & Bowen, LLP they believe are representing Lennar has contacted them who has been working on that project already.

Mr. Bonin: Scott Glass.

Ms. Trucco: Yes.

Mr. Bonin: Scott Glass is the attorney representing us to get reimbursed for constructing all of this. Now you have got full circle that we are trying to dedicate all of the land with that and now it is a CDD matter and that is where Kristin comes in and those two concepts have now merged back into each other. Scott is dealing with their legal office and you are dealing with their legal office on the conveyance part. I see no reason why Toho won't accept an easement. They accept easements over anything to have their rights, so I don't see them having a problem with this.

Ms. Trucco: I don't see it either. Also, the person I spoke to at Toho said that Scott has already been working on an easement, so I am hoping that is true.

Mr. Bonin: We need to call Scott this week because I need to circle back up with him and we need to get this across the goal line. I can't get reimbursed with this until the easement and the tracks are settled on, what's a track and what's an easement and is Toho in agreement to that? That all has to happen and be good to agree with this reimbursement.

Ms. Trucco: The irrigation pump, I don't think that there is any issue with that.

Mr. Bonin: It's the intake line going into the pond. They should be able to accept an easement for that portion of the scope of work if it helps not having to get all of these other property owners.

Mr. Morgan: Yes, I 100% agree.

Ms. Trucco: It sounds like the wheels may already be turning on that.

Mr. Bonin: Yes, that is why I want to talk to Scott just to make sure if there is anything that I am not thinking of that he is already dealing with.

Ms. Trucco: He may be very close to the finish line on that too. If that is the case, that is great. We take the pipe out of the conveyance and transfer it.

iii. Lift Station

Mr. Morgan: Where are we at with the lift station?

Mr. Bonin: Did we get the four corners for that one?

Ms. Farr: We asked Rick last week.

Mr. Bonin: What are you waiting on from us Kristin?

Ms. Trucco: I am waiting on titles so I will circle back with you once I have confirmation. If there is anything encumbering that, I will circle back on that.

Mr. Bonin: We owed you the lift station an as built of the wall inside the tract to show that the compound is inside the tract. If you don't have that already, we will flip that to you.

Ms. Trucco: That sounds good.

Mr. Bonin: Kathryn, I thought we already had that.

Ms. Trucco: We will get moving on it. The most time sensitive you are saying is the irrigation pump.

Mr. Bonin: Yes, the irrigation pump reimbursement is definitely the big one and then this lift station. The need for it even though we don't have any homes, the clubhouse is tied so we can't tie the sewer of the clubhouse to this lift station until it is started up and approved.

Mr. Morgan: How far off are we on start up?

Mr. Bonin: Further than I would like because they are requiring this permitted generator. The generators are taking a year to get, the big ones.

Mr. Morgan: Will they let us put a temp in?

Mr. Bonin: We have got to have that conversation with them.

B. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register. Any questions on that?

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. There is no action required. Any questions on those? Hearing none, we will move on to the next item.

FIFTH ORDER OF BUSINESS

Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: I think we have talked about other business.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Flint: Is there a motion to adjourn?

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

REVISED MASTER ENGINEER'S REPORT
INFRASTRUCTURE IMPROVEMENTS

PREPARED FOR

Bridgewalk Community Development District
Board of Supervisors
c/o Governmental Management Services- Central Florida, LLC
219 East Livingston Street
Orlando, FL 32801

PREPARED BY



October 2023

**BRIDGEWALK CDD
ENGINEER'S REPORT
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Appendix

I.	Exhibit 1 – Location Map
II.	Exhibit 2 – District Legal Description
III.	Exhibit 3 – PD Concept Plan
IV.	Exhibit 4 – Development Permit Status
V.	Exhibit 5 – Stormwater Management Exhibit
VI.	Exhibit 6 – Water Distribution Exhibit
VII.	Exhibit 7 – Sanitary Sewer Exhibit
VIII.	Exhibit 8 – Reclaim Distribution Exhibit
IX.	Exhibit 9 - Roadway and Alleyway Improvement Plan
X.	Exhibit 10 – Landscape Exhibit
XI.	Exhibit 11 – Master Project Cost Summary

Broc L. Althafer, P.E. Date
Florida Engineer License No. 72321
Osceola Engineering, Inc. No. 26265

BRIDGEWALK CDD ENGINEER'S REPORT

I. Introduction

a. Location and General Description. The Bridgewalk Subdivision is a residential land development project (the "Development") located in eastern Osceola County, Florida. The Development contains approximately 211.99 acres and is wholly contained within the boundaries of the Bridgewalk Community Development District (the "District"). The District is located north of Cyrils Drive and east of US Lake Ajay, all within Section 14, Township 25 South, Range 31 East. The location of the District is graphically shown on **Exhibit 1- Location Map** and the District Boundaries are shown by phase of development on **Exhibit 2- District Legal Description**, both located within the **Appendix** of this report.

In accordance with the Osceola County Comprehensive Plan, the Development is located within an area assigned future land use of Low Density Residential (LDR) with the corresponding zoning designation of Planned Development. The Planned Development, PD19-00020, was approved by the Osceola County Board of County Commissioners on February 17, 2020. The **PD Concept Plan** is included as **Exhibit 3** in the **Appendix**. The Preliminary Subdivision Plan, PS20-00002, was approved by the Osceola County Board of County Commissioners on May 18, 2020.

b. District Purpose and Scope. The District has been established for the purpose of financing, acquiring or constructing, maintaining, and/or operating infrastructure necessary to support the development. The purpose of this report is to provide a description of the public infrastructure improvements to be financed, constructed, and/or acquired by the District. Lennar Homes, LLC, the primary developer of the Development (the "Developer") has completed construction of the initial phase, and construction of the remaining phases is on-going. The Developer has and will construct the Development infrastructure financed by the District and will construct the balance of the infrastructure needed for the Development that is not financed by the District.

The District was established pursuant to Osceola County Ordinance enacted by the Board of County Commissioners on September 22, 2021, with effective date of September 28, 2021. This report amends and restates our Master Engineer's Report dated September 2021.

c. Description of Land Use. The lands within the District encompass approximately 211.99 acres. The Development is planned as a 523-unit residential community consisting of detached single family units and attached townhome units to be developed in multiple phases within two assessment areas. The table below illustrates the current land use plan.

<u>Proposed Land Use</u>	<u>Approximate Area (Acres)</u>	<u>Assessment Area 1</u>	<u>Assessment Area 2</u>
Road Rights of Way	8.59		
25' wide lots	87.28	117	0
40' wide lots		54	33
50' wide lots		48	173
60' wide lots		29	69
Recreation	5.03		
Buffers, Parks, & Open Space	22.43		
Water Management Ponds, Wetlands & Buffers	88.66		
Total	211.99	248	275

The PD Concept Plan included as **Exhibit 3** in the **Appendix** provides a pictorial illustration of the above proposed land uses.

II. Status of Permitting

The current plan of development is expected to include 406 single family detached units and 117 townhome units, recreational uses, public roadways and alleyways, storm water management areas, and open spaces.

The local government regulations governing the Development include: the Osceola County Comprehensive Plan; the Osceola County Land Development Code; and the Bridgeway Planned Development (PD19-0020).

State and Federal Agencies administering permit authority include: South Florida Water Management District; Florida Department of Environmental Protection and the United States Army Corps of Engineers. The Florida Department of State Division of Historical Resources also has public comment input required for the SFWMD permit.

The following permits are required for the Development:

1. South Florida Water Management District (SFWMD):
Environmental Resource General Construction Permit
2. Osceola County
Planned Development Zoning Map Amendment
Site Development Plan Phase 1
Site Development Plan Phase 2A & 2B
Site Development Plan Phase 2C
3. State of Florida Department of Environmental Protection (FDEP)
Potable Water Supply Distribution System Permit
Domestic Wastewater/Transmission System Permit

National Pollutant Discharge Elimination System N.O.I.

4. Florida Department of State Division of Historical Resources: Archeological Assessment Sufficiency Approval

As provided herein, this Development includes two assessment areas. Assessment Area 1 of the Development consists of 131 single family detached units, and 117 townhome units. Assessment Area 1 includes improvements associated with Phase 1A and Phase 2A of the Development, and includes water, sewer and re-use utilities, one storm water management pond, open space tracts and an amenity center all on the southern portion of the District boundary. Assessment Area 1 has received all necessary permits and construction of the Assessment Area 1 infrastructure is complete.

Assessment Area 2 of the Development will consist of 275 single family detached units. Assessment area 2 includes improvements associated with Phase 1B and 2C of the Development, and will include water, sewer and re-use utilities, and open space tracts on the northern portion of the District boundary. The Assessment Area 2 infrastructure is currently under design.

Please see **Exhibit 4** in the **Appendix** for a detailed description of the permit status. It is our opinion the necessary permits for the construction of the improvements associated with Assessment Area 1 of the Development have been obtained, and the necessary permits for the construction of the improvements associated with Assessment Area 2 will be obtained in the near future, and there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Development as presented herein. Furthermore, all permits not yet issued and which are necessary to affect the infrastructure improvements described herein will be obtained during the ordinary course of constructing the Development.

III. Infrastructure Benefit

The public infrastructure described herein as provided and as proposed to be provided by the District provide two types of public benefits. These benefits include:

1. Project wide public benefits
2. Incidental public benefits

The **project-wide public benefits** are provided by public infrastructure improvements that serve all residents in the District. These public infrastructure improvements include: master storm water management systems; potable water distribution systems; reclaimed water distribution systems; sanitary sewer collection systems; and hardscape, landscape and irrigation improvements designed to serve the entire District.

Incidental public benefits include those benefits received by the general public who do not necessarily reside within the District. These benefits occur for two reasons in the case of the District. First, the general public will be using some of the improvements provided by the District. Second, the proposed infrastructure improvements are required under the Development's development orders and approvals, which includes not only the District,

but also additional facilities outside the District, which will also benefit from District improvements. These incidental public benefits include improvements identified in **Exhibit 3** in the **Appendix**; master storm water management systems; roadway systems, potable water distribution systems; reclaimed water distribution systems; sanitary sewer collection systems; perimeter landscape and irrigation improvements.

The proposed public infrastructure improvements identified in this Report are intended to provide specific benefit to the assessable real property within the boundaries of the District. The construction and maintenance of the proposed infrastructure improvements are necessary and will benefit the property for the intended use as a residential subdivision. As noted, the District can construct, acquire, own, and/or operate all or a portion of the proposed public infrastructure discussed herein. As noted earlier, it's anticipated the Developer will construct the master project infrastructure improvements (hereinafter defined) not financed or acquired by the District.

IV. Description of the Infrastructure and Construction Schedule

1. **Storm Water Management Facilities** The storm water management facilities consist of curb & gutters, inlets, manholes, storm pipes, and drainage swales. Retaining walls alter grades to establish drainage basin boundaries, directing runoff toward the collection and conveyance system which discharges into the wet detention pond. Excavation of onsite fill material is required to define the retention pond at appropriate grades to provide adequate stormwater treatment, and to manage the storm water runoff generated by the Development. The storm water management facilities do not include the transportation or use of fill on any of the private lands. The storm water management facilities will be owned, operated and maintained by the District.

See **Exhibit 5** in the **Appendix** for a graphical representation of the storm water management facilities.

2. **Potable Water Distribution Facilities** Potable water for the Development will be provided by Tohopekaliga Water Authority (TWA). An existing 20 inch water main located on the north side of Cyrils Drive will provide domestic potable water and fire flow service to the District. Water impact fees are included in the cost of the potable water distribution facilities. For clarity and accurate calculation of construction contingency, these Impact/Connection fees are included separately in the cost summary included in Section VII below.

When completed, the potable water distribution facilities will be dedicated by the District to TWA for ownership, operation and maintenance. All water system impact fees charged by the TWA are included in the cost of these facilities. The District will not finance any water service on private property. See **Exhibit 6** in the **Appendix** for a graphical representation of the water distribution facilities.

3. **Sanitary Sewer Collection & Conveyance Facilities** Sanitary sewer collection and treatment will be provided by TWA. An existing 12 inch force main located on the south side of Cyrils Drive will provide wastewater service for the District. The Development will be served by gravity sanitary sewer mains and two (2) sanitary sewer lift stations.

Both lift stations are located within the boundary of Assessment Area 1. Sewer impact fees are included in the cost of the sanitary sewer facilities. For clarity and accurate calculation of construction contingency, these impact/connection fees are included separately in the cost summary included in Section VII below.

When completed, the sanitary sewer facilities, including both lift stations will be dedicated by the District to TWA for ownership, operation and maintenance. All sewer system impact fees charged by TWA are included in the cost of these systems. The District will not finance any sewer lateral on private property. See **Exhibit 7** in the **Appendix** for a graphical representation of the sanitary sewer facilities.

- 4. Reclaimed Water Distribution Facilities** Reclaimed water for the Development will be provided by TWA. An proposed stormwater reuse pump station located on the northwestern corner of the intersection of Addison Boulevard and Cyrils Drive will provide reclaimed irrigation service to the District.

When completed, the reclaimed water distribution facilities will be dedicated by the District to TWA for operation and maintenance. The District will not finance any water service of private property. See **Exhibit 8** in the **Appendix** for a graphical representation of the reclaimed water distribution facilities.

- 5. Roadway and Alleyway Infrastructure** The roadway and alleyway systems will consist of stabilized subgrade, limerock base material, and asphalt roadway surface, along with curbs, concrete aprons and other elements intended to provide driving surface for vehicles.

When completed, the roadway system will be dedicated by the District to Osceola County for ownership, operation and maintenance. The alleyways will be turned over to the District for ownership, operation and maintenance. The cost of the roadway improvements is separate from the cost of the alleyway improvements in the cost summary included in Section VII below. See **Exhibit 9** in the **Appendix** for a graphical representation of the roadway facilities. All roadway improvements financed by the District shall be available for public use.

- 6. Landscape, Irrigation & Hardscape** The development includes the installation of trees, shrubs and groundcover in Open Space and Recreation tracts, as well as the construction of a boat ramp and dock facility on Lake Ajay, which will be accessible by, and open to, the public.

The landscape, irrigation and hardscape , including the public marina located on Lake Ajay will be turned over to the District for ownership, operation and maintenance. See **Exhibit 10** in the **Appendix** for a graphical representation of the landscape, irrigation and hardscape improvements.

- 7. Underground Electrical System** The underground electrical system will consist of carrier pipes, transformers, electrical distribution lines, and other appurtenances to deliver power to the site. The differential cost of undergrounding may be financed by the District.

When completed, the power distribution system will be dedicated by the District to the Orlando Utilities Commission for ownership, operation and maintenance.

8. Professional and Inspection Fees Professional services from various consultants are required to design, obtain permits and construct the public infrastructure within the Development. These consultants include but are not limited to: civil engineer; surveyor; environmental scientist; geotechnical engineer; land planner; and land development attorneys. Each agency will charge a plan review fee and an inspection fee for the public infrastructure to insure the public improvements are designed in accordance with the agency's codes and constructed in accordance with the approved plans. The professional service fees and review/inspection fees are included in the District's public infrastructure facilities costs.

9. Construction Schedule. As of the date of this report, construction of Phase 1A and 1B is complete. Construction of 2A and 2C of the Development is under way. It is estimated the infrastructure facilities for Phase 2 will be completed in approximately 6 months. An estimated schedule follows:

<u>Facility</u>	<u>Construction Schedule</u>
Storm Water Management Facilities (Assessment Area 1)	10/2020 - 09/2023
Storm Water Management Facilities (Assessment Area 2)	01/2022 - 04/2024
Potable Water Distribution Facilities (Assessment Area 1)	10/2020 - 09/2023
Potable Water Distribution Facilities (Assessment Area 2)	01/2022 - 04/2023
Sanitary Sewer Facilities (Assessment Area 1)	10/2020 - 09/2023
Sanitary Sewer Facilities (Assessment Area 2)	01/2022 - 04/2023
Reclaimed Water Facilities (Assessment Area 1)	10/2020 - 09/2023
Reclaimed Water Facilities (Assessment Area 2)	01/2022 - 04/2024
Landscape, Irrigation & Hardscape (Assessment Area 1)	10/2020 - 09/2023
Landscape, Irrigation & Hardscape (Assessment Area 2)	01/2022 - 04/2024
Professional and Inspection Fees (Assessment Area 1)	10/2020 - 09/2023
Professional and Inspection Fees (Assessment Area 2)	01/2022 - 04/2024

VI. Ownership and Maintenance

After the District has financed and acquired and/or constructed the proposed Master Project improvements, the ultimate ownership and maintenance responsibilities of the proposed infrastructure improvements are set forth below.

<u>Proposed Infrastructure Improvements</u>	<u>Ownership</u>	<u>Operation & Maintenance</u>
Storm Water Management Facilities	CDD ⁽¹⁾	CDD ⁽¹⁾
Potable Water Distribution Facilities	TWA ⁽³⁾	TWA ⁽³⁾
Sanitary Sewer Facilities	TWA ⁽³⁾	TWA ⁽³⁾
Reclaimed Water Distribution Facilities	TWA ⁽³⁾	TWA ⁽³⁾
Roadway Improvements	OC ⁽²⁾	OC ⁽²⁾

Alleyway Improvements	CDD ⁽¹⁾	CDD ⁽¹⁾
Landscape, Irrigation & hardscape	CDD ⁽¹⁾	CDD ⁽¹⁾
Underground Electrical System	OUC ⁽⁴⁾	OUC ⁽⁴⁾

Notes:

- (1) Bridgewalk Community Development District
- (2) Osceola County, Florida
- (3) Tohopekaliga Water Authority
- (4) Orlando Utilities Commission

VII. Real Property Interests

Real property interests for the lands within the District needed for Public Improvements will be dedicated by the Developer to the District or other applicable public entity as directed by the District.

VIII. Estimate of Capital Improvement Costs

	Assessment Area 1 Costs	Assessment Area 2 Costs	
	Total	Total	Total CDD Costs
STORMWATER MANAGEMENT SYSTEM	\$ 2,546,174.64	\$ 2,582,473.36	\$ 5,128,648.01
WATER DISTRIBUTION SYSTEM	\$ 368,791.35	\$ 803,138.25	\$ 1,171,929.59
SANITARY SEWER COLLECTION & CONVEYANCE SYSTEM	\$ 1,723,471.26	\$ 854,025.14	\$ 2,577,496.41
RECLAIMED WATER DISTRIBUTION SYSTEM	\$ 1,709,347.98	\$ 510,226.49	\$ 2,219,574.47
ONSITE ROADWAY	\$ 1,949,648.04	\$ 1,932,689.17	\$ 3,882,337.20
ONSITE ALLEYS	\$ 251,711.05	\$ 34,883.37	\$ 286,594.42
LANDSCAPE, HARDSCAPE, IRRIGATION	\$ 553,571.43	\$ 2,016,854.17	\$ 2,570,425.60
UNDERGROUND ELECTRICAL SYSTEM	\$ 372,000.00	\$ 347,326.00	\$ 719,326.00
CONSTRUCTION CONTINGENCY	\$ 910,271.58	\$ 873,429.00	\$ 1,783,700.57
PROFESSIONAL & PERMIT FEES	\$ 529,539.33	\$ 503,248.33	\$ 1,032,787.66
UTILITY CONNECTION FEES	\$ 1,454,520.00	\$ 1,672,265.67	\$ 3,126,785.67
TOTAL COSTS	\$ 12,369,046.65	\$ 12,130,558.95	\$ 24,499,605.61

Note: Please refer to **Exhibit 11** in Appendix for a detail of the estimated costs above.

IX. Conclusions and Summary Opinion

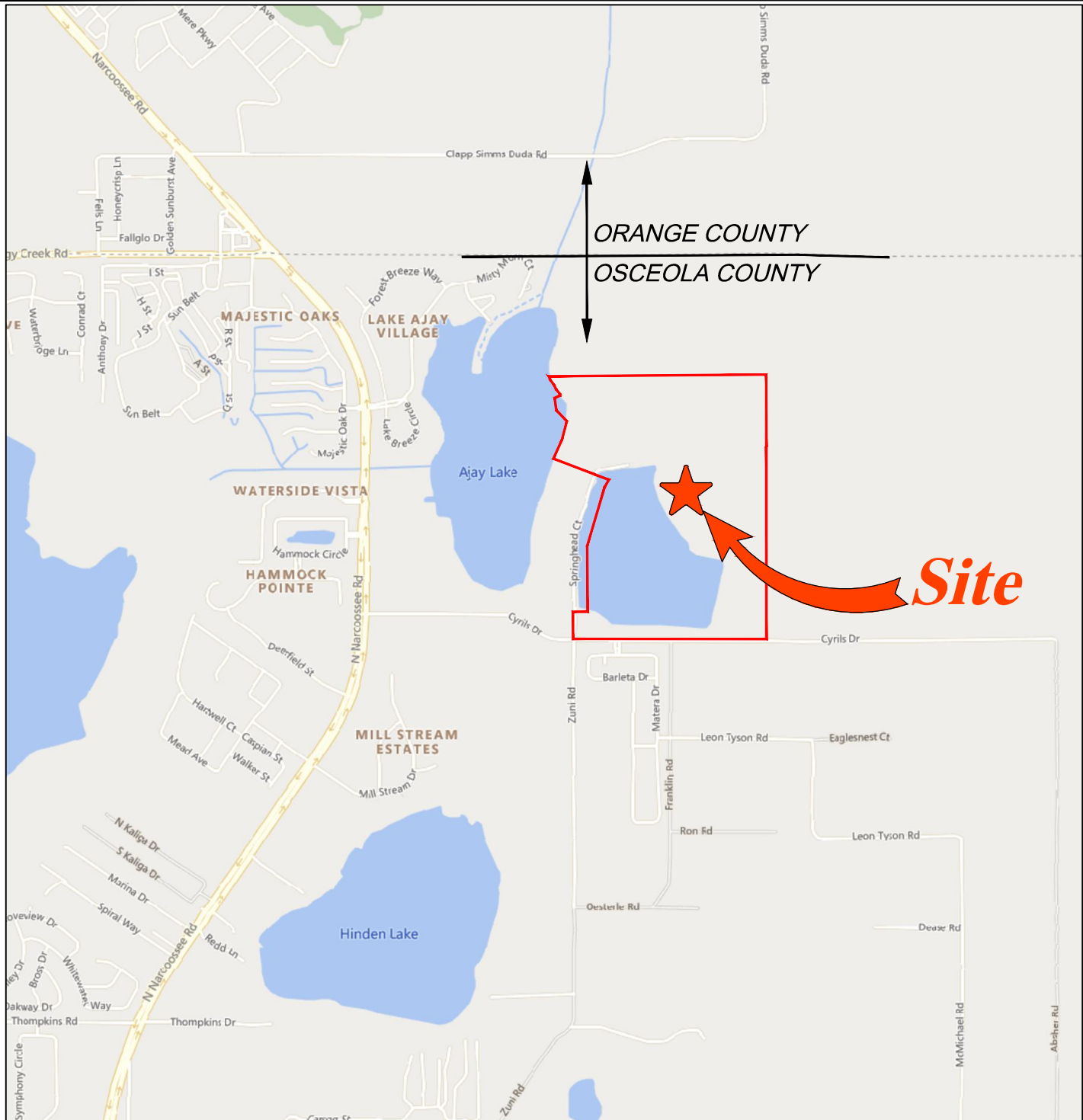
The Project improvements as detailed herein are necessary for the functional development of the District. The planning and design of the public improvements has been completed in accordance with current governmental regulatory requirements. The public improvements will provide the intended function so long as the construction is in substantial compliance with the design and permits. The District has with respect to Assessment Area 1 and intends with respect to Assessment Area 2 to fund the acquisition and/or construction of all or portion of the Master Project improvements included in this report through the issuance of special assessment bonds. The costs provided herein are exclusive of certain legal, administrative, financing, operations, and/or maintenance services necessary to finance, construct, acquire and/or operate the Master Project improvements. The Engineer recommends that the District should levy and collect an annual "Operating and Maintenance Assessment" to be determined, assessed and levied

by the District's Board of Supervisors upon the assessable real property within the District for the purpose of funding the cost and expenses of maintaining District-owned improvements. It is my professional opinion that the infrastructure improvement cost estimates provided in this Report for the District's proposed Master Project improvements are fair and reasonable to complete the construction of the proposed public improvements and that these Master Project improvements represent a system of improvements that will benefit and add value to all developed land in the District as more fully detailed in the assessment methodology reports prepared by Governmental Management Services-Central Florida, LLC. Such added value shall be at least equal to the costs of such public improvements. All such proposed infrastructure improvements are for accessible public improvements or community facilities as set forth in Chapter 190 of the Florida Statutes.

The estimate of public improvements construction costs is only an estimate and not a guaranteed maximum price. Where necessary, historical costs and information from other professionals or utility consultants and contractors have been used in the preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities within the area. It is therefore our opinion that the construction of the public improvements can be completed at the costs as stated. It is my view the cost to be paid by the District for the public improvements will not exceed the greater of the actual cost or fair market value of such improvements. The labor market, future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate. All public improvements will be located on lands owned by the District or other units of local government or the District or other unit of local government will have a perpetual easement.

APPENDIX

EXHIBIT 1 - LOCATION MAP



**OSCEOLA
ENGINEERING
INCORPORATED**
 Certificate of Authorization Number: 00020205
 1003 Florida Avenue, St. Cloud, FL 34796
 (407) 891-0482
 Fax: (407) 891-9173

LOCATION MAP

Bridgewalk

***Section 4, Township 25 S,
Range 31 E.
Osceola County, Florida***



SCALE: not to scale

EXHIBIT 1

EXHIBIT 2 – DISTRICT LEGAL DESCRIPTION

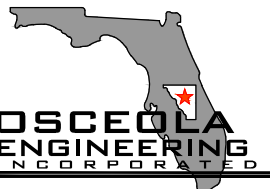
LEGAL DESCRIPTION:

PURCHASE PARCEL:

A PARCEL OF LAND BEING LOTS 30, 31, 32, 33, 34, 35, 46, 47, 48, 49, 50, 51, 62, 63 AND 64, AND THE SOUTH 1/2 OF LOTS 17, 18, 19, AND 20 AND PORTIONS OF LOTS 29, 36, 45, 52, AND 61, NEW MAP OF NARCOOSSEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN 16.5 FEET WIDE PLATTED RIGHT OF WAY LYING EAST OF SAID LOTS 32, 33, 48, 49 AND 64, AND THE S1/2 OF LOT 17, AND THAT CERTAIN 33 FEET WIDE PLATTED RIGHT OF WAY LYING BETWEEN THE SOUTH 1/2 OF LOTS 18 AND 19, LOTS 30 AND 31, LOTS 34 AND 35, LOTS 46 AND 47, LOTS 50 AND 51, AND LOTS 62 AND 63, AND THAT CERTAIN 16.5 FEET WIDE PLATTED RIGHT OF WAY LYING WEST OF LOT 29, LOT 36 AND LOT 61 OF THE AFORESAID PLAT OF NEW MAP OF NARCOOSSEE, ALL LYING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4; THENCE RUN S00°05'09"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1639.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°05'09"E ALONG SAID EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 983.49 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 4; THENCE RUN S00°00'48"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 2631.21 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CYRIL'S DRIVE PER PLAT BOOK 1, PAGES 73-74; THENCE RUN N89°56'37"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2641.64 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, SAID LINE BEING THE EAST LINE OF SPRINGHEAD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 88, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE RUN N00°16'30"W ALONG THE EAST LINE OF SAID SPRINGHEAD, A DISTANCE OF 371.05 FEET TO THE SOUTHEAST CORNER OF TRACT 1 OF SAID SPRINGHEAD; THENCE RUN N89°43'30"E, ALONG A LINE PERPENDICULAR TO THE EAST LINE OF SAID SPRINGHEAD, A DISTANCE OF 200.00 FEET; THENCE ALONG A LINE LYING 200 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID SPRINGHEAD, THE FOLLOWING THREE (3) COURSES AND DISTANCES; THENCE RUN N00°16'30"W, A DISTANCE OF 902.06 FEET; THENCE RUN N16°34'14"E, A DISTANCE OF 839.38 FEET; THENCE RUN N30°44'11"E, A DISTANCE OF 110.72 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3 OF SAID SPRINGHEAD; THENCE RUN N69°00'29"W ALONG SAID EASTERLY EXTENSION OF THE NORTH LINE OF TRACT 3, A DISTANCE OF 202.93 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT 4; THENCE RUN N69°00'29"W ALONG THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 608.72 FEET TO A POINT ON THE WEST LINE OF SAID PLAT OF SPRINGHEAD; THENCE ALONG SAID WEST LINE OF SPRINGHEAD THE FOLLOWING FIVE (5) COURSES AND DISTANCES; THENCE RUN N24°41'43"E, A DISTANCE OF 277.99 FEET; THENCE RUN N14°21'53"E, A DISTANCE OF 265.90 FEET; THENCE RUN N43°17'11"W, A DISTANCE OF 209.45 FEET; THENCE RUN N07°53'23"W, A DISTANCE OF 168.15 FEET; THENCE RUN N66°51'00"E, A DISTANCE OF 82.66 FEET TO A POINT ON THE ORDINARY HIGH WATER LINE OF LAKE AJAY (ELEVATION 57.0 FEET N.A.V.D. 1988 DATUM); THENCE RUN NORTHWESTERLY ALONG SAID ORDINARY HIGH WATER LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES; THENCE RUN N06°00'29"W, A DISTANCE OF 20.14 FEET; THENCE RUN N39°03'04"W, A DISTANCE OF 78.45 FEET; THENCE RUN N27°36'30"W, A DISTANCE OF 78.29 FEET; THENCE RUN N36°07'45"W, A DISTANCE OF 73.48 FEET; THENCE RUN N23°11'50"W, A DISTANCE OF 58.72 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF AFORESAID LOTS 20, 19, 18 AND 17 AND THE EASTERLY EXTENSION THEREOF; THENCE DEPARTING SAID ORDINARY HIGH WATER LINE RUN N89°34'13"E ALONG SAID NORTH LINE, A DISTANCE OF 2970.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 211.99 ACRES MORE OR LESS



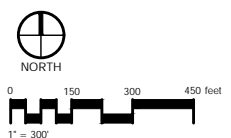
Certificate of Authorization Number: 00026265
1003 Florida Avenue, St. Cloud, FL 34769
(407) 891-0452
Fax: (407) 891-9173

Bridgewalk Community Development District

District
Description

EXHIBIT 2

EXHIBIT 3 - PD CONCEPT PLAN



- | | | |
|---------------------------|-----------------------|-------------------------------|
| 40'x115' LOTS
71 UNITS | 60' LOTS
126 UNITS | OPEN SPACE |
| 25' TH LOTS
112 UNITS | 50' LOTS
210 UNITS | WETLANDS
(TO BE PRESERVED) |

SOUTHERN OAKS CONCEPT PLAN

LENNAR®

Date: September 4, 2019

- TRAIL KEY**
- MULTI-PURPOSE TRAIL
 - EQUESTRIAN TRAIL
 - PEDESTRIAN PATH
 - TRAILHEAD OR OVERLOOK

OSCEOLA ENGINEERING INCORPORATED

CERTIFICATE OF AUTHORIZATION NUMBER: 00026265
 1003 Florida Avenue, Saint Cloud, FL 34769
 phone 407.891.0452 fax 407.891.9173

EXHIBIT 4 – DEVELOPMENT PERMIT STATUS

Overall District:

Osceola County Zoning (PD19-00020)- Approved 03/03/2020
Osceola County Preliminary Subdivision (PS20-00002) – Approved 05/21/2020
Osceola County Floodplain (FP20-00419) – Approved 04/08/2021
SFWMD Environmental Resource Permit (ERP No. 49-103743-P) – Issued 10/05/2020
SFWMD Consumptive Use for Stormwater Reuse (No. 49-0299-W) – Issued 03/11/2021

Phase 1A & 1B:

Osceola County Site Development (SDP20-0052) – Approved 09/16/2020
Toho Water Authority Approval (Project No. 200049.em.eg) – Approved 01/14/2021
FDEP Water (0354766-013-DS) – Issued 02/04/2021
FDEP Sewer (0398339-001-DWC/CM) – Issued 02/12/2021

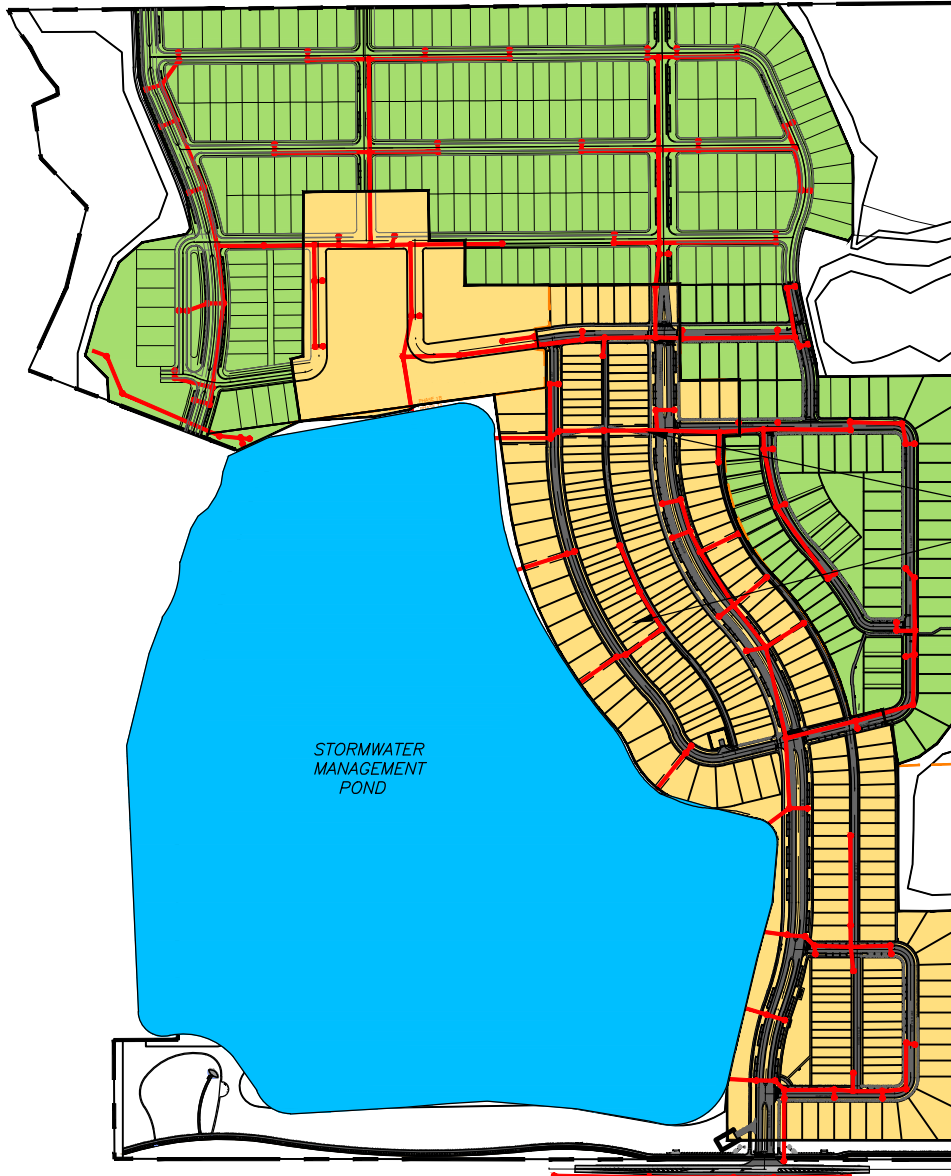
Phase 2A & 2B:

Osceola County Site Development (SDP21-0124) – Approved 12/06/2021
Toho Water Authority Approval (Project No. 210080.CHP.EG) – Approved 02/25/2022
FDEP Water (0379859-008 DSGP) – Issued 06/17/2022
FDEP Sewer (0398339-002-DWC/CG) – Issued 06/20/2022

Phase 2C:

Osceola County Site Development (SDP22-0122) – Approved 05/08/2023
Toho Water Authority Approval (Project No. 2200085.xx.ka) – Approved 06/02/2023
FDEP Water (0379859-017 DSGP) – Issued 06/15/2023
FDEP Sewer (0398339-004-DWC/CM) – Issued 09/01/2023

EXHIBIT 5 – STORMWATER MANAGEMENT FACILITIES EXHIBIT



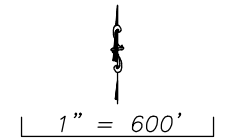
LEGEND:

- ASSESSMENT AREA 1
PHASES 1A, 2A AND 2B
- ASSESSMENT AREA 2
PHASE 1B AND FUTURE

PROPOSED STORMWATER
MANAGEMENT DISTRIBUTION
SYSTEM

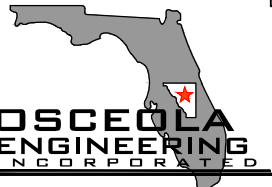
STORMWATER
MANAGEMENT
POND

Bridgewalk Community Development District



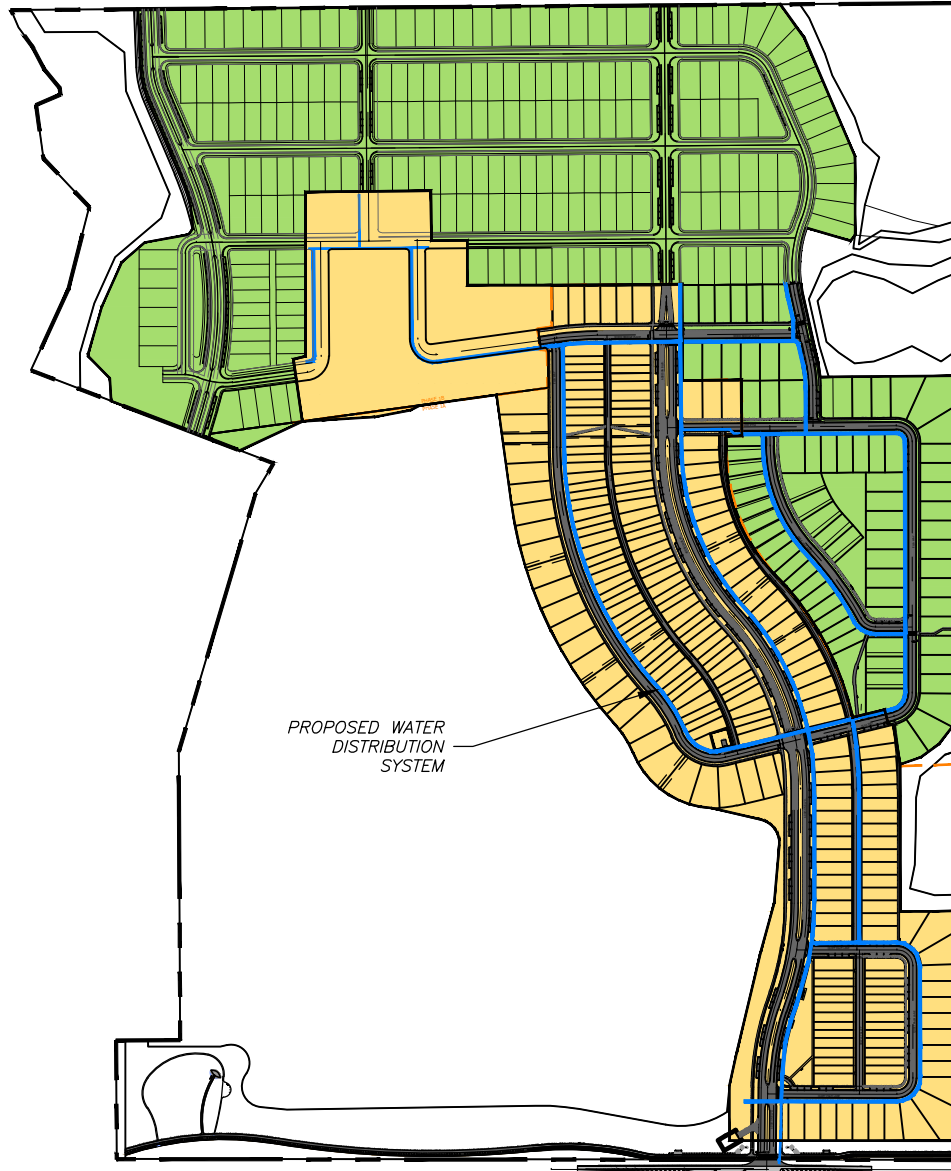
Stormwater
Management Map

EXHIBIT 5



Certificate of Authorization Number: 00026265
1003 Florida Avenue, St. Cloud, FL 34769
(407) 891-0452
Fax: (407) 891-9173

EXHIBIT 6 – WATER DISTRIBUTION FACILITIES EXHIBIT

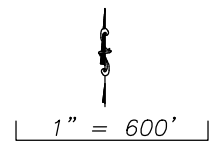


LEGEND:

- ASSESSMENT AREA 1
PHASES 1A, 2A AND 2B

- ASSESSMENT AREA 2
PHASE 1B AND FUTURE

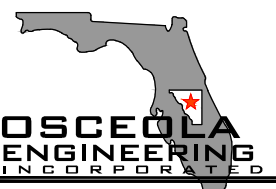
PROPOSED WATER
DISTRIBUTION
SYSTEM



Bridgewalk Community Development District

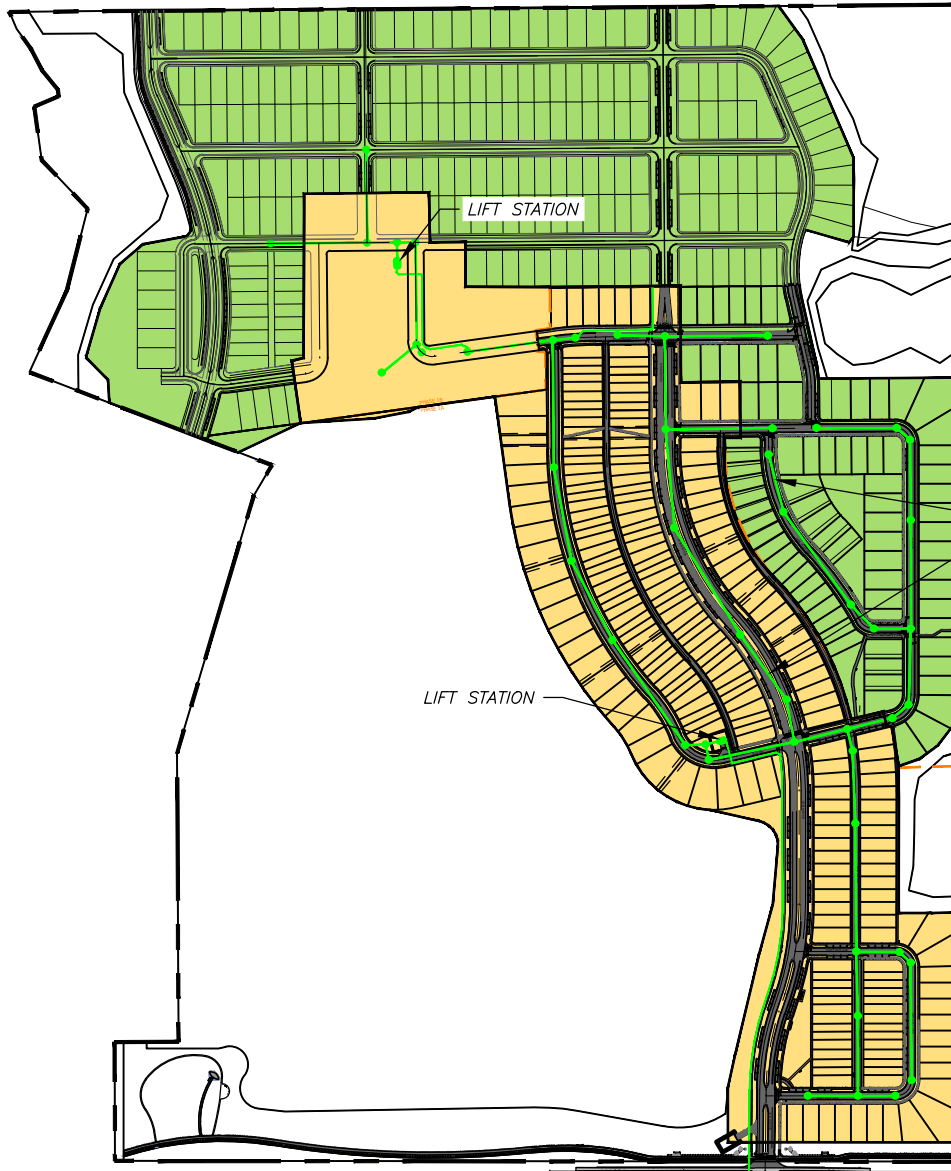
*Water Distribution
System Map*

EXHIBIT 6



**OSCEOLA
ENGINEERING
INCORPORATED**
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EXHIBIT 7 – SANITARY SEWER FACILITIES EXHIBIT



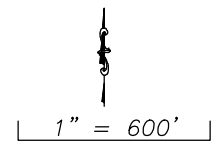
LEGEND:

- ASSESSMENT AREA 1
PHASES 1A, 2A AND 2B
- ASSESSMENT AREA 2
PHASE 1B AND FUTURE

PROPOSED SANITARY SEWER
COLLECTION SYSTEM

LIFT STATION

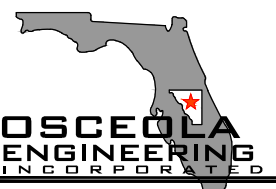
LIFT STATION



Bridgewalk Community Development District

Sanitary Sewer
Collection System

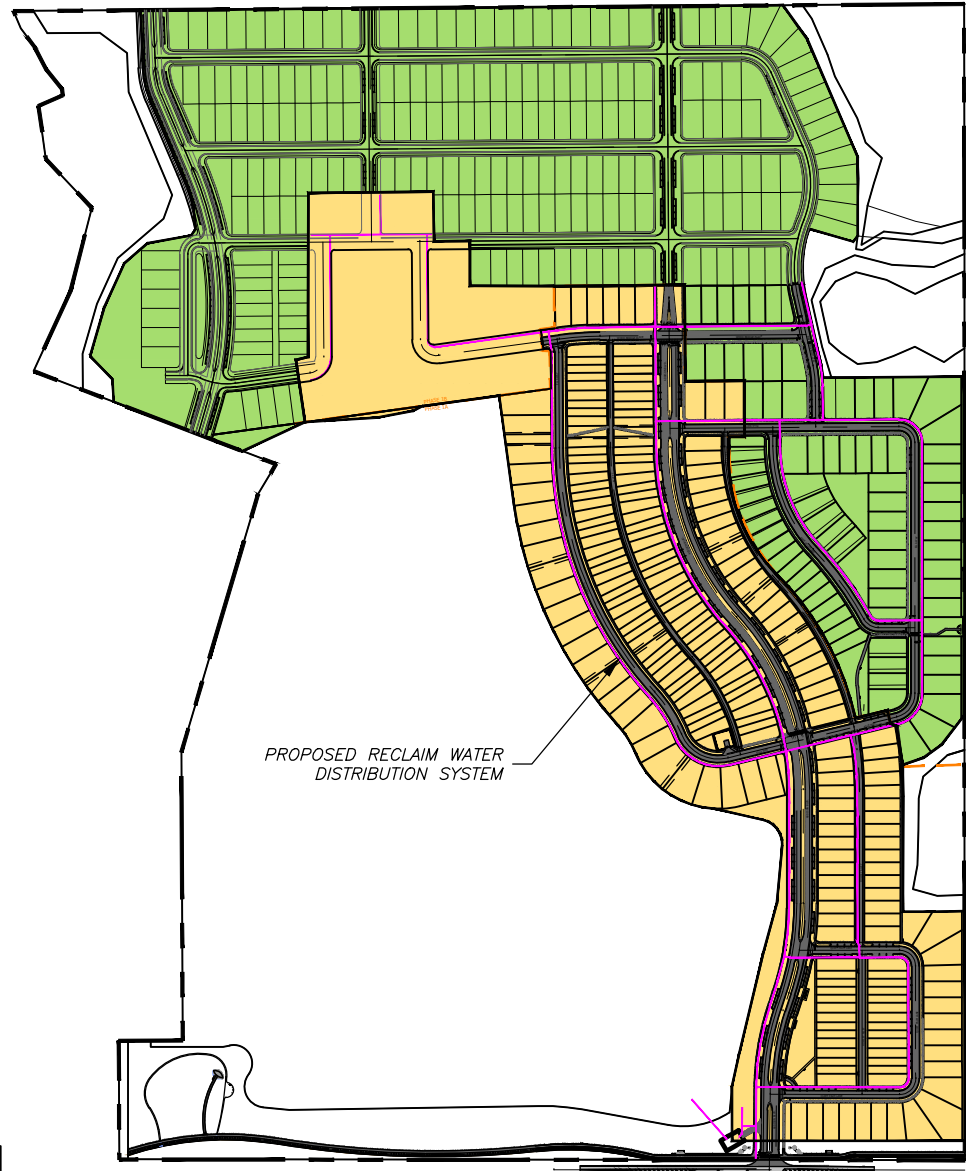
EXHIBIT 7



**OSCEOLA
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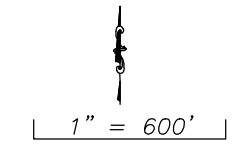
EXHIBIT 8 – RECLAIM DISTRIBUTION FACILITIES EXHIBIT



- LEGEND:**
- ASSESSMENT AREA 1
PHASES 1A, 2A AND 2B
 - ASSESSMENT AREA 2
PHASE 1B AND FUTURE

PROPOSED RECLAIM WATER
DISTRIBUTION SYSTEM

Bridgewalk Community Development District



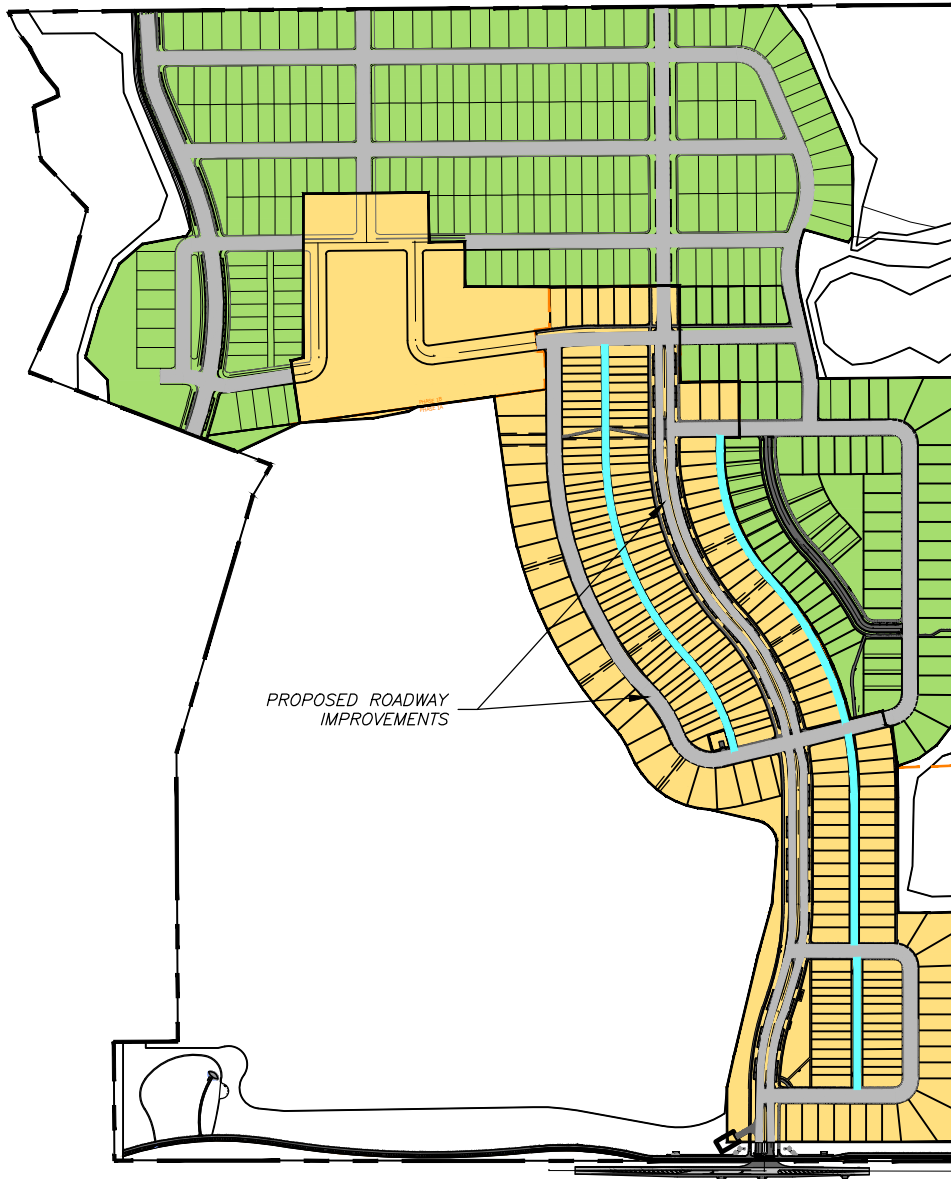
*Reclaimed Water
Distribution System*

EXHIBIT 8





**OSCEOLA
ENGINEERING
INCORPORATED**

Certificate of Authorization Number: 00026265
 1003 Florida Avenue, St. Cloud, FL 34769
 (407) 891-0452
 Fax: (407) 891-9173

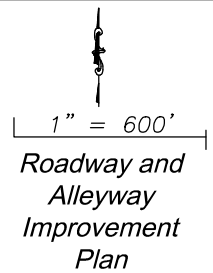
EXHIBIT 9 – ROADWAY AND ALLEYWAY EXHIBIT



LEGEND:

-  ASSESSMENT AREA 1
PHASES 1A, 2A AND 2B
-  ASSESSMENT AREA 2
PHASE 1B AND FUTURE
-  ROADWAY
-  ALLEYWAY

PROPOSED ROADWAY
IMPROVEMENTS



Bridgewalk Community Development District

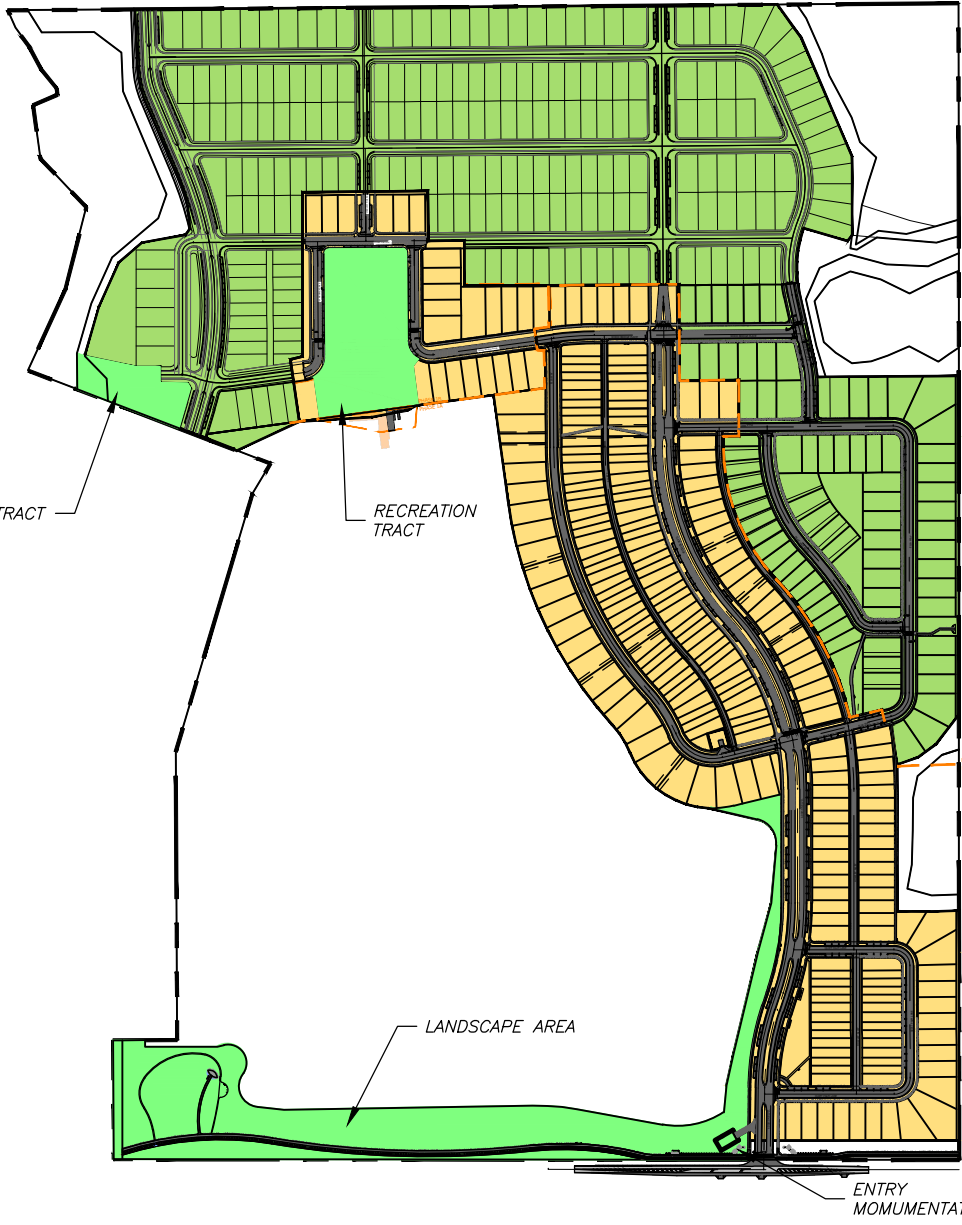
EXHIBIT 9



**OSCEOLA
ENGINEERING
INCORPORATED**

Certificate of Authorization Number: 00026265
1003 Florida Avenue, St. Cloud, FL 34769
(407) 891-0452
Fax: (407) 891-9173

EXHIBIT 10 – LANDSCAPE/HARDSCAPE/IRRIGATION EXHIBIT



LEGEND:

- ASSESSMENT AREA 1
PHASES 1A, 2A AND 2B
- ASSESSMENT AREA 2
PHASE 1B AND FUTURE

RECREATION TRACT

RECREATION TRACT

LANDSCAPE AREA

ENTRY MOMUMENTATION

1" = 600'

*Landscape, Hardscape
& Irrigation Exhibit*

Bridgewalk Community Development District



**OSCEOLA
ENGINEERING
INCORPORATED**
Certificate of Authorization Number: 00026265
1003 Florida Avenue, St. Cloud, FL 34769
(407) 891-0452
Fax: (407) 891-9173

EXHIBIT 10

EXHIBIT 11 – INFRASTRUCTURE COST SUMMARY

**BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
ENGINEER'S ESTIMATE OF PROBABLE COSTS**

						Assessment Area 1 Costs		Assessment Area 2 Costs		Total CDD Costs
	Projected Phase 1A Costs	Projected Phase 2A Costs	Projected Phase 1B Costs	Projected Phase 2 Costs	Total Project Costs	Phase 1A CDD Costs	Phase 2A CDD Costs	Phase 1B CDD Costs	Phase 2 CDD Costs	
STORMWATER MANAGEMENT SYSTEM	\$ 3,126,190.19	\$ 334,948.95	\$ 252,411.44	\$ 2,609,487.08	\$ 6,283,394.66	\$ 2,299,770.64	\$ 246,404.00	\$ 219,515.42	\$ 2,362,957.94	\$ 5,128,648.01
SANITARY SEWER COLLECTION & CONVEYANCE SYSTEM	\$ 1,176,584.40	\$ 659,911.76	\$ 75,153.74	\$ 963,076.23	\$ 2,755,921.12	\$ 1,074,497.40	\$ 648,973.86	\$ 60,318.92	\$ 793,706.23	\$ 2,577,496.41
WATER DISTRIBUTION SYSTEM	\$ 525,915.86	\$ 56,348.13	\$ 83,727.11	\$ 886,815.00	\$ 1,535,196.10	\$ 333,101.86	\$ 35,689.49	\$ 55,708.25	\$ 747,430.00	\$ 1,171,929.59
RECLAIMED WATER DISTRIBUTION SYSTEM	\$ 1,742,586.50	\$ 25,991.41	\$ 35,251.58	\$ 620,079.00	\$ 2,423,908.49	\$ 1,689,088.50	\$ 20,259.48	\$ 27,477.49	\$ 482,749.00	\$ 2,219,574.47
ONSITE ROADWAY	\$ 1,763,472.42	\$ 191,175.62	\$ 258,396.57	\$ 2,390,479.08	\$ 3,475,883.70	\$ 1,760,972.42	\$ 188,675.62	\$ 255,896.57	\$ 1,676,792.60	\$ 3,882,337.20
ONSITE ALLEYWAYS	\$ 251,711.05	\$ -	\$ 79,242.37	\$ 34,883.37	\$ 365,836.79	\$ 251,711.05	\$ -	\$ -	\$ 34,883.37	\$ 286,594.42
LANDSCAPE, HARDSCAPE, IRRIGATION	\$ 500,000.00	\$ 53,571.43	\$ 72,657.74	\$ 1,944,196.43	\$ 2,570,425.60	\$ 500,000.00	\$ 53,571.43	\$ 72,657.74	\$ 1,944,196.43	\$ 2,570,425.60
UNDERGROUND ELECTRICAL SYSTEM	\$ 336,000.00	\$ 36,000.00	\$ 48,826.00	\$ 298,500.00	\$ 719,326.00	\$ 336,000.00	\$ 36,000.00	\$ 48,826.00	\$ 298,500.00	\$ 719,326.00
CONSTRUCTION CONTINGENCY	\$ 908,646.04	\$ 132,194.73	\$ 85,684.05	\$ 944,901.62	\$ 1,941,056.65	\$ 790,914.19	\$ 119,357.39	\$ 69,157.44	\$ 804,271.56	\$ 1,783,700.57
PROFESSIONAL & PERMIT FEES	\$ 840,000.00	\$ 90,000.00	\$ 122,065.01	\$ 746,250.00	\$ 1,798,315.01	\$ 486,837.83	\$ 42,701.50	\$ 70,745.08	\$ 432,503.25	\$ 1,032,787.66
UTILITY CONNECTION FEES	\$ 1,313,760.00	\$ 140,760.00	\$ 565,744.00	\$ 1,481,356.00	\$ 3,501,620.00	\$ 1,313,760.00	\$ 140,760.00	\$ 190,909.67	\$ 1,481,356.00	\$ 3,126,785.67
TOTAL COSTS	\$ 12,484,866.46	\$ 1,720,902.02	\$ 1,679,159.61	\$ 12,920,023.81	\$ 27,370,884.12	\$ 10,836,653.90	\$ 1,532,392.76	\$ 1,071,212.58	\$ 11,059,346.37	\$ 24,499,605.61

SECTION B

**PRELIMINARY SUPPLEMENTAL
ASSESSMENT METHODOLOGY
FOR ASSESSMENT AREA TWO**

**FOR
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT**

Date: October 16, 2023

DRAFT

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



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GMS-CF, LLC does not represent the Bridgewalk Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Bridgewalk Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Bridgewalk Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended. The District plans to issue approximately \$4,930,000 of tax exempt bonds (the “Assessment Area Two Bonds”) for the purpose of financing certain infrastructure improvements within an assessment area within the District consisting of Phase 1B and Phase 2C of the Development, more specifically “Assessment Area Two” described in the Revised Master Engineer’s Report dated October 2023, prepared by Osceola Engineering, Inc., as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction and/or acquisition of public infrastructure improvements consisting of improvements that benefit property owners within Assessment Area Two within the District.

1.1 Purpose

This Preliminary Supplemental Assessment Methodology Report for Assessment Area Two (the “Assessment Report”) supplements the Master Assessment Methodology dated September 30, 2021 and provides for an assessment methodology for allocating the debt to be incurred by the District to benefiting properties within Assessment Area Two within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the District’s capital improvement plan as described in the Engineer’s Report relating to Assessment Area Two (“AA2 CIP”). This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non-ad valorem special assessments (“Special Assessments”) on the benefited lands within Assessment Area Two within the District based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 211.99 acres located within Osceola County, Florida, in the Bridgewalk community (the “Community”). The Community development program currently envisions approximately 523 residential dwelling units consisting of various front lot sizes of single-family homes and townhomes

(herein the “Development”). Assessment Area Two is planned for 275 residential dwelling units (herein the “Assessment Area Two Development Program”). The proposed Assessment Area Two Development Program is depicted in Table 1. It is recognized that the Assessment Area Two Development Program may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the AA2 CIP will provide facilities that benefit the assessable property within Assessment Area Two within the District. The AA2 CIP is delineated in the Engineer’s Report. Specifically, the District will construct and/or acquire certain stormwater management system, sanitary sewer collection & conveyance system, water distribution system, reclaimed water distribution system, onsite roadway, onsite alleyways, landscape, hardscape & irrigation, differential cost of undergrounding electric utilities, construction contingency, professional & permit fees, and utility connection fees. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the AA2 CIP.
2. The District Engineer determines the assessable acres that benefit from the District’s AA2 CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct AA2 CIP.
4. This funding amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this funding amount will be assigned to each of the benefited properties based on the number and size of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property within Assessment Area Two, different in kind and degree than general benefits, for properties within its boundaries outside of Assessment Area Two as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within Assessment Two of the District. The implementation of the AA2 CIP enables properties within Assessment Area Two to be developed. Without the District’s AA2 CIP, there would be no infrastructure to support development of land within Assessment Area Two within

the District and without these improvements, development of the property within Assessment Area Two of the District would be prohibited by law.

There is no doubt that the general public and property owners outside of Assessment Area Two within the District will benefit from the provision of the District's AA2 CIP. However, these benefits will be incidental to the District's AA2 CIP, which is designed solely to meet the needs of property within Assessment Area Two within the District. Properties outside the District boundaries and outside Assessment Area Two do not depend upon the District's AA2 CIP. The property owners within Assessment Area Two are therefore receiving special benefits not received by those outside the District's boundaries and outside of Assessment Area Two within the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within Assessment Area Two of the District will equal or be greater than the costs associated with providing these benefits. The District Engineer estimates that the District's AA2 CIP that is necessary to support full development of property within Assessment Area Two of the Community will cost approximately \$12,130,559. The District's underwriter projects that financing costs required to fund a portion of the infrastructure improvements, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$4,930,000. Additionally, funding required to complete the AA2 CIP which is not financed with proceeds of the Assessment Area Two Bonds is anticipated to be funded by Lennar Homes, LLC, as the developer (the "Developer") through a completion agreement entered into at the time of issuance of the Bonds. Without the AA2 CIP, the property within Assessment Area Two of the Community would not be able to be developed and occupied by future residents of the Community.

2.0 Assessment Methodology

2.1 Overview

The District plans to issue approximately \$4,930,000 in Assessment Area Two Bonds to fund a portion of the District's AA2 CIP for Assessment Area Two, provide for capitalized interest, fund a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$4,930,000 in debt to the properties within Assessment Area Two benefiting from the AA2 CIP.

Table 1 identifies the proposed land uses as identified by the Developer. The current landowner of the land within Assessment Area Two of the District is Standard Pacific of Florida, LLC. The District has relied on the Engineer's Report to develop the costs of the AA2 CIP needed to support the Assessment Area Two Development Program within Assessment Area Two. These construction costs are outlined in Table 2. The improvements needed to support the Assessment Area Two Development Program with Assessment Area Two are described in detail in the Engineer's Report and are estimated to cost \$12,130,559. Based on the estimated costs, the size of the bond issue under current market conditions needed to generate funds to pay for a portion of the AA2 CIP and related costs is projected by the District's underwriter to total approximately \$4,930,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of Special Assessment debt is a continuous process until the development plan is completed. The AA2 CIP funded by District Bonds benefits all developable acres within Assessment Area Two within the District.

The initial Special Assessments will be levied to the platted property within Assessment Area Two and then on an acreage basis to the remaining property within Assessment Area Two within the District. A fair and reasonable methodology allocates the Special Assessment debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the assessable properties within Assessment Area Two of the District are benefiting from the improvements.

Once platting or the recording of a declaration of condominium, has begun, the assessments will be levied to the platted lots or condominium parcels (the "Assigned Properties") based on the benefits they receive from the AA2 CIP. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the Assessment Area Two Development Program will be completed and the Special Assessment relating to the

Assessment Area Two Bonds will be allocated to the planned 275 residential dwelling units within Assessment Area Two within the District, which will be the beneficiaries of the AA2 CIP, as depicted in Table 5 and Table 6. If there are changes to the Assessment Area Development Program, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. This Assessment Report will be supplemented at the time the Bonds are sold.

2.3 Allocation of Benefit

The AA2 CIP consists of stormwater management system, sanitary sewer collection & conveyance system, water distribution system, reclaimed water distribution system, onsite roadway, onsite alleyways, landscape, hardscape & irrigation, differential cost of undergrounding electric utilities, construction contingency, professional & permit fees, and utility connection fees. There will be *three* residential product types within the Assessment Area Two Development Program (see Table 1). The 50' single-family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the each product type. It is important to note that the benefit derived by a unit within a product type from the improvements equals or exceeds the cost that the unit will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed AA2 CIP relating to Assessment Area Two will provide several types of systems, facilities and services for its residents. These include stormwater management system, sanitary sewer collection & conveyance system, water distribution system, reclaimed water distribution system, onsite roadway, onsite alleyways, landscape, hardscape & irrigation, differential cost of undergrounding electric utilities, construction contingency, professional & permit fees, and utility connection fees. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once the AA2 CIP determinations are made, they are reviewed in the light of the special benefits peculiar to the properties, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of the AA2 CIP relating to the Development within Assessment Area Two the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report relating to the AA2 CIP is delineated in Table 4 (expressed as Improvement Costs per Unit) and Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's AA2 CIP relating to the Development within Assessment Area Two have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of Assessment Area Two within the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual Special Assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed AA2 CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its Special Assessment debt to the property according to this Assessment Report outlined herein. In addition,

the District must also prevent any buildup of Special Assessment debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the Special Assessment debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated Special Assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual special assessment debt service then no adjustment is required. In the case that the Special Assessment revenue projected to be generated is less than the required amount then a special assessment debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Assessment Area Two Bonds plus accrued interest to a level that will be supported by the new net annual debt service will be required.

4.0 Assessment Roll

Except for the platted parcels, the District will initially distribute the Special Assessment liens across the assessable property within Assessment Area Two within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of Special Assessment debt from a per acre basis to a per unit basis as shown in Table 6. If the Assessment Area Two Development Program changes, then the District will update Table 6 to reflect the changes. As a result, the Special Assessment liens are neither fixed nor are they determinable with certainty on any acre of land within Assessment Area Two within the District prior to the time final Assigned Properties become known. The current Special Assessment roll is depicted in Table 7.

TABLE 1
 BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Assessment Area Two

Product Types	No. of Units *	ERUs per Unit (1)	Total ERUs
Single Family 40'	33	0.80	26
Single Family 50'	173	1.00	173
Single Family 60'	69	1.20	83
Total Units	275		282

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family 50' lot equal to 1 ERU

* Unit mix is subject to change based on marketing and other factors

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TABLE 2
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

	Assessment Area Two (Phases 1B & 2C)
Capital Improvement Plan ("AA2 CIP") (1)	
Stormwater Management System	\$2,582,473
Water Distribution System	\$803,138
Sanitary Sewer Collection & Conveyance System	\$854,025
Reclaimed Water Distribution System	\$510,226
Onsite Roadway	\$1,932,689
Onsite Alleyways	\$34,883
Landscape, Hardscape, Irrigation	\$2,016,854
Differential Cost of Undergrounding Electric Utilities	\$347,326
Construction Contingency	\$873,429
Professional & Permit Fees	\$503,248
Utility Connection Fees	\$1,672,266
Total	\$12,130,559

(1) A detailed description of these improvements is provided in the Revised Master Engineer's Report dated October 2023, as supplemented.

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Description	Assessment Area Two Bonds
Construction Funds	\$4,442,543
Debt Service Reserve	\$188,857
Underwriters Discount	\$98,600
Cost of Issuance	\$200,000
Par Amount*	\$4,930,000

Bond Assumptions:

Average Coupon	6.50%
Amortization	30 Years
Capitalized Interest	None
Debt Service Reserve	50%
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF BENEFIT
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Assessment Area Two

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements	
					Costs Per Product Type	Improvement Costs Per Unit
Single Family 40'	33	0.8	26	9.36%	\$1,134,822	\$34,389
Single Family 50'	173	1.00	173	61.30%	\$7,436,523	\$42,986
Single Family 60'	69	1.2	83	29.34%	\$3,559,214	\$51,583
Totals	275		282	100.00%	\$12,130,559	

* Unit mix is subject to change based on marketing and other factors

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TABLE 5
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Assessment Area Two

Product Types	No. of Units *	Total Improvements	Allocation of Par	Par Debt
		Costs Per Product	Debt Per Product	Per Unit
		Type	Type	
Single Family 40'	33	\$ 1,134,822	\$ 461,205	\$ 13,976
Single Family 50'	173	\$ 7,436,523	\$ 3,022,289	\$ 17,470
Single Family 60'	69	\$ 3,559,214	\$ 1,446,506	\$ 20,964
Totals	275	\$ 12,130,559	\$ 4,930,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
 BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
 PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
 SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Assessment Area Two

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	If Paid In November - Annual Debt Service Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family 40	33	\$461,204.82	\$13,975.90	\$35,335.46	\$1,070.77	\$1,092.62	\$1,139.12
Single Family 50	173	\$3,022,289.16	\$17,469.88	\$231,554.35	\$1,338.46	\$1,365.78	\$1,423.90
Single Family 60	69	\$1,446,506.02	\$20,963.86	\$110,824.85	\$1,606.16	\$1,638.94	\$1,708.68
Totals	275	\$4,930,000.00		\$377,714.66			

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA TWO

Platted (Phase 1B)

Property*	Owner	Lot Size	Total Par Debt Allocation Per Lot/Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	If Paid In November - Annual Debt Service Per Unit	Gross Annual Debt Assessment Allocation (1)
04-25-31-3493-0001-2250	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2260	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2270	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2280	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2290	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2300	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2310	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2320	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2330	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2340	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2350	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2360	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2370	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2380	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2390	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2400	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2410	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2420	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2430	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2440	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2450	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2460	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2470	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2480	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2490	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2500	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2510	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2520	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68

Property*	Owner	Lot Size	Total Par Debt Allocation Per Lot/Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	If Paid In November - Annual Debt Service Per Unit	Gross Annual Debt Assessment Allocation (1)
04-25-31-3493-0001-2530	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2540	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2550	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2560	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2570	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2580	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2590	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2600	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2610	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2620	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2630	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2640	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2650	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2660	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2670	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2680	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2690	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2700	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2710	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2720	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2730	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2740	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2750	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2760	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2770	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2780	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2790	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2800	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2810	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2820	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2830	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2840	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2850	STANDARD PACIFIC OF FLORIDA	40'	\$13,975.90	\$13,975.90	\$1,070.77	\$1,092.62	\$1,139.12
04-25-31-3493-0001-2860	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68

Property*	Owner	Lot Size	Total Par Debt Allocation Per Lot/Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	If Paid In November - Annual Debt Service Per Unit	Gross Annual Debt Assessment Allocation (1)
04-25-31-3493-0001-2870	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2880	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2890	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2900	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2910	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2920	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2930	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2940	STANDARD PACIFIC OF FLORIDA	60'	\$20,963.86	\$20,963.86	\$1,606.16	\$1,638.94	\$1,708.68
04-25-31-3493-0001-2950	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2960	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2970	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2980	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-2990	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
04-25-31-3493-0001-3000	STANDARD PACIFIC OF FLORIDA	50'	\$17,469.88	\$17,469.88	\$1,338.46	\$1,365.78	\$1,423.90
Total Platted				\$1,397,590.36	\$107,077.15	\$109,262.40	\$113,911.87
Unplatted		Acres					
Phase 2C*	STANDARD PACIFIC OF FLORIDA	64.84	\$54,478.87	\$3,532,409.64	\$270,637.51	\$276,160.72	\$287,912.24
Totals Unplatted		64.84		\$3,532,409.64	\$270,637.51	\$276,160.72	\$287,912.24
Total Assessments				\$4,930,000.00	\$377,714.66	\$385,423.12	\$401,824

*See legal description attached as "Exhibit A"

(1) This amount includes 6% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	6.50%
Maximum Annual Debt Service	\$377,715

Prepared by: Governmental Management Services - Central Florida, LLC

Exhibit A

20-014

BRIDGEWALK PHASE 2C

A portion of Tract BB, BRIDGEWALK PHASE 1A, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida, being more particularly described as follows:

BEGIN at the East 1/4 corner of Section 4, Township 25 South, Range 31 East; thence run $S00^{\circ}00'48''E$, a distance of 181.53 feet the Northeast corner of Tract O, BRIDGEWALK PHASE 1B 2A AND 2B, as recorded in Plat Book 32, Pages 143 through 147 of the Public Records of Osceola County, Florida; thence along said boundary the following six (6) courses: run $S89^{\circ}34'13''W$, a distance of 442.04 feet to a point on a Non-Tangent curve, concave to the West, having a Radius of 325.00 feet and a Central Angle of $07^{\circ}30'54''$; thence run Northerly along the arc of said curve, a distance of 42.63 feet (Chord Bearing = $N08^{\circ}49'28''W$, Chord = 42.60 feet) to the Point of Tangency; thence run $N12^{\circ}34'55''W$, a distance of 223.41 feet to the Point of Curvature of a curve concave to the East, having a Radius of 375.00 feet and a Central Angle of $05^{\circ}26'43''$; thence run Northerly along the arc of said curve, a distance of 35.64 feet (Chord Bearing = $N09^{\circ}51'34''W$, Chord = 35.62 feet); thence run $S82^{\circ}51'47''W$, a distance of 50.00 feet; thence run $S89^{\circ}35'48''W$, a distance of 324.84 feet; thence run $S89^{\circ}34'13''W$, a distance of 678.42 feet to a point on the aforesaid boundary of BRIDGEWALK PHASE 1B 2A AND 2B; thence along said boundary the following sixteen (16) courses: run $N00^{\circ}25'47''W$, a distance of 120.00 feet; thence run $S89^{\circ}34'13''W$, a distance of 109.00 feet; thence run $N00^{\circ}25'47''W$, a distance of 50.00 feet; thence run $S89^{\circ}34'13''W$, a distance of 0.53 feet; thence run $N00^{\circ}25'47''W$, a distance of 120.00 feet; thence run $S89^{\circ}34'13''W$, a distance of 373.34 feet; thence run $S00^{\circ}25'47''E$, a distance of 120.00 feet; thence run $S89^{\circ}34'13''W$, a distance of 0.53 feet; thence run $S00^{\circ}25'47''E$, a distance of 50.00 feet to a point on a Non-Tangent curve, concave to the Southwest, having a Radius of 11.00 feet and a Central Angle of $90^{\circ}00'00''$; thence run Southeasterly along the arc of said curve, a distance of 17.28 feet (Chord Bearing = $S45^{\circ}25'47''E$, Chord = 15.56 feet) to the Point of Tangency; thence run $S00^{\circ}25'47''E$, a distance of 322.97 feet to the Point of Curvature of a curve concave to the West, having a Radius of 25.00 feet and a Central Angle of $29^{\circ}31'57''$; thence run Southerly along the arc of said curve, a distance of 12.89 feet (Chord Bearing = $S14^{\circ}20'12''W$, Chord = 12.74 feet); thence run $S82^{\circ}13'58''W$, a distance of 20.00 feet; thence run $S07^{\circ}46'02''E$, a distance of 60.00 feet to a point on a Non-Tangent curve, concave to the North, having a Radius of 75.00 feet and a Central Angle of $22^{\circ}32'21''$; thence run Easterly along the arc of said curve, a distance of 29.50 feet (Chord Bearing = $N70^{\circ}57'48''E$, Chord = 29.31 feet); thence run $S07^{\circ}46'02''E$, a distance of 130.73 feet to a point on the boundary of Tract BB, BRIDGEWALK PHASE 1A, as recorded in Plat Book 30, Pages 50 through 56 of the Public Records of Osceola County, Florida; thence along said boundary the remaining courses: run $S82^{\circ}13'58''W$, a distance of 354.78 feet; thence run $S20^{\circ}59'31''W$, a distance of 15.19 feet; thence run $N69^{\circ}00'29''W$, a distance of 595.09 feet; thence run $N24^{\circ}41'43''E$, a distance of 277.99 feet; thence run $N14^{\circ}21'53''E$, a distance of 265.90 feet; thence run $N43^{\circ}17'11''W$, a distance of 209.45 feet; thence run $N07^{\circ}53'23''W$, a distance of 168.15 feet; thence run $N66^{\circ}51'00''E$, a distance of 82.66 feet; thence run $N06^{\circ}00'29''W$, a distance of 20.14 feet; thence run $N39^{\circ}03'04''W$, a distance of 78.45 feet; thence run $N27^{\circ}36'30''W$, a distance of 78.29 feet; thence run $N36^{\circ}07'45''W$, a distance of 73.48 feet; thence run $N23^{\circ}11'50''W$, a distance of 58.72 feet; thence run $N89^{\circ}34'13''E$, a distance of 2,970.40 feet; thence run $S00^{\circ}05'09''E$, a distance of 983.49 feet to the POINT OF BEGINNING.

Containing 64.84 acres, more or less.

SECTION C

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS (THE “BOARD”) OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE ISSUANCE OF NOT EXCEEDING \$6,500,000 BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT, SPECIAL ASSESSMENT BONDS, SERIES 2023 (ASSESSMENT AREA TWO PROJECT) (THE “BONDS”) TO FINANCE CERTAIN PUBLIC INFRASTRUCTURE WITHIN ASSESSMENT AREA TWO WITHIN THE DISTRICT; DETERMINING THE NEED FOR A NEGOTIATED LIMITED OFFERING OF THE BONDS AND PROVIDING FOR A DELEGATED AWARD OF SUCH BONDS; APPOINTING THE UNDERWRITER FOR THE LIMITED OFFERING OF THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A SECOND SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE APPLICATION AND USE OF THAT CERTAIN MASTER TRUST INDENTURE PREVIOUSLY APPROVED BY THE BOARD; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM; APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE AGREEMENT, AND APPOINTING A DISSEMINATION AGENT; APPROVING THE APPLICATION OF BOND PROCEEDS; AUTHORIZING CERTAIN MODIFICATIONS TO THE ASSESSMENT METHODOLOGY REPORT AND ENGINEER’S REPORT; MAKING CERTAIN DECLARATIONS; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY ONLY SYSTEM; APPROVING THE FORMS AND AUTHORIZING THE EXECUTION AND DELIVERY OF A COMPLETION AGREEMENT, A TRUE-UP AGREEMENT, AN ACQUISITION AGREEMENT, AND A COLLATERAL ASSIGNMENT; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Bridgewalk Community Development District (the “District”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), created by Ordinance No. 2021-64, duly enacted by the Board of County Commissioners of Osceola County, Florida, on September 20, 2021 and becoming effective on September 23, 2021; and

WHEREAS, the District was created for the purpose of delivering certain community development services and facilities within and outside its jurisdiction; and

WHEREAS, the Board of Supervisors of the District (herein, the “Board”) has previously adopted Resolution No. 2021-14 on September 30, 2021 (the “Initial Bond Resolution”), pursuant to which the District authorized the issuance of not to exceed \$26,025,000 of its Special Assessment Bonds to be issued in one or more series to finance all or a portion of the District’s capital improvement program; and

WHEREAS, any capitalized term used herein and not otherwise defined shall have the meaning ascribed to such term in the Initial Bond Resolution; and

WHEREAS, based on the current development plans of the Developer, the Board finds it necessary to finance a portion of the public infrastructure necessary for the development of the second phase of development for the benefit of a designated assessment area within the District referred to as “Assessment Area Two”; and

WHEREAS, the District previously approved that certain Master Trust Indenture pursuant to the Initial Bond Resolution and which is expected to be dated as of February 1, 2022 (the “Master Indenture”) by and between the District and U.S. Bank Trust Company, National Association, as successor to U.S. Bank National Association, as trustee (the “Trustee”); and

WHEREAS, the Board hereby determines to issue its second Series of Bonds referred to as its Bridgeway Community Development District Special Assessment Bonds, Series 2023 (Assessment Area Two Project) (the “Bonds”) in the principal amount of not exceeding \$6,500,000 for the purpose of providing funds to finance a portion of the public infrastructure within Assessment Area Two within the District (herein, the “Assessment Area Two Project”), as described in the District’s *Master Engineer’s Report – Infrastructure Improvements* dated September 2021, as such report may be supplemented from time to time (“Engineer’s Report”); and

WHEREAS, the Assessment Area Two Project, as defined in the herein referred to Second Supplemental Indenture and more particularly described in the Engineer’s Report, is hereby determined to be necessary to coincide with the Developer’s plan of development; and

WHEREAS, there has been submitted to this meeting with respect to the issuance and sale of the Bonds and submitted to the Board forms of:

- (i) a Bond Purchase Contract with respect to the Bonds by and between FMSbonds, Inc., as the underwriter (the “Underwriter”) and the District, together with the form of a disclosure statement attached to the Bond Purchase Contract pursuant to Section 218.385, Florida Statutes, substantially in the form attached hereto as Exhibit A (the “Bond Purchase Contract”);
- (ii) a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B (the “Preliminary Limited Offering Memorandum”);

(iii) a Continuing Disclosure Agreement among the District, the dissemination agent named therein and the obligated parties named therein, substantially in the form attached hereto as Exhibit C;

(iv) a Second Supplemental Trust Indenture in the form attached hereto as Exhibit D (the “Second Supplemental Indenture” and, together with the Master Indenture, the “2023 Indenture”); and

(v) copies of the completion agreement, acquisition agreement, true-up agreement and collateral assignment in the forms attached hereto as Composite Exhibit E.

WHEREAS, in connection with the sale of the Bonds, it may be necessary that certain modifications be made to the *Master Assessment Methodology*, dated September 30, 2021, as supplemented (“Assessment Methodology Report”), prepared by and the Engineer’s Report to conform such reports to the final terms of the Bonds; and

WHEREAS, the proceeds of the Bonds shall also fund a debt service reserve account, provide for capitalized interest on the Bonds, if required, and pay the costs of the issuance of the Bonds.

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

Section 1. Negotiated Limited Offering of Bonds. The District hereby finds that because of the complex nature of assessment bond financings and the volatile conditions prevailing in the market for special assessment bonds makes it necessary and in the best interest of the District that the Bonds, in the aggregate principal amount of not exceeding \$6,500,000 be sold on a negotiated limited offering basis. The District hereby further finds that it will not be adversely affected if the Bonds are not sold pursuant to competitive sales.

Section 2. Purpose; Assessment Area Designation. The District has authorized a portion of its capital improvement plan, as set forth in the Engineer’s Report, and hereby authorizes the financing of a portion of the acquisition and construction of certain public infrastructure benefiting the assessable lands within Assessment Area Two within the District by issuing the Bonds to finance a portion of the Assessment Area Two Project. The Assessment Area Two Project includes, but is not limited to, stormwater management and drainage system, including related earthwork and acquisition of interests in lands relating thereto; potable water distribution systems (including associated connection fees); roadway improvements; water distribution systems; sanitary sewer collection and conveyance systems and associated impact fees; landscaping, irrigation and hardscape improvements; entrance features; environmental mitigation; differential cost of undergrounding of electric utilities; and other public infrastructure projects and related costs, all as more particularly described in the Engineer’s Report.

Section 3. Sale of the Bonds. Except as otherwise provided in the last sentence of this Section 3, the proposal submitted by the Underwriter offering to purchase the Bonds at the purchase price established pursuant to the parameters set forth below and on the terms and conditions set forth in the Bond Purchase Contract (attached hereto as Exhibit A), are hereby approved and adopted by the District in substantially the form presented. Subject to the last

sentence of this Section 3, the Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby authorized to execute and deliver on behalf of the District, and the Secretary of the District is hereby authorized (if so required) to affix the Seal of the District and attest to the execution of the Bond Purchase Contract in substantially the form presented at this meeting. The disclosure statements of the Underwriter, as required by Section 218.385, Florida Statutes, to be delivered to the District prior to the execution of the Bond Purchase Contract, a copy of which is attached as an exhibit to the Bond Purchase Contract, will be entered into the official records of the District. The Bond Purchase Contract, in final form as determined by counsel to the District, may be executed by the District without further action provided that (i) the Bonds mature not later than the statutory permitted period; (ii) the principal amount of the Bonds issued does not exceed \$6,500,000; (iii) maximum rate of interest on the Bonds shall not exceed the maximum rate permitted under Florida law; (iv) if the Bonds are subject to optional redemption which determination will be made on or before the sale date of the Bonds, the first optional call date and the redemption price shall be determined on or before the execution of the Bond Purchase Contract; and (v) the purchase price to be paid by the Underwriter for the Bonds is not less than 98.00% of the principal amount of the Bonds issued (exclusive of any original issuance discount).

Section 4. The Limited Offering Memorandum. The Limited Offering Memorandum, in substantially the form of the Preliminary Limited Offering Memorandum (as herein defined and subject to the other conditions set forth herein) attached hereto as Exhibit B, with such changes as are necessary to conform to the details of the Bonds and the requirements of the Bond Purchase Contract, is hereby approved. The District hereby authorizes the execution of the Limited Offering Memorandum and the District hereby authorizes the Limited Offering Memorandum, when in final form, to be used in connection with the limited offering and sale of the Bonds. The District hereby authorizes and consents to the use by the Underwriter of a Preliminary Limited Offering Memorandum substantially in the form attached hereto as Exhibit B, in connection with the Limited Offering of the Bonds (the “Preliminary Limited Offering Memorandum”). The final form of a Preliminary Limited Offering Memorandum shall be determined by the Underwriter and the professional staff of the District. The Limited Offering Memorandum may be modified in a manner not inconsistent with the substance thereof and the terms of the Bonds as shall be deemed advisable by the Bond Counsel and counsel to the District. The Chairperson (or, in the absence of the Chairperson, any other member of the Board) is hereby further authorized to execute and deliver on behalf of the District, the Limited Offering Memorandum and any amendment or supplement thereto, with such changes, modifications and deletions as the member of the Board executing the same may deem necessary and appropriate with the advice of Bond Counsel and counsel to the District, such execution and delivery to be conclusive evidence of the approval and authorization thereof by the District. The District hereby authorizes the Chairperson (or, in the absence of the Chairperson, any other member of the Board) to deem “final” the Preliminary Limited Offering Memorandum except for permitted omissions all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934 and to execute a certificate in that regard.

Section 5. Details of the Bonds. The proceeds of the Bonds shall be applied in accordance with the provisions of the Indenture. The Bonds shall mature in the years and in the amounts, bear interest at such rates and be subject to redemption, all as provided in the 2023 Indenture. The execution of the Second Supplemental Indenture shall constitute approval of such terms as set forth in the 2023 Indenture and this Resolution. The maximum aggregate principal

amount of the Bonds authorized to be issued pursuant to this Resolution and the 2023 Indenture shall not exceed \$6,500,000.

Section 6. Continuing Disclosure; Dissemination Agent. The Board does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chairperson (or, in the absence of the Chairperson, any other member of the Board) substantially in the form presented to this meeting and attached hereto as Exhibit C. The Continuing Disclosure Agreement is being executed by the District and the other parties thereto in order to assist the Underwriter in the marketing of the Bonds and compliance with Rule 15c2-12 of the Securities and Exchange Commission. Governmental Management Services – Central Florida, LLC is hereby appointed the initial dissemination agent.

Section 7. Authorization of Execution and Delivery of the Second Supplemental Indenture and Application of Master Indenture. The District does hereby authorize and approve the execution by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson or any other member of the Board) and the Secretary and the delivery of the 2023 Indenture between the District and the Trustee. The Master Indenture will be applicable to the Bonds. The 2023 Indenture shall provide for the security of the Bonds and express the contract between the District and the owners of the Bonds. The Second Supplemental Indenture shall be substantially in the form attached hereto as Exhibit D and is hereby approved, with such changes therein as are necessary or desirable to reflect the terms of the sale of the Bonds as shall be approved by the Chairperson (or, in the absence of the Chairperson, the Vice Chairperson, or any other member of the Board) executing the same, with such execution to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein from the form of the Second Supplemental Indenture attached hereto as Exhibit D.

Section 8. Authorization and Ratification of Prior Acts. All actions previously taken by or on behalf of District in connection with the issuance of the Bonds are hereby authorized, ratified and confirmed.

Section 9. Appointment of Underwriter. The Board hereby formally appoints FMSbonds, Inc. as the Underwriter for the Bonds.

Section 10. Book-Entry Only Registration System. The registration of the Bonds shall initially be by the book-entry only system established with The Depository Trust Company ("DTC"). Any member of the Board or the District Manager is authorized to execute the DTC Blanket Issuer Letter of Representations required by DTC.

Section 11. Assessment Methodology Report. The Board hereby authorizes the inclusion of the Assessment Methodology Report within the Preliminary Limited Offering Statement and authorizes modifications to the Assessment Methodology Report following Board adoption of the same if such modifications are determined to be appropriate in connection with the issuance of the Bonds.

Section 12. Engineer's Report. The Board hereby authorizes any modifications to the Engineer's Report prepared by Osceola Engineering, Inc., in connection with the Bonds if such

modifications are determined to be appropriate in connection with the issuance of the Bonds or modifications to the Assessment Area Two Project.

Section 13. Further Official Action. The Chairperson, the Vice Chairperson, the Secretary and each member of the Board and any other proper official or member of the professional staff of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments including, but not limited to, a completion agreement, an acquisition agreement, a true-up agreement and a collateral assignment attached hereto as Composite Exhibit E and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chairperson, the Vice Chairperson or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District herein authorized. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation.

Section 14. 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.

Section 15. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

PASSED in public session of the Board of Supervisors of the Bridgewalk Community Development District, this 16th day of October, 2023 and immediately effective as of such date.

**BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

By: _____
Name: George Flint
Title: Secretary, Board of Supervisors

By: _____
Name: _____
Title: Chairperson/Vice Chairperson
Board of Supervisors

EXHIBIT A

FORM OF BOND PURCHASE CONTRACT

EXHIBIT B

DRAFT COPY OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT C

FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT D

FORM OF SECOND SUPPLEMENTAL INDENTURE

COMPOSITE EXHIBIT E

**FORMS OF COMPLETION AGREEMENT, ACQUISITION AGREEMENT,
TRUE-UP AGREEMENT AND COLLATERAL ASSIGNMENT**

690710297v3

SECTION V

Prepared by and after recording please return to:

Scott A. Glass, Esq.
Shutts & Bowen LLP
300 S. Orange Ave., Ste. 1600
Orlando, FL 32801

Parcel Id. Nos.: 04-25-31-3492-0001-00U0; 04-25-31-3492-0001-00B0

**COST-SHARING AND EASEMENT AGREEMENT FOR NON-POTABLE
IRRIGATION WATER SYSTEM AND TEMPORARY IRRIGATION PUMP FOR
RESIDENTIAL COMMUNITY KNOWN AS BRIDGEWALK, A/K/A SOUTHERN
OAKS PD, A/K/A SPRINGHEAD LAKE**

This Cost-Sharing and Easement Agreement for Non-Potable Irrigation Water System and Temporary Irrigation Pump for Residential Community Known as Bridgewalk, a/k/a Southern Oaks PD, a/k/a Springhead Lake (the “Agreement”), is entered into as of the last signature date below (the “Effective Date”) by and between **Tohopekaliga Water Authority**, an independent special district established and created pursuant to Ch. 189, Florida Statutes, by special act of the Florida Legislature, whose address is 941 Martin Luther King Boulevard, Kissimmee, Florida 34741 (“Toho”), **Standard Pacific of Florida GP, LLC**, a Florida limited liability company, whose mailing address is Standard Pacific of Florida GP, LLC, c/o Lennar Corporation, attn: Mark McDonald, Fifth Floor, 6675 Westwood Boulevard, Orlando, Florida 32821 (“SPF”), and **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 (“Bridgewalk CDD”) (Toho, SPF and Bridgewalk CDD may be referred to herein individually as a “Party” and collectively as the “Parties”)

WITNESSETH:

WHEREAS, SPF is the developer of a substantial portion of a residential planned development in Osceola County, Florida commonly known as the Southern Oaks Minor Planned Development (PD) as the same is reflected in that certain zoning map amendment (Osceola County Case #PD13-00014) approved by the Osceola County Development Review Committee on November 20, 2018 (the “Southern Oaks PD”); and,

WHEREAS, as part of the development process SPF entered into that certain Tohopekaliga Water Authority Water, Wastewater, and Reclaimed Water System Developer’s Service Agreement with Toho dated February 23, 2015, and recorded among the Official Records of Osceola County in OR Book 4748, Page 1394 (the “2015 DSA”) which provides, among other things, subject to SPF’s continued performance of certain prerequisite obligations, that Toho will provide wastewater service to a specified number of residential dwelling units in Southern Oaks PD; and

WHEREAS, SPF and Toho entered into a second Water, Wastewater and Reclaimed Water System Developer’s Service Agreement on January 20, 2021, which was recorded among the Official Records of Osceola County in OR Book 5904, Page 681 (the “2021 DSA”); and

WHEREAS, the 2015 DSA and the 2021 DSA each, among other things, subject to SPF’s continued performance of certain prerequisite obligations including, but not limited to, the construction of on-site and/or off-site water and reuse distribution and wastewater collection facilities by SPF, obligate Toho to provide, and SPF to utilize, reclaimed water for irrigation purposes within the Southern Oaks PD; and

WHEREAS, as of the Effective Date of this Agreement, Toho does not currently have reclaimed water service available to serve the Southern Oaks PD as contemplated; and

WHEREAS, due to the current unavailability of reclaimed water service Toho agreed to provide a limited number of water meters to SPF so that SPF could construct an equal number of homes which would temporarily be allowed to use potable water for irrigation purposes; and

WHEREAS, the Parties specifically agree and acknowledge that use of potable water for irrigation is neither desirable nor a long-term solution; and

WHEREAS, Bridgewalk CDD is the fee simple owner of that certain real property, ~~which includes a water-filled borrow pit (the “Borrow Pit”)~~ located within the Southern Oaks PD, more particularly described on **Exhibit “A”** attached hereto and incorporated by reference herein (the “CDD Property”), ~~which the~~; and

WHEREAS, there is a water-filled borrow pit (the “Borrow Pit”) located on the western edge of the CDD property, the majority of said Borrow Pit actually being on the CDD property with a small portion thereof being located on property owned by others; and

WHEREAS, the Parties have identified the Borrow Pit as an appropriate source of non-potable water for irrigation; and

WHEREAS, the South Florida Water Management District (the “District”) issued Water Use Individual Permit (Permit # 49-02819-W) to SPF on March 11, 2021, which authorizes the use of surface water from the Borrow Pit with an annual allocation to SPF of 94.10 million gallons (the “WUP”); and

WHEREAS, SPF and Toho, with the consent of Bridgewalk CDD, ~~have~~ agreed that SPF ~~shall~~would design, engineer, permit and construct a non-potable irrigation water system upon the CDD Property, ~~as~~ generally depicted on **Exhibit “B”** attached hereto and incorporated by reference herein, including all pipes, appurtenances, and structures installed for the use and withdrawal of water from the Borrow Pit (collectively, the “Irrigation Pump System”) which will

draw non-potable water from the Borrow Pit, filter, disinfect, and pump it to appropriate connection points within the Southern Oaks PD, with the actual cost of same being equally borne by the ~~Parties~~SPF and Toho as more specifically ~~delineated~~set forth herein; and

WHEREAS, due to various delays during the design and construction of the Irrigation Pump System it became evident to the Parties that the Irrigation Pump System would not be completed and online before SPF used the agreed limited number of water meters; and

WHEREAS, in order to address SPF's ongoing demand for irrigation water while waiting for the Irrigation Pump System to come online Toho agreed to pay for SPF to install a temporary smaller unenclosed irrigation pump (the "Temporary Irrigation Pump") to draw water from the Borrow Pit in the interim; and

WHEREAS, on June 2, 2014, Toho signed a Letter Agreement for Wastewater Interconnection and Wholesale Service for Southern Oaks Development (Lake Ajay) with Orange County Utilities ("OCU") which letter agreement was dated May 7, 2014 and a copy of which is attached hereto as **Exhibit "C"** and incorporated by reference herein (the "Letter Agreement"); and

WHEREAS, OCU desires to terminate the Letter Agreement and Toho has requested that SPF release and indemnify Toho from any potential claims SPF or others might have against Toho with respect to termination of the Letter Agreement; and

WHEREAS, SPF would not agree to provide the requested release and indemnification absent Toho's commitment to execute this Agreement.

NOW, THEREFORE, for and in consideration of the above premises, the mutual covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

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

2. **Irrigation Pump System.** SPF has, in accordance with Toho’s prior written approval of the construction/engineering plans, designed, engineered, permitted and constructed the Irrigation Pump System ~~at SPF’s initial expense,~~ in compliance with all applicable governmental and quasi-governmental rules, regulations and requirements, including, but not limited to, the WUP, all at SPF’s initial expense. The actual cost of the Irrigation Pump System, as reflected on Exhibit “D” attached hereto and concurrently ~~herewith~~ approved by Toho herewith, was _____ (the “Final Actual Cost”)

3. **Completion of Irrigation Pump System.** Toho has inspected and approved the work associated with the construction of the Irrigation Pump System in accordance with customary Toho standards, including, but not limited to, witnessing all system testing ~~and~~ and Toho has satisfied itself that the Irrigation Pump System has been completed, including: (i) completion of all construction, (ii) performance of all appropriate testing demonstrating that the Irrigation Pump System is functioning as designed and intended, (iii) issuance of all related permits for use and operation by the appropriate jurisdictional agencies, and ~~(iii)~~ iv) inspection and approval by Toho (collectively, “Pump Construction Completion”).

4. **Reimbursement by Toho for Share of Irrigation Pump System.** No later than twenty (20) days after the Effective Date of this Agreement Toho shall pay Toho’s share (i.e., 50%) of the ~~actual final cost~~ Actual Final Cost of the Irrigation Pump System (to wit, _____ Dollars and _____ Cents (\$)) to SPF in accordance with the Florida Prompt Payment Act, Part VII of Chapter 218, Florida Statutes. Notwithstanding any provision of this Agreement to the contrary, in no event shall Toho’s share of the costs of

construction of the Irrigation Pump System exceed 50% of the ~~Total~~ Actual Final Cost. Payment shall be made in cash or by issuance of credits by Toho against impact fees, connection charges, meter charges or such other charges as Toho ordinarily imposes on developers for the provision of water, wastewater and reclaimed water services. Notwithstanding the foregoing, if Toho's share of the ~~actual-final-cost~~ Actual Final Cost of the Irrigation Pump System exceeds the amount of impact fees, connection charges, meter charges or such other charges anticipated to be owed by SPF to Toho during the remaining development of the Southern Oaks PD such excess amount shall be paid in cash.

5. ***Reimbursement by Toho for Temporary Irrigation Pump.*** The Temporary Irrigation Pump has been purchased and installed on the CDD Property, as generally depicted on **Exhibit "E,"** at a total cost of One Hundred Forty-Two Thousand Eight Hundred and Fifty-Five Dollars and No Cents (\$142,855.00) as reflected on **Exhibit "F"** attached hereto and incorporated by reference herein (the "Contractor Schedule of Values"). Within twenty (20) days of the Effective Date, Toho shall reimburse SPF for such amount. Such reimbursement shall, at the sole election of Toho, be made in cash or by issuance of credits by Toho against impact fees, connection charges, meter charges or such other charges as Toho ordinarily imposes on developers for the provision of water, wastewater and reclaimed water services.

6. ***Operation and Ownership of Borrow Pit and CDD Property.*** With the exception of any personal or real property conveyed to Toho with regard to the Temporary Irrigation Pump and/or the Irrigation Pump System, Bridgewalk CDD shall continue to own, operate and maintain its portion of the Borrow Pit and the CDD Property, ~~except for any personal or real property conveyed to Toho relating to the Temporary Irrigation Pump or Irrigation Pump System,~~ in compliance with all applicable governmental and quasi-governmental rules, regulations and

requirements, including, but not limited to, the WUP and Individual Environmental Resource Permit No. 49-103743-P (“ERP”), at ~~its~~Bridgewalk CDD’s sole cost and expense. Further, SPF, Bridgewalk CDD, and/or their successors and assigns, as the case may be, shall not modify the permitted stormwater management system or the ERP in a manner that reduces the flow of stormwater to the Borrow Pit without the prior written approval of Toho, such approval to not be unreasonably withheld or delayed.

7. ***Operation and Ownership of the Temporary Irrigation Pump.*** SPF shall continue to operate and maintain the Temporary Irrigation Pump until Pump Construction Completion. Within sixty (60) days of Pump Construction Completion, ~~SPF shall,~~ at SPF’s sole cost and expense: (i) disassemble the Temporary Irrigation Pump; ~~;~~ (ii) remove [the Temporary Irrigation Pump and all related equipment](#) from the CDD Property and deliver ~~all equipment~~the same to Toho ~~at SPF’s sole cost and expense,~~ and ~~(iii)~~ transfer ownership of the Temporary Irrigation Pump to Toho, including all rights, title, and interest [SPF has therein](#), and shall execute and record [in the public records of Osceola County, Florida](#), a bill of sale, substantially in the form attached hereto as **Exhibit “G”** ~~and incorporated herein in the public records of Osceola County, Florida.~~ ” SPF shall transfer all applicable warranties relative to the Temporary Irrigation Pump to Toho.

8. ***Operation and Ownership of Irrigation Pump System.*** Within sixty (60) days of Pump Construction Completion, SPF and or Bridgewalk CDD, as applicable, shall transfer and convey ownership, ~~of the Irrigation Pump System,~~ including all rights, title, and interest ~~in the Irrigation Pump System~~[they have therein](#), and shall execute and record [in the public records of Osceola County, Florida](#), a bill of sale, substantially in the form attached hereto as **Exhibit “G”** ~~and incorporated herein in the public records of Osceola County, Florida.~~ ” Upon recording of the bill of sale, and satisfaction of all prerequisites to recording, Toho shall thereafter be

responsible for the operation and maintenance of the Irrigation Pump System. SPF shall transfer all applicable warranties relative to the Irrigation Pump System to Toho.

9. ***Temporary Access, Operation, and Maintenance Easement.*** Bridgewalk CDD hereby grants, dedicates, and conveys to Toho and its successors, assigns, employees, contractors and agents, a temporary non-exclusive easement in, over, through and upon the CDD Property for ~~(i)~~ ingress and egress and passage of pedestrians and motor vehicles; ~~and (ii)~~ as may be reasonably necessary for Toho to operate, ~~and~~ or remove the Temporary Irrigation Pump in the event of an emergency or the failure of SPF to operate the Temporary Irrigation Pump as contemplated herein (“Temporary Easement”). The Temporary Easement ~~granted herein~~ shall automatically terminate without further action of any Party upon the disassembly and removal of the Temporary Irrigation Pump by SPF from the CDD Property.

10. ***Perpetual Access Easement.*** Bridgewalk CDD hereby grants, dedicates, and conveys to Toho and its successors, assigns, employees, contractors and agents, a perpetual non-exclusive access easement in, over, through and upon the CDD Property for ingress and egress and passage of pedestrians and motor vehicles as necessary for the operation and maintenance of the Irrigation Pump System as contemplated herein (“Access Easement”).

11. ***Perpetual Exclusive Maintenance and Drainage Easement.*** Bridgewalk CDD hereby grants, dedicates, and conveys to Toho and its successors, assigns, employees, contractors and agents, a perpetual exclusive easement in, over, through and upon the CDD Property ~~for~~ for (i) for storage, drainage, conveyance, withdrawal and discharge of non-potable water from the Borrow Pit via the Irrigation Pump System; and (ii) to operate and maintain the Borrow Pit and Irrigation Pump System as contemplated herein (“Maintenance and Drainage Easement”). The storage, drainage, conveyance, withdrawal and discharge of non-potable water from the Borrow

Pit shall be in accordance with the terms and conditions of the WUP. The Parties specifically acknowledge and agree that Toho shall have the exclusive right to ~~store,~~ drain, withdraw and discharge non-potable water from the Borrow Pit— at points owned by the CDD. The Parties further specifically acknowledge and agree that neither SPF nor the CDD own the western edge of the Borrow Pit and that the owners of parcels on the western edge have certain preexisting rights to discharge stormwater into the Borrow Pit from their respective properties, as well as certain preexisting maintenance obligations with regard to the Borrow Pit, all as more particularly set forth in that certain Stormwater pond Easement and Maintenance Agreement dated January 9, 2014, and recorded among the Official Records of Osceola County in OR Book 4556 at pages 604-619.

12. **WUP Transfer.** The Parties specifically acknowledge and agree that, upon conveyance of the Irrigation Pump System to Toho, SPF shall transfer the WUP to Toho as the identified Permittee thereunder such that Toho can exclusively utilize all permitted consumptive water allocations provided therein. SPF shall submit to the District any and all documentation necessary to transfer the WUP as contemplated herein. Bridgewalk CDD shall cooperate with said transfer and execute any and all necessary documents to accomplish said transfer.

13. **Self-Help.** In the event SPF or Bridgewalk CDD fails to maintain or repair the Borrow Pit or the SPF Property in accordance with this Agreement and such failure continues for a period of thirty (30) calendar days following receipt of written notice of such failure, then Toho shall have the right, but not the obligation, to perform such maintenance or make such repairs, at the expense of SPF or Bridgewalk CDD, as applicable.

14. **Compliance with Laws.** Notwithstanding the transfer of the WUP to Toho, SPF and Bridgewalk CDD, and their respective successors, assigns, contractors and subcontractors, shall not discharge any prohibited materials, water or waste into the Borrow Pit and shall comply with

all federal, state, local laws, and Toho resolutions and regulations relevant to this Agreement which would otherwise be legally enforceable against SPF and Bridgewalk CDD absent the existence of this Agreement. SPF and Bridgewalk CDD shall comply in all respects with all applicable legal requirements governing their duties, obligations, and business practices and shall obtain all necessary permits and licenses necessary for their actions and performance under this Agreement.

15. **Notice.** Any notice delivered with respect to this Agreement shall be in writing and shall be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or to such other address or to such other person as the party shall have specified by written notice to the other party delivered in accordance herewith.

As to SPF: Standard Pacific of Florida
c/o Lennar Corporation
Attn: Mark McDonald
6675 Westwood Blvd., 5th Fl.
Orlando, FL 32821

With a copy to: Shutts & Bowen LLP
Attn: Charles Costar
300 S. Orange Ave., Ste. 1600
Orlando, FL 32801

As to Toho: Todd Swingle, Executive Director
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, FL 34741

With a copy to: Anthony Cotter
General Counsel
Tohopekaliga Water Authority
951 Martin Luther King Blvd.
Kissimmee, FL 34741

As to Bridgewalk CDD: ~~Bridgewalk Community Development District~~
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801

With a copy to: [Kristen Trucco, Esq.](#)
[Latham, Luna, Eden & Beaudine, LLP](#)
[201 South Orange Avenue, Suite 1400](#)
[Orlando, FL 32801](#)

16. **Florida Public Records Act.** To the extent the SPF ~~or Bridgewalk CDD are~~ is acting on behalf of Toho as provided under Section 119.0701 of the Florida Statutes, SPF ~~or Bridgewalk CDD~~ shall:

a. Keep and maintain public records required by Toho to perform the services under this Agreement.

b. Upon request from Toho’s custodian of public records, provide Toho with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119 of the Florida Statutes or otherwise provided by law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the Agreement term and following completion of the project if SPF ~~or Bridgewalk CDD fail~~ fails to transfer the records to Toho.

d. Upon completion of the project, transfer, at no cost, to Toho all public records in possession of SPF or ~~Bridgewalk CDD or~~ keep and maintain public records

required by Toho to perform the service. If SPF ~~or Bridgewalk CDD~~ transfers all public records to Toho upon completion of the project, SPF ~~or Bridgewalk CDD~~ shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If SPF ~~or Bridgewalk CDD keep and maintain~~ keeps and maintains public records upon completion of the project, SPF ~~or Bridgewalk CDD~~ shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to Toho, upon request from Toho's custodian of public records, in a format that is compatible with the information technology systems of Toho.

e. If SPF ~~or Bridgewalk CDD fail~~ fails to provide the public records to Toho within a reasonable time, SPF ~~or Bridgewalk CDD~~ may be subject to penalties under Section 119.10 of the Florida Statutes.

IF ~~THE SPF OR BRIDGEWALK CDD HAVE~~ HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO SPF OR ~~BRIDGEWALK CDD'S~~ SPF'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT TOHO'S CUSTODIAN OF PUBLIC RECORDS AT: publicrecordsrequests@tohowater.com, 407-944-5162, 951 Martin Luther King Boulevard Kissimmee, FL 34741.

f. [Bridgewalk CDD is a public entity subject to the Florida Public Records Act and agrees to comply with all applicable provisions thereof.](#)

17. ***Records and Audits.*** At any time during the term of this Agreement, Toho may request and will be provided access to the plans, documents, contracts, financial books and records, reports and any other information relating to this Agreement. SPF and Bridgewalk CDD will maintain, in their respective ~~place~~ places of business, all books, documents, papers, and other evidence pertaining in any way to payments made pursuant to this Agreement. Such records shall be available at SPF or Bridgewalk CDD's ~~place~~ places of business at all reasonable times during

the term of this Agreement and for five years from the expiration of this Agreement for audit or inspection by Toho upon five business days prior written notice.

18. ***Agreement Binding on Successors and Assigns.*** All terms and provisions of this Agreement are binding upon the Parties hereto and their respective successors and assigns. Further, all terms and provisions of this Agreement and all rights, privileges, benefits, and burdens created hereunder are covenants running with the CDD Property. Notwithstanding the foregoing, SPF and Bridgewalk CDD, shall have no right to assign their rights and obligations under this Agreement to any other party except where: a) SPF or Bridgewalk CDD have obtained the prior written consent of Toho to such an assignment, sale or disposition (which shall not be unreasonably withheld, conditioned or delayed); b) the assignment is in direct connection with a bona fide sale of the CDD Property or a portion thereof, and Toho is notified in writing of such an assignment; and c) the assignee pays all of Toho's administrative costs incurred in connection with such assignment and assumes all of the duties and obligations of the assignor under this Agreement. Toho shall have the right to assign or transfer this Agreement or the rights and responsibilities contained herein to any properly authorized commission, authority, corporation, or other public or private person, firm or entity so long as: a) Toho has obtained the prior written consent of SPF and Bridgewalk CDD to such an assignment, sale or disposition (which shall not be unreasonably withheld, conditioned or delayed); and b) the assignee pays all of Toho's administrative costs incurred in connection with such assignment and assumes all of Toho's duties and obligations under this Agreement. SPF and Bridgewalk CDD expressly acknowledge and agree that the sale, conveyance or any divesture of the CDD Property shall not release SPF or Bridgewalk CDD of its rights and responsibilities hereunder, except pursuant to an authorized Assignment as described herein.

19. ***Applicable Law.*** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida.

20. ***Time is of the Essence.*** Time is hereby declared of the essence to the lawful performance of the duties and obligations contained in this Agreement.

21. ***Further Documentation.*** The Parties agree that at any time following a request therefor by the other party, each shall execute and deliver to the other party such further documents and instruments reasonably necessary to confirm and/or effectuate the obligations of either party hereunder and the consummation of the transactions contemplated hereby.

22. ***Venue.*** The Parties expressly agree that each party shall bear the cost of its own attorney fees for any action arising out of or in connection with this Agreement. Venue for any actions initiated under or in connection with this Agreement shall be in the Circuit Court of the Ninth Judicial Circuit in and for Osceola County, Florida. Should any federal claims arise for which the courts of the State of Florida lack jurisdiction, venue for those actions will be in the Orlando Division of the U.S. District Court for the Middle District of Florida.

23. ***Indemnification. Sovereign Immunity and Insurance.***

(a) **Indemnification.** SPF and Bridgewalk CDD hereby agree, on behalf of ~~the~~ themselves, their agents, contractors, successors and assigns, ~~as applicable,~~ that they shall, if and to the fullest extent permitted by law, defend, indemnify, and hold harmless Toho, its officials, agents, and employees from and against any and all liabilities, claims, damages, losses, costs and expenses (including attorneys' fees) or obligations of any kind including without limitation environmental assessments, evaluations, remediation, fines, penalties and clean-up costs asserted against Toho and arising out of or resulting from the

performance of the obligations of this Agreement, excepting those acts or omissions arising out of the sole negligence or intentionally wrongful acts of Toho.

Provided, however, if this Agreement or any underlying contract for construction of the Irrigation Pump System or the Temporary Irrigation Pump is deemed by a court of competent jurisdiction to be a construction contract under Section 725.06, Florida Statutes, any obligation of the contractors to defend, indemnify or hold harmless Toho, its officers, and employees shall be limited to an obligation to indemnify and hold harmless to the extent caused by the negligence, recklessness or intentionally wrongful conduct of the contractors and persons employed or utilized by the contractors in the performance of the construction activities.

Toho hereby agrees, on behalf of itself, its agents, contractors, successors and assigns, that it shall, if and to the fullest extent permitted by law, defend, indemnify, and hold harmless SPF and Bridgewalk CDD, their officials, agents, and employees from and against any and all liabilities, claims, damages, losses, costs and expenses (including attorneys' fees) or obligations of any kind including without limitation environmental assessments, evaluations, remediation, fines, penalties and clean-up costs asserted against SPF and/or Bridgewalk CDD and arising out of or resulting from the performance of the obligations of this Agreement, excepting those acts or omissions arising out of the sole negligence or intentionally wrongful acts of SPF and/or Bridgewalk CDD.

The indemnification ~~provision~~provisions contained herein shall survive the termination of this Agreement.

(b) Sovereign Immunity. Notwithstanding any other provision set forth in this Agreement, the liability and immunity of Toho and Bridgewalk CDD is governed by the

provisions of Section 768.28, Florida Statutes (2023), and nothing in this Agreement is intended to extend or otherwise alter the liability of Toho or [Bridgewalk CDD or](#) to waive any immunity enjoyed by ~~Toho~~[neither](#) under that statute. Any provisions of this Agreement determined to be contrary to Section 768.28, Florida Statutes or to create any liability or waive any immunity except as specifically provided in that statute shall be considered void. Notwithstanding anything which might be construed to the contrary herein, [neither](#) Toho ~~does not waive~~[nor Bridgewalk CDD waives](#) sovereign immunity as a result of this or any other agreement associated with the subject matter hereof or otherwise.

(c) Insurance. Throughout the course of construction of the Irrigation Pump System and the dismantling and removal of the Temporary Irrigation Pump, SPF or its agents and contractors, shall procure and maintain insurance with such limits and terms as specified in the Schedule of Limits set forth ~~in subsection (c),~~ below:

Workers' compensation insurance with statutory workers' compensation limits and no less than the limits specified in the Schedule of Limits for Employer's Liability with a waiver of subrogation in favor of Toho ~~its~~[and Bridgewalk CDD and their respective](#) employees and officials.

Commercial general liability insurance for all operations including, but not limited to contractual, products and completed operations and personal injury with limits of not less than the limits specified in the Schedule of Limits per occurrence and an aggregate limit of at least twice the per occurrence limit.

Business automobile liability insurance for all owned, hired, or non-owned vehicles with limits of not less than the limits specified in the Schedule of Limits per occurrence.

Professional Liability (errors and omissions) for engineering design in amounts not less than One Million and 00/100 Dollars (\$1,000,000.00) per occurrence.

Contractors pollution liability insurance including remediation and monitoring expense for all construction operations with limits of not less than One Million Dollars and 00/100 (\$1,000,000.00) per occurrence.

(e) Schedule of Limits:

Contract Amount	Workers' Comp/ Employers' Liability	General Liability	Automobile Liability
Up to \$10 million	Statutory/\$500,000	\$1,000,000	\$1,000,000
\$10 - \$20 million	Statutory/\$1,000,000	\$5,000,000	\$5,000,000
Over \$20 million	To be determined		

SPF shall be responsible for ensuring that each of its contractors and subcontractors of every tier procure and maintain the insurance specified above and shall furnish to Toho evidence of such insurance prior to commencement of construction. Toho shall be specifically named (scheduled) as an additional insured on all policies except for workers' compensation coverage. All coverage shall be primary and not contributory with any insurance or self-insurance maintained by Toho. SPF shall provide Toho notice of any material change, cancellation, non-renewal of any policy required herein at least thirty (30) days prior to the occurrence thereof.

24. **Amendment.** This Agreement may be amended only in writing, formally executed in the same manner as this Agreement.

25. **Conflict.** In the event of a conflict between the terms and conditions of the 2015 DSA, 2021 DSA and this Agreement, the terms of this Agreement shall prevail and govern.

26. **Relationship of Parties.** The relationship of the Parties under this Agreement is that of independent parties, each acting in its own best interests. Notwithstanding anything in this Agreement to the contrary, no partnership, joint venture relationship of principal and agent is established or intended hereby between or among the Parties.

27. **Counterparts.** This Agreement and any amendment(s) shall not be executed in counterparts.

28. **Severability.** In the event any provision of this Agreement shall be determined to be void, unlawful or otherwise unenforceable, such provision shall be deemed severable from the remainder of this Agreement and such void, unlawful or unenforceable provision shall be replaced automatically by a provision containing terms which are legally enforceable but with meanings as similar as possible to the void, unlawful or unenforceable provision; and this Agreement as so modified shall continue to be in full force and effect.

IN WITNESS WHEREOF, the Parties have executed or have caused this Agreement, with the named Exhibits attached, to be duly executed.

[REMAINDER OF PAGE INTENTIONALLY BLANK;

SIGNATURES BEGIN ON FOLLOWING PAGE]

TOHOPEKALIGA WATER AUTHORITY, an independent special district

By: _____

Todd P. Swingle, Executive Director

Attest: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization of Todd P. Swingle as Executive Director of the Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, on behalf of the district, who is personally known to me or has provided _____, as identification.

(SEAL)

Signature of Notary Public

Printed Name: _____

Commission No.: _____

Commission Expires: _____

Signed, sealed and delivered
in the presence of:

STANDARD PACIFIC OF FLORIDA, a
Florida general partnership

x: _____

By: Standard Pacific of Florida GP, Inc., a
Delaware corporation, its managing general
partner.

By: _____

x: _____

By: _____
Printed Name: Mark McDonald
Title: Vice President

By: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization of Mark McDonald, Vice President of Standard Pacific of Florida GP,
Inc., managing general partner of Standard Pacific of Florida, a Florida general partnership and
who is personally known to me or who produced _____ as
identification, and who did/did not take an oath this ____ day of _____, 202__.

(SEAL)

Signature of Notary Public

Printed Name: _____

Commission No.: _____

Commission Expires: _____

Signed, sealed and delivered
in the presence of:

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

x: _____

By: _____

x: _____

By: _____

By: _____

Printed Name: Rob Bonin

Title: Vice Chairman

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence
or [] online notarization of Rob Bonin, Vice Chairman of Bridgewalk Community Development
District, a Florida community development district on behalf of the District, who is personally
known to me or who produced _____ as identification, and
who did/did not take an oath this ____ day of _____, 202__.

(SEAL)

Signature of Notary Public

Printed Name: _____

Commission No.: _____

Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF CDD PROPERTY

Tract B, Bridgewalk Phase 1A Plat, according to the Plat thereof, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

and

Tract U, Bridgewalk Phase 1A Plat, according to the Plat thereof, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

EXHIBIT "B"

2 OF 3

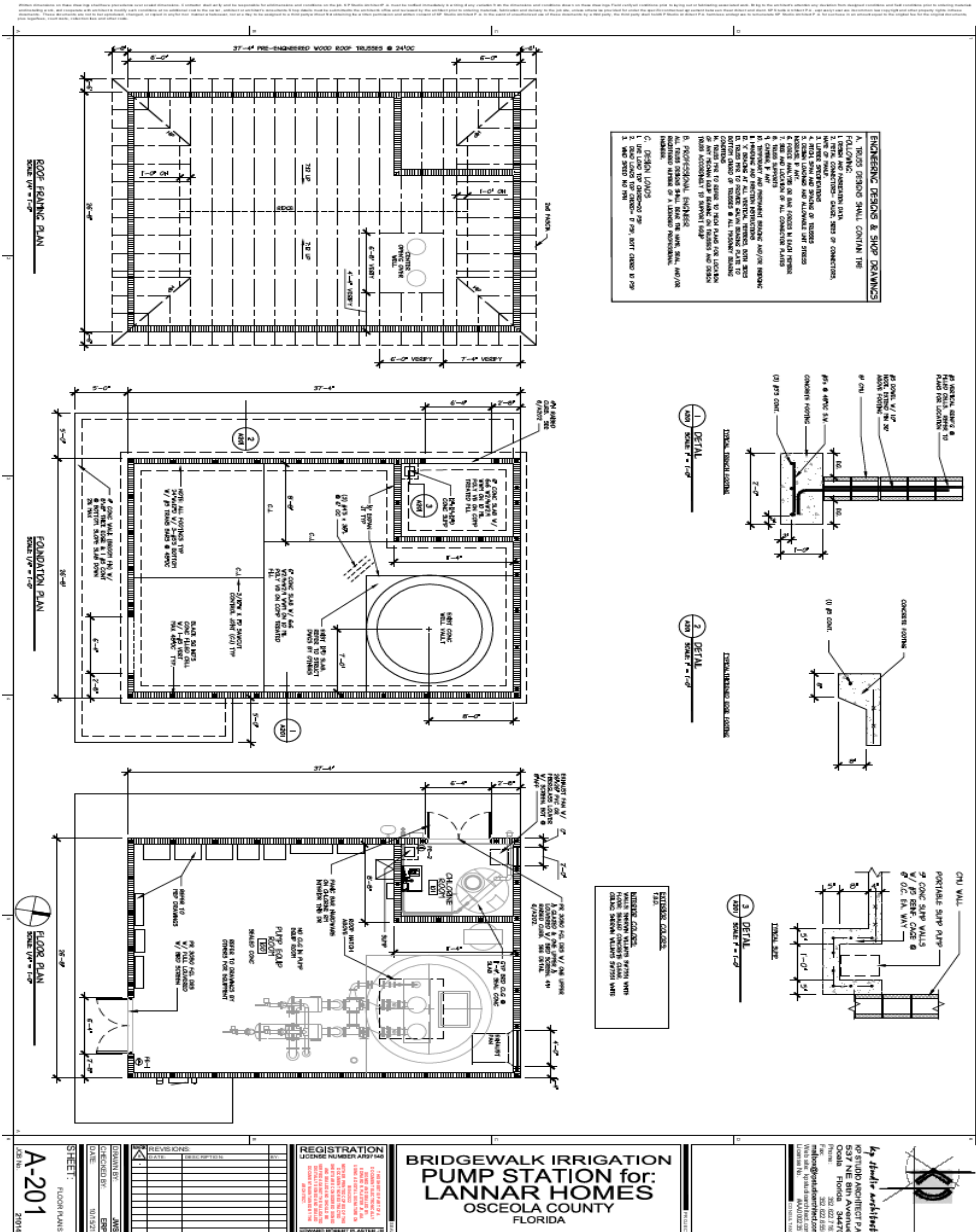
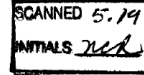


EXHIBIT "C"
LETTER AGREEMENT
LETTER AGREEMENT (6 pages)



UTILITIES DEPARTMENT
Raymond E. Hanson, P. E., *Director*
9150 Curry Ford Road
Orlando, Florida 32825-7600
Telephone: 407-254-9809
Fax: 407-254-9899
Email: Ray.Hanson@ocfl.net



May 7, 2014

RECEIVED MAY 15 2014

Mr. Brian L. Wheeler
Executive Director
Tohopekaliga Water Authority
951 Martin Luther King Boulevard
Kissimmee, Florida 34741

Re: Letter Agreement for Wastewater Interconnection and Wholesale Service for Southern Oaks Development (Lake Ajay)

Dear Mr. Wheeler:

Pursuant to your letter dated April 14, 2014, Tohopekaliga Water Authority's (the "Authority") has requested interconnection to the Orange County wastewater system in order to receive wholesale wastewater service from Orange County Utilities (the "County") to serve the proposed Southern Oaks Development pursuant to Section 5 of the Tohopekaliga Water Authority/Orange County Water and Wastewater Territorial Agreement and its three amendments (collectively, the "Territorial Agreement"). The County accepts the Authority's request for interconnection with the County's wastewater system at the requested location and agrees to provide wholesale wastewater service, subject to the following conditions set forth in this Letter Agreement:

1. **Territorial Agreement.** The Territorial Agreement shall remain in effect and unchanged, except as to the terms and conditions contained in this Letter Agreement as authorized by Section 5 of the Territorial Agreement and related to Wholesale Wastewater Service.

2. **Connection to the County's Wastewater System.** Attached hereto and incorporated herein as Exhibit "A" is a map showing the location of the approximate point of connection to the County's system as requested by the Authority. The Southern Oaks Development will be required to submit to both the County and the Authority a Master Utility Plan and Construction Plans for review and approval. The exact point of connection will be determined during the Master Utility Plan and Construction Plan approval process. The County shall not be responsible for any work or cost of completing the connection to the County's wastewater.



ARMANDO RAMIREZ OSCEOLA COUNTY, DATE 06/19/2014 09:41:20 AM
FILE # 2014087294 Bk 4625 Pgs 1880-1885 (6 Pgs) REC FEES \$52.50

3. Volume and Delivery of Wastewater. The Authority may deliver, and the County will accept, treat and dispose of an initial average daily flow of 120,000 gallons per day (gpd) of wastewater to meet the Authority's need to serve its customers. The Authority will build a force main to accept flows during the time periods when the County is not able to receive flows above 120,000 gallons per day (gpd). The County will own and operate the flow diversion plug valve at the connection point between the County's and the Authority's force mains. Following the completion of the County's capital improvement project, including a 20-inch and 30-inch transmission force main to be constructed through the Innovation Place Planned Development from Moss Park Road to Lee Vista Boulevard anticipated to be completed by 2019, the Authority may deliver and the County will accept, treat and dispose of up to an average daily flow of 360,000 gallons per day (gpd) of wastewater to meet the Authority's need to serve its customers. The wastewater shall be delivered to the point of connection as indicated in Exhibit "A." The Authority shall deliver the wastewater flow with enough residual pressure to flow to the County's Water Reclamation Facility at the connection point with the County's collection system and/or to an alternate Authority connection point downstream of the County connection point. This residual pressure and the actual connection points shall be determined by a County approved Master Utility Plan for the development.

4. Meters. Ownership, operation, maintenance, calibration and replacement of the meters shall be the sole responsibility of the County in accordance with Section 5.5 of the Territorial Agreement.

5. Utility Service Rates and Billing. The County will charge and the Authority will pay an initial rate of \$ 3.47 per thousand gallons of wastewater flow rates. Rates may be adjusted from time to time, in a nondiscriminatory fashion, at the same time and same percentage as Orange County's Wastewater System Charge Schedule as approved by the Orange County Board of County Commissioners. The County shall notify the Authority in writing thirty (30) days in advance of adopting a new rate. Billing and payment shall be pursuant to Section 5.6 of the Territorial Agreement.

6. Capital Charges and Connection Fees. The County will collect capital charges and connection fees from all customers located in the County's wastewater service territory. The Authority will collect capital charges and connection fees from all customers located in the Authority's wastewater service territory.

7. Term and Termination. This Letter Agreement shall be effective on the date of execution by the last Party and continue for an initial twenty (20) year term. As long as the County is in compliance with this Letter Agreement and the Territorial Agreement, the term shall automatically extend for up to two (2) consecutive five (5) year terms, unless terminated by the County or the Authority at its convenience upon two (2) year written notice to the other Party.

Notwithstanding the twenty-year term provided in this paragraph, this Agreement shall automatically terminate simultaneously with termination of the Territorial Agreement.

8. **Notices.** Any notice required or allowed to be delivered pursuant to this Letter Agreement shall be in writing and be deemed to be delivered when (a) hand delivered to the official hereinafter designated; (b) delivered by nationally recognized overnight courier service; or (c) received when such notice is deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to a Party at the address set forth opposite the Party's name below, or such other address as the Party shall have specified by written notice to the other Party delivered in accordance herewith:

For the County: Orange County Director of Utilities
9150 Curry Ford Road, 3rd Floor
Orlando, Florida 32825

For County operations: Water Reclamation Division
Phone: 407-254-9680

For TWA: Tohopekaliga Water Authority
Brian L. Wheeler, P.E.
Executive Director
951 Martin Luther King Boulevard
Kissimmee, FL 34741
407-944-5131

For TWA operations: Rick Nipper
Director of Treatment Operations
951 Martin Luther King Boulevard
Kissimmee, FL 34741
407-944-5071

When notice is required due to non-emergency maintenance and repairs, the Parties shall notify each other with two (2) days written notice at the operations telephone and facsimile numbers provided above or such other numbers that have been specified by written notice to the other Party.

9. **Disclaimer of Third-Party Beneficiaries.** This Letter Agreement is solely for the benefit of the Authority and the County and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal Party hereto.

10. **Severability.** If any part of this Letter Agreement is found invalid or unenforceable by any court or competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Letter Agreement if the rights and obligations of the Parties contained therein are not materially prejudiced and if the intentions of the Parties can continue to be effectuated. To that end, this Letter Agreement is declared severable.


11. **Non-Waiver.** The failure of either Party to insist upon the other Party's compliance with its obligations under this Letter Agreement in any one or more instances shall not operate to release such other Party from its duties to comply with such obligations in all other instances.


12. **Applicable Law.** This Letter Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida. Any litigation arising out of this Letter Agreement shall be had in the state courts located and lying within Orange County, Florida.

13. **Modifications.** Any and all modifications to the provisions herein shall be made by mutual agreement of the Parties, in writing, and be executed by the Parties hereto.

14. **Emergency Interconnect.** Prior to the expiration of any term of this Letter Agreement or the termination of this Letter Agreement, the Parties agree to negotiate a new agreement wherein the wastewater connection may both be used as an emergency interconnect.

If this Letter Agreement meets with your approval, please sign both copies in the signature block provided and return one executed copy to me.

Sincerely,

Raymond E. Hanson, P.E.
Director
Orange County Utilities

Signed and Agreed to:

Brian Wheeler
Executive Director
Tohopekaliga Water Authority

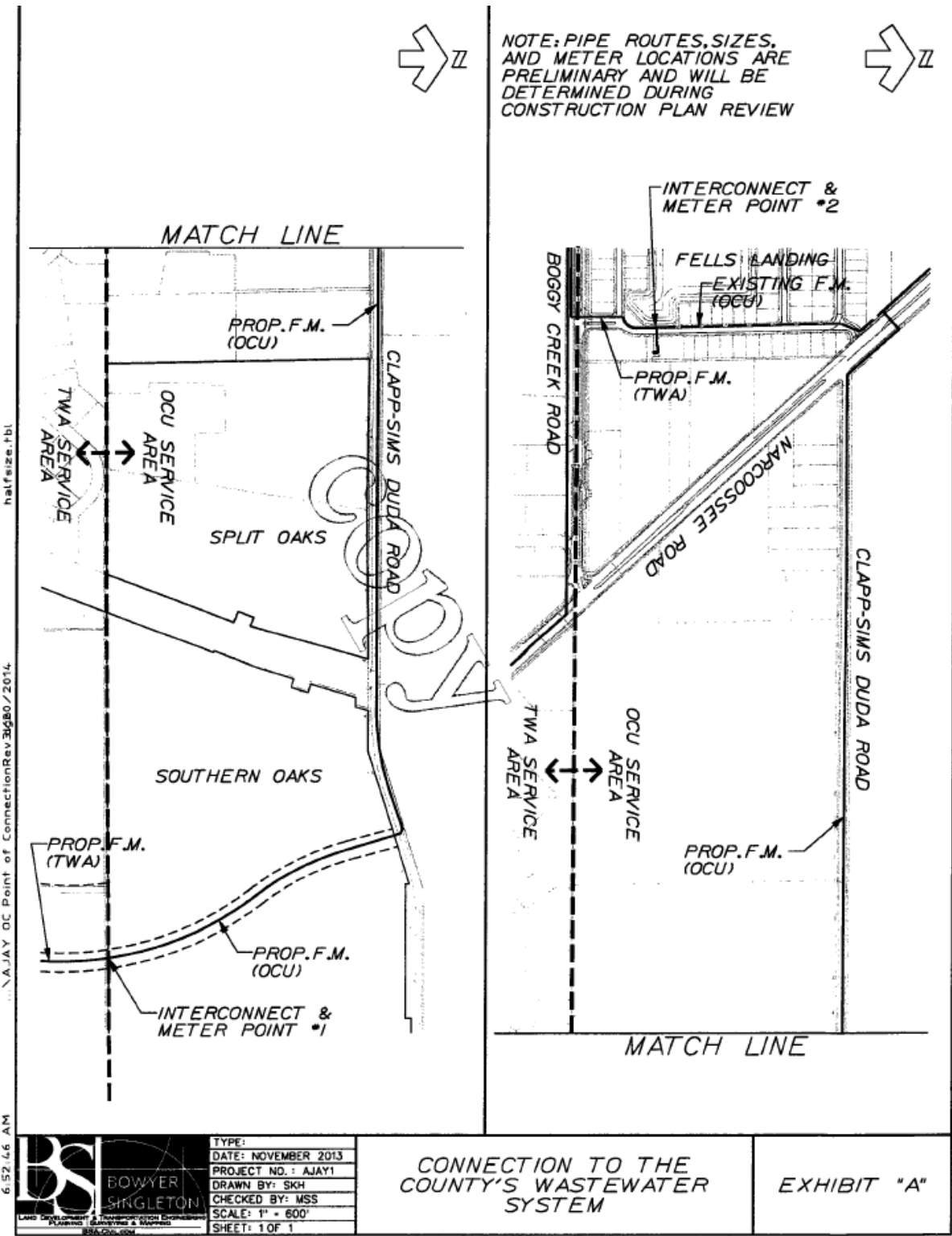
Date: 5-7-14

Date: 06/02/2014

- c: Jason Herrick, Deputy Director, Orange County Utilities
- Ron Nielsen, Deputy Director, Orange County Utilities
- Teresa Remudo-Fries, Deputy Director, Orange County Utilities
- Andres Salcedo, Manager, Engineering Division, Orange County Utilities
- Christine Doan, Chief Engineer, Engineering Division, Orange County Utilities
- Lindy Wolfe, Senior Engineer, Engineering Division, Orange County Utilities
- Robert Pelham, P.E., Director of Engineering, Tohopekaliga Water Authority

EXHIBIT "A"
Connection Point Map

COPY



6:52:46 AM
 \AJAY OC Point of Connection Rev 3/28/2014
 halfsize.tbl

<p>BOWYER SINGLETON LAND DEVELOPMENT & ENGINEERING CORPORATION PLANNING ENGINEERING & SURVEYING</p>	TYPE:
	DATE: NOVEMBER 2013
	PROJECT NO.: AJAY1
	DRAWN BY: SKH
	CHECKED BY: MSS
	SCALE: 1" = 600'
SHEET: 1 OF 1	

CONNECTION TO THE COUNTY'S WASTEWATER SYSTEM

EXHIBIT "A"

EXHIBIT "D"

CONSTRUCTION ESTIMATE FINAL ACTUAL COST

(As reviewed and approved by SPF on 12/14/22)

***WILL NOTE: THIS MUST BE UPDATED PER LAST CHANGE ORDER ADDING \$18,811.99* TO INCLUDE SURVEY COST BEFORE EXECUTION BY PARTIES**

LENNAR®			
EXHIBIT A: CONTRACTOR SCHEDULE OF VALUES (SOV)			
PROJECT: Bridgewalk Permanent Irrigation Pump			
CONTRACTOR: RCM Utilities / Assured /BESH HALFF / Andreyev			
ite	PLAN SET, DATE, REVISION:		
#	DESCRIPTION	PRICE	Notes
A	<u>RECLAIMED WATER CONST.</u>		
1	Pump & Filtration	\$ 387,126.00	RCM Original WA
2	Mechanical Piping	\$ 199,009.58	RCM Original WA
3	Electrical	\$ 145,320.00	RCM Original WA
4	Control Systems / Integration	\$ 260,212.87	RCM Original WA
5	Building	\$ 241,284.00	RCM Original WA
6	CL2 System	\$ 58,376.35	RCM Original WA
7	Concrete	\$ 36,493.14	RCM Original WA
8	Lightning Protection	\$ 10,338.00	RCM Original WA
9	Equipment	\$ 6,120.00	RCM Original WA
10	Startup	\$ 2,160.00	RCM Original WA
11	Mechanical Piping Material Increase CO#1	\$ 32,152.56	RCM CO#1 Material Increase
12	Electrical Material Increase CO#1	\$ 13,803.60	RCM CO#1 Material Increase
13	Building Material Increase CO#1	\$ 62,224.13	RCM CO#1 Material Increase
14	Permits	\$ 808.50	RCM CO#2 - Construction Entrance
15	Fence Removal / Reinstallation	\$ 5,412.54	RCM CO#2 - Construction Entrance
16	Sidewalk Demo	\$ 1,286.25	RCM CO#2 - Construction Entrance
17	Temporary Entrance Demo	\$ 5,805.03	RCM CO#2 - Construction Entrance
18	Sod Restoration	\$ 1,678.74	RCM CO#2 - Construction Entrance
19	Sidewalk Restoration	\$ 3,089.94	RCM CO#2 - Construction Entrance
20	Wet Well Structure	\$ 28,650.00	Assured CO#7 - Purchase Wetwell and Install
21	Load & Haul Wet Well	\$ 6,560.00	Assured CO#7 - Purchase Wetwell and Install
22	Dewatering	\$ 17,650.00	Assured CO#7 - Purchase Wetwell and Install
23	Install Wet Well	\$ 21,250.00	Assured CO#7 - Purchase Wetwell and Install
24	24" GV	\$ 14,650.00	Assured CO#7 - Purchase Wetwell and Install
25	Core & Install Boot	\$ 2,650.00	Assured CO#7 - Purchase Wetwell and Install
26	Pump Station Design	\$ 34,400.00	Besh Half - Irrigation Pump Design
27	Construction Specs / Bid Docs	\$ 12,000.00	Besh Half - Irrigation Pump Design
28	FDEP Permitting	\$ 12,600.00	Besh Half - Irrigation Pump Design
29	Project Admin	\$ 3,500.00	Besh Half - Irrigation Pump Design
30	CA Services	\$ 17,800.00	Besh Half - Irrigation Pump Design
31	Architectual D&C Services	\$ 16,250.00	Besh Half - Irrigation Pump Design
32	Electrical Engneering D&C	\$ 66,250.00	Besh Half - Irrigation Pump Design
33	Structural Engineering D&C	\$ 4,950.00	Besh Half - Irrigation Pump Design

34	Reimbursables	\$ 250.00	Besh Half - Irrigation Pump Design
35	Data Collection	\$ 1,250.00	Andreyev - WUP Contract
36	Install Water Level & Rainfall Data Recorders	\$ 2,000.00	Andreyev - WUP Contract
37	Geotech Exploration (2 40' AB's & 3 15' PZ's)	\$ 2,900.00	Andreyev - WUP Contract
38	Monthly Lake Level & On-Site Rainfall Monitoring (2 Mos.)	\$ 1,500.00	Andreyev - WUP Contract
39	Weekly GW Level Monitoring @ PZ's (2 Mos.)	\$ 2,200.00	Andreyev - WUP Contract
40	Data Reduction, Evaluation, Model Set-Up, Calibration & Modeling	\$ 10,000.00	Andreyev - WUP Contract
41	Analysis & Summary Report	\$ 5,000.00	Andreyev - WUP Contract
42	Meeting & Meeting Preparation (2 mtgs @ 3-4 hrs)	\$ 1,500.00	Andreyev - WUP Contract
43	Review report and outline responses	\$ 3,000.00	Andreyev CO #1 - WUP Contract
44	Modify & update the model	\$ 3,000.00	Andreyev CO #1 - WUP Contract
45	Model the suggested scenarios	\$ 5,000.00	Andreyev CO #1 - WUP Contract
46	Document model set-up	\$ 1,500.00	Andreyev CO #1 - WUP Contract
47	Summary Report	\$ 2,500.00	Andreyev CO #1 - WUP Contract
48	Meetings, conference calls, etc.	\$ 1,500.00	Andreyev CO #1 - WUP Contract
49	Project & pre-application meetings	\$ 4,000.00	Andreyev CO #2 - WUP Contract
50	Water Use Permit Application fee	\$ 8,000.00	Andreyev CO #2 - WUP Contract
51	Ground water or surface water modeling	\$ 10,000.00	Andreyev CO #2 - WUP Contract
	RECLAIMED WATER CONST.	\$ 1,796,961.23	
ALL	CONTRACT TOTAL	\$ 1,796,961.23	
#	NOTES		
1.	ANY ITEM WITH A QUANTITY OF "1" OR MORE WITH A PRICE OF \$0 WILL BE DEEMED INCLUDED		
		FORM REV 6/21/2021	

EXHIBIT "E"

GENERAL LOCATION OF TEMPORARY PUMP STATION

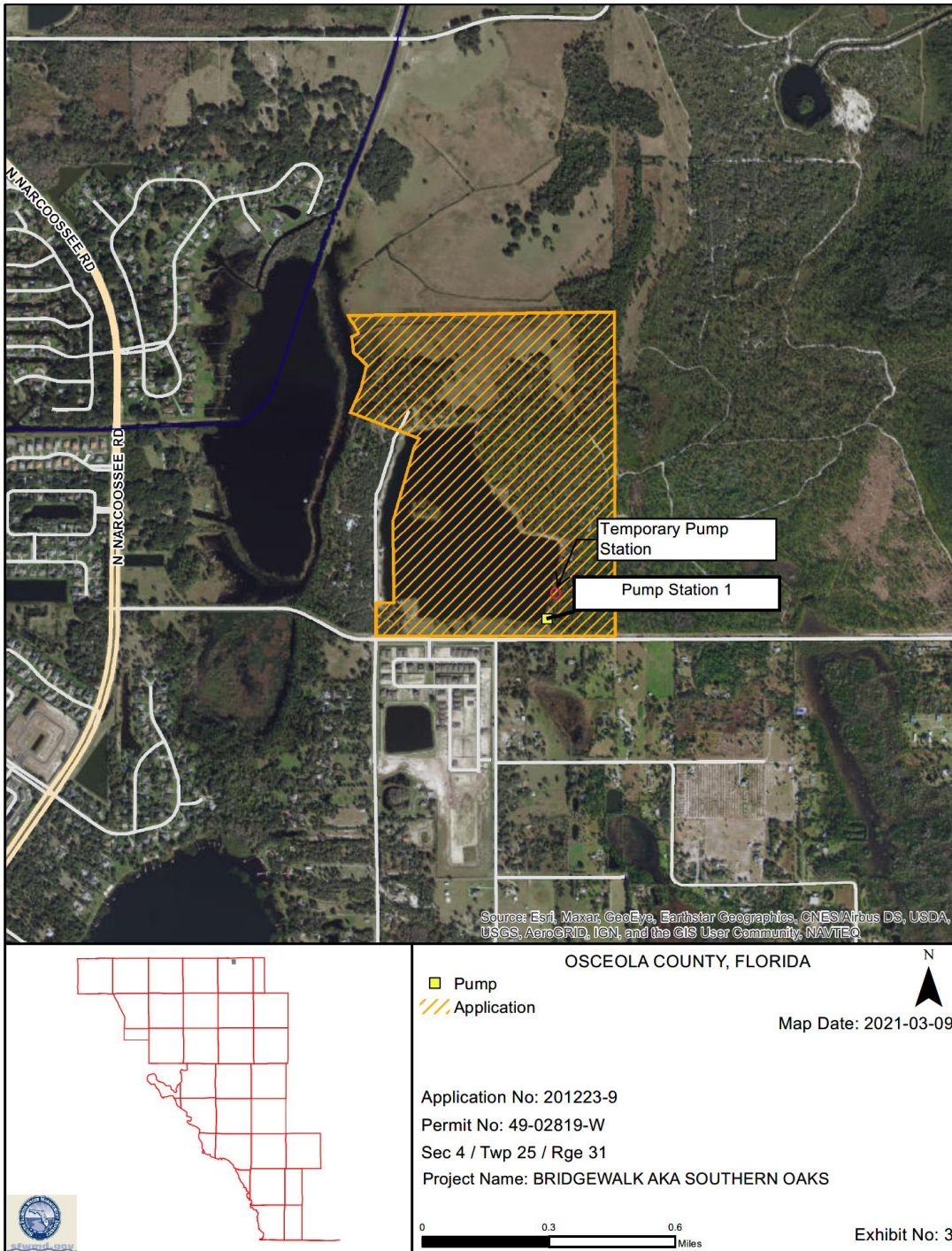


EXHIBIT "F"

CONTRACTOR SCHEDULE OF VALUES

LENNAR[®]				
EXHIBIT A: CONTRACTOR SCHEDULE OF VALUES (SOV)				
PROJECT: Bridgwalk Temporary Irrigation Pump				
CONTRACTOR: OUC / JBB Enterprises / FrankPolly Sod				
Date	PLAN SET, DATE, REVISION:			
CODE	#	DESCRIPTION	PRICE	Notes
3735	A	RECLAIMED WATER CONST.		
3355	52	Add 480 TX to withstand temporary after permanent irrigation pump construction	\$ 30,000.00	OUC estimate placeholder
3355	53	JBB to install electric conduit for 480 TX installed by OUC	\$ 10,000.00	JBB estimate placeholder
3552	54	Furnish & Install (1) 25 HP 200V Three Phase Centrifugal Pump and Motor	\$ 43,700.00	FrankPolly Sod Contract
3552	55	8" PVC Pipe	\$ 4,375.00	FrankPolly Sod Contract
3552	56	Electrical Wiring	\$ 14,925.00	FrankPolly Sod Contract
3552	57	Temporary generator connection to pump - move and connect to power box	\$ 3,100.00	FrankPolly Sod CO #1
3552	58	Furnish and install 80 ft of 4" suction line	\$ 1,100.00	FrankPolly Sod CO #1
3552	59	Suction line for 4/4/22 - 5/5/22	\$ 1,850.00	FrankPolly Sod CO #1
3552	60	Irrigation through homes and townhomes	\$ 8,960.00	FrankPolly Sod CO #1
3552	61	Irrigation in common areas	\$ 4,480.00	FrankPolly Sod CO #1
3552	62	Repairing irrigation	\$ 800.00	FrankPolly Sod CO #1
3552	63	Extension of suction line for temporary irrigation pump	\$ 15,565.00	FrankPolly Sod CO #2
3552	64	Restart pump on: 7/5/22, 7/8/22, 7/13/22, 7/22/22, 7/25/22, 8/3/22	\$ 1,500.00	FrankPolly Sod CO #3
3552	65	Restart pump on: 8/11/22, 8/16/22, 8/25/22, 9/2/22, 9/6/22, 9/15/22, 9/20/22, 9/29/22, 10/4/22, 10/11/22	\$ 2,500.00	FrankPolly Sod CO #4
		RECLAIMED WATER CONST.	\$ 142,855.00	
ALL	ALL	CONTRACT TOTAL	\$ 142,855.00	
SYM	#	NOTES		
	1.	ANY ITEM WITH A QUANTITY OF "1" OR MORE WITH A PRICE OF \$0 WILL BE DEEMED INCLUDED		
		FORM REV 6/21/2021		

EXHIBIT "G"
BILL OF SALE

This document prepared by
and after recording to be
returned to:

Tara Gould, Esq.
Lake Tohopekaliga Water Auth.
951 Martin Luther King Blvd.
Kissimmee, FL 34741

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS:

That _____, a _____ (the "Seller"), for and in consideration of the sum of Ten Dollars (\$10.00) in lawful money (and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged) to it paid by the Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature ("Toho"), has granted, bargained, sold, transferred, set over and delivered, and by these presents does hereby grant, bargain, sell, transfer, set over and deliver unto Toho, its successors and assigns, all the goods, rights, title, interests, chattels and properties owned by Seller which are used or held for use by Seller exclusively in connection with those water and/or wastewater systems of Seller located on the property described on **Exhibit "A"** attached hereto and incorporated herein by this reference, consisting of all pump stations, water and reclaimed water lines and other related utility facilities (collectively the "Utility System") constructed and used in connection with the provision of water, wastewater, and reclaimed water utility services. The assets being conveyed hereunder shall hereinafter be referred to as the "Utility Assets."

TO HAVE AND TO HOLD the same unto Toho, its successors and assigns to its and their own use and benefit forever, from and after the date hereof.

Seller represents and warrants to Toho that (i) Seller is the sole owner of and has good and marketable title to the Utility Assets, free and clear of all liens, encumbrances, claims and demands; (ii) Seller has not previously sold or assigned the Utility Assets to any other party; and (iii) Seller will freely and fully warrant and defend the Utility Assets against the lawful claims of any person claiming by, through, or under the Seller.

Seller hereby assigns any and all warranties and guaranties it possesses from any third parties relating to the construction and/or installation of the Utility Assets, to the extent such warranties and guaranties are assignable.

Toho has been given the opportunity to inspect, or has inspected, the Utility Assets and agrees to accept the Utility Assets in its existing state and location.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, Seller and Toho have caused this instrument to be executed as of the date and year written below.

_____,
a _____

TOHOPEKALIGA WATER AUTHORITY

By: _____
Printed Name: _____
Title: _____

By: _____
Todd P. Swingle, P.E.
Executive Director

Address: _____

ATTEST: _____
Anthony J. Cotter
General Counsel
Address: 951 Martin Luther King Blvd.
Kissimmee, Florida 34747

Date: _____

Date: _____

Witnessed by:

Signature

Printed Name

Signature

Printed 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 _____, as Chairman, of the _____, a _____, who is personally known to me or has produced _____ as identification.

(Stamp)

Notary Public
Printed Name: _____
My Commission No.: _____
My Commission Expires: _____

Exhibit "A"

LEGAL DESCRIPTION OF THE REAL PROPERTY

ORLDOCS 20871867 [23](#)

Summary report:	
Litera® Change-Pro for Word 10.10.0.103 Document comparison done on 10/10/2023 11:34:10 AM	
Style name: SHUTTS	
Intelligent Table Comparison: Active	
Original DMS: iw://SB-WPB-DMS-9/ORLDOCS/20871867/2	
Modified DMS: iw://SB-WPB-DMS-9/ORLDOCS/20871867/3	
Changes:	
<u>Add</u>	77
Delete	70
Move From	5
<u>Move To</u>	5
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	157

SECTION VI

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

(Acquisition and Construction)

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

- (A) Requisition Number: **3**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee:
Latham, Luna, Eden & Beaudine
- (D) Amount Payable: **\$2,328.50**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):
Invoice #120570 – Services for Conveyances and requisitions.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2022 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

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

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

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

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


BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT

By: 
Responsible Officer

Date: 9/18/23

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

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



Consulting Engineer



LATHAM, LUNA,
EDEN & BEAUDINE;

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

September 5, 2023

Invoice #: 120570
Federal ID #:59-3366512

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

Matter ID: 3371-004 Conveyances/Requisitions

For Professional Services Rendered:

Date	Initials	Description	Hours	Amount
8/7/2023	KET	Email correspondence to the District Engineer regarding cost estimate for the irrigation pump conveyance to Tohopekaliga Water Authority. Email correspondence with the Surveyor regarding comment from title examiner regrading the irrigation pump conveyance to Tohopekaliga Water Authority. Email correspondence to title examiner regarding revised legal description related to same.	0.90	\$252.00
8/8/2023	KET	Review of revised title commitment from Fidelity for the irrigation pump conveyance to Tohopekaliga Water Authority and email correspondence with Fidelity regarding same. Email correspondence with Tohopekaliga Water Authority regarding same. Review of title commitment regarding estoppels needed to satisfy title requirements for this irrigation pump conveyance.	0.60	\$168.00
8/14/2023	KET	Sent follow-up email correspondence to the District Engineer for the cost estimate for the irrigation pump station conveyance to Tohopekaliga Water Authority.	0.10	\$28.00
8/21/2023	KET	Review of comments from Tohopekaliga Water Authority ("TWA") on the title commitment for the irrigation pump station conveyance to TWA. Preparation of estoppel letter for the Bridgewalk HOA for such conveyance and email correspondence to Lennar regarding execution. Email correspondence to GMS regarding estoppel letter from the District regarding assessments on the irrigation pump station tract. Preparation of Release of Stormwater Easement and Maintenance Agreement required by TWA for the irrigation pump station conveyance to TWA and email correspondence to TWA regarding same. Email correspondence to the District Engineer regarding the cost certificate for the irrigation pump station. Updated conveyance documents for the irrigation pump station conveyance to TWA and email correspondence to TWA regarding same.	3.00	\$840.00
8/22/2023	KET	Email correspondence with Mark McDonald regarding Release of Stormwater Easement and Maintenance Agreement over irrigation pump tracts for purposes of conveying the tracts to TWA. Review of updated draft of Release of Stormwater Easement and Maintenance Agreement with parties filled in. Email correspondence with Lennar regarding concept of granting easement to TWA instead of fee simple rights for the pipe connected to the irrigation pump.	0.80	\$224.00
8/22/2023	KET	Review of response from Fidelity regarding Stormwater Easement and Maintenance Agreement exception in the title commitment and release of same. Analysis of Stormwater Easement and Maintenance Agreement. Email correspondence to Board of Supervisor and Lennar regarding same. Review of OUC Agreements encumbering the property under the irrigation pump. Email correspondence to the Surveyor regarding same. Email correspondence to TWA regarding ability to convey easement for pipe portion of irrigation pump, the OUC Agreements and the revised title commitment. Review of Surveyor's response on lighting structures and review of HOA's executed estoppel letter related to the irrigation pump and forwarded same to TWA for review and sign-off.	2.10	\$588.00
8/22/2023	am	Edited partial release of storm water easement and maintenance agreement.	1.50	\$172.50
8/24/2023	KET	Sent follow-up email correspondence to TWA regarding request to convey rights to TWA by easement rather than deed with respect to the irrigation pipe.	0.10	\$28.00

8/25/2023	KET	Receipt of email from surveyor and email correspondence to TWA regarding legal descriptions in Word format for the irrigation pump station conveyance.	0.10	\$28.00
Total Professional Services:			9.20	\$2,328.50
			Total	\$2,328.50
			Previous Balance	\$0.00
			Total Due	\$2,328.50

SECTION VII

SECTION C

SECTION 1

Bridgewalk Community Development District

Summary of Checks

September 1, 2023 to September 30, 2023

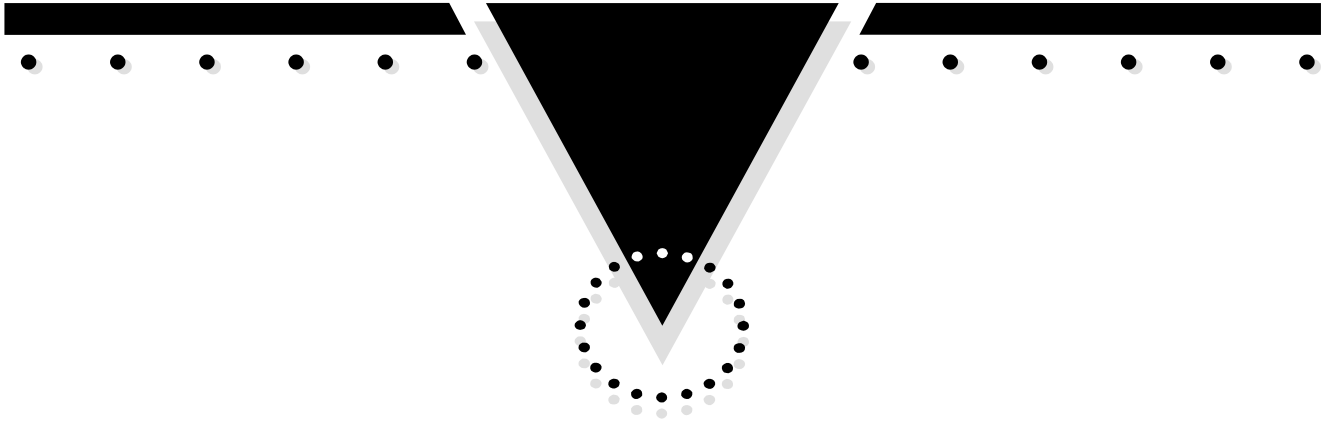
Bank	Date	Check #	Amount
General Fund	9/21/23	100-103	\$ 76,501.00
	9/26/23	104-105	\$ 9,461.49
			<hr/>
			\$ 85,962.49
Payroll Fund	<u>September 2023</u>		
	Adam Morgan	50058	\$ 184.70
	Brent Kewley	50059	\$ 184.70
	Patrick Bonin Jr.	50060	\$ 184.70
			<hr/>
			\$ 554.10
			<hr/>
			\$ 86,516.59

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/21/23	00008	9/01/23	43050	202309	320-53800	46200		MTHLY LANDSCAPE MNT SEP23	*	6,087.00		
FLORIDA ULS OPERATING LLC DBA											6,087.00	000100
9/21/23	00001	9/01/23	39	202309	310-51300	34000		MANAGEMENT FEES SEP23	*	3,062.50		
		9/01/23	39	202309	310-51300	35200		WEBSITE ADMIN SEP23	*	66.67		
		9/01/23	39	202309	310-51300	35100		INFORMATION TECH SEP23	*	108.33		
		9/01/23	39	202309	310-51300	31300		DISSEMINATION FEE SEP23	*	291.67		
		9/01/23	39	202309	310-51300	51000		OFFICE SUPPLIES	*	.21		
		9/01/23	39	202309	310-51300	42000		POSTAGE	*	4.43		
		9/01/23	39	202309	310-51300	42500		COPIES	*	2.40		
		9/01/23	40	202309	320-53800	12000		FIELD MANAGEMENT SEP23	*	1,250.00		
		9/01/23	40A	202308	310-51300	42000		USPS-941 FORMS TO IRS	*	.56		
GOVERNMENTAL MANAGEMENT SERVICES											4,786.77	000101
9/21/23	99999	9/21/23	VOID	202309	000-00000	00000		VOID CHECK	C	.00		
*****INVALID VENDOR NUMBER*****											.00	000102
9/21/23	00010	8/28/23	02130281	202212	320-53800	43000		0 ADDISON BLVD - DEC22	*	5,509.74		
		8/28/23	02130281	202212	320-53800	43000		OSCEOLA/FLORIDA TAXES DEC	*	423.43		
		8/28/23	02130281	202211	320-53800	43000		0 ADDISON BLVD - NOV22	*	5,509.74		
		8/28/23	02130281	202211	320-53800	43000		OSCEOLA/FLORIDA TAXES NOV	*	423.43		
		8/28/23	02130281	202210	320-53800	43000		0 ADDISON BLVD - OCT22	*	5,516.74		
		8/28/23	02130281	202210	320-53800	43000		OSCEOLA/FLORIDA TAXES OCT	*	423.43		
		8/28/23	02130281	202304	320-53800	43000		0 ADDISON BLVD - APR23	*	5,570.14		
		8/28/23	02130281	202304	320-53800	43000		OSCEOLA/FLORIDA TAXES APR	*	423.43		
		8/28/23	02130281	202308	320-53800	43000		0 ADDISON BLVD - AUG23	*	5,526.24		

BWLK BRIDGEWALK TVISCARRA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/28/23		02130281	202308	320-53800-43000					OSCEOLA/FLORIDA TAXES AUG	*	423.40		
8/28/23		02130281	202308	320-53800-43000					56791 CYRILS DR - AUG23	*	31.91		
8/28/23		02130281	202308	320-53800-43000					OSCEOLA/FLORIDA TAXES AUG	*	5.75		
8/28/23		02130281	202302	320-53800-43000					0 ADDISON BLVD - FEB23	*	5,554.69		
8/28/23		02130281	202302	320-53800-43000					OSCEOLA/FLORIDA TAXES FEB	*	423.43		
8/28/23		02130281	202301	320-53800-43000					0 ADDISON BLVD - JAN23	*	5,577.88		
8/28/23		02130281	202301	320-53800-43000					OSCEOLA/FLORIDA TAXES JAN	*	423.43		
8/28/23		02130281	202307	320-53800-43000					0 ADDISON BLVD - JUL23	*	5,526.24		
8/28/23		02130281	202307	320-53800-43000					OSCEOLA/FLORIDA TAXES JUL	*	423.40		
8/28/23		02130281	202306	320-53800-43000					0 ADDISON BLVD - JUN23	*	5,546.59		
8/28/23		02130281	202306	320-53800-43000					OSCEOLA/FLORIDA TAXES JUN	*	423.43		
8/28/23		02130281	202303	320-53800-43000					0 ADDISON BLVD - MAR23	*	5,546.95		
8/28/23		02130281	202303	320-53800-43000					OSCEOLA/FLORIDA TAXES MAR	*	423.43		
8/28/23		02130281	202305	320-53800-43000					0 ADDISON BLVD - MAY23	*	5,546.95		
8/28/23		02130281	202305	320-53800-43000					OSCEOLA/FLORIDA TAXES MAY	*	423.43		
ORLANDO UTILITIES COMMISSION											65,627.23	000103	
9/26/23	00004	9/20/23	19946	202309	300-15500-10000				FY24 GEN.LIAB/PUBLIC OFFC	*	5,563.00		
		9/20/23	19946	202309	300-15500-10000				FY24 PROPERTY INSURANCE	*	2,066.00		
EGIS INSURANCE & RISK ADVISORS											7,629.00	000104	
9/26/23	00002	9/05/23	120569	202308	310-51300-31500				7 EASEMENT/DRAIN EASE/LST	*	1,832.49		
LATHAM, LUNA, EDEN & BEAUDINE, LLP											1,832.49	000105	
TOTAL FOR BANK A											85,962.49		
TOTAL FOR REGISTER											85,962.49		
BWLK BRIDGEWALK									TVISCARRA				

SECTION 2



Bridgewalk
Community Development District

Unaudited Financial Reporting

September 30, 2023



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Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
September 30, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals 2023
<u>ASSETS:</u>				
CASH	\$49,420	---	---	\$49,420
DUE FROM DEVELOPER	\$13,107	---	---	\$13,107
PREPAID EXPENSES	\$7,629	---	---	\$7,629
<u>INVESTMENTS</u>				
SERIES 2022				
RESERVE	---	\$123,450	---	\$123,450
REVENUE	---	\$87,071	---	\$87,071
CONSTRUCTION	---	---	\$20,964	\$20,964
TOTAL ASSETS	\$70,155	\$210,521	\$20,964	\$301,640
<u>LIABILITIES:</u>				
ACCOUNTS PAYABLE	\$6,988	---	---	\$6,988
<u>FUND EQUITY:</u>				
FUND BALANCES:				
UNASSIGNED	\$63,168	---	---	\$63,168
RESTRICTED FOR DEBT SERVICE	---	\$210,521	---	\$210,521
RESTRICTED FOR CAPITAL PROJECTS	---	---	\$20,964	\$20,964
TOTAL LIABILITIES & FUND EQUITY	\$70,155	\$210,521	\$20,964	\$301,640

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS	\$194,313	\$194,313	\$195,034	\$721
DEVELOPER CONTRIBUTIONS	\$136,008	\$136,008	\$123,100	(\$12,908)
TOTAL REVENUES	\$330,321	\$330,321	\$318,134	(\$12,187)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
SUPERVISORS FEES	\$12,000	\$12,000	\$5,000	\$7,000
FICA EXPENSE	\$918	\$918	\$383	\$536
ENGINEERING	\$9,500	\$9,500	\$0	\$9,500
ATTORNEY	\$25,000	\$25,000	\$10,381	\$14,619
DISSEMINATION	\$3,500	\$3,500	\$3,500	(\$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	\$36,750	\$36,750	\$0
INFORMATION TECHNOLOGY	\$1,300	\$1,300	\$1,300	\$0
WEBSITE MAINTENANCE	\$800	\$800	\$800	(\$0)
TELEPHONE	\$300	\$300	\$0	\$300
POSTAGE	\$1,000	\$1,000	\$276	\$724
INSURANCE	\$5,625	\$5,625	\$5,375	\$250
PRINTING & BINDING	\$1,000	\$1,000	\$67	\$933
LEGAL ADVERTISING	\$2,500	\$2,500	\$4,162	(\$1,662)
OTHER CURRENT CHARGES	\$600	\$600	\$105	\$495
OFFICE SUPPLIES	\$625	\$625	\$2	\$623
PROPERTY APPRAISER	\$0	\$0	\$347	(\$347)
DUES, LICENSE & SUBSCRIPTIONS	\$175	\$175	\$175	\$0
<u>FIELD:</u>				
FIELD SERVICES	\$15,000	\$15,000	\$15,000	\$0
PROPERTY INSURANCE	\$2,500	\$2,500	\$1,053	\$1,447
ELECTRIC	\$2,400	\$2,400	\$476	\$1,924
STREETLIGHTS	\$76,356	\$76,356	\$72,537	\$3,819
WATER & SEWER	\$15,000	\$15,000	\$14,783	\$217
LANDSCAPE MAINTENANCE	\$91,820	\$91,820	\$71,218	\$20,602
LANDSCAPE CONTINGENCY	\$2,500	\$2,500	\$3,832	(\$1,332)
IRRIGATION REPAIRS	\$2,500	\$2,500	\$294	\$2,206
LAKE MAINTENANCE	\$1,152	\$1,152	\$0	\$1,152
CONTINGENCY	\$2,500	\$2,500	\$0	\$2,500
REPAIRS & MAINTENANCE	\$2,500	\$2,500	\$0	\$2,500
TOTAL EXPENDITURES	\$330,321	\$330,321	\$260,157	\$70,164
EXCESS REVENUES (EXPENDITURES)	\$0		\$57,978	
FUND BALANCE - Beginning	\$0		\$5,190	
FUND BALANCE - Ending	\$0		\$63,168	

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
<u>REVENUES:</u>				
SPECIAL ASSESSMENTS INTEREST	\$246,900	\$246,900	\$247,815	\$915
INTEREST	\$0	\$0	\$11,089	\$11,089
TOTAL REVENUES	\$246,900	\$246,900	\$258,904	\$12,004
<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	(\$4,625)	\$4,625
TOTAL SOURCES/(USES)	\$0	\$0	(\$4,625)	\$4,625
EXCESS REVENUES (EXPENDITURES)	\$2,463		\$9,842	
FUND BALANCE - Beginning	\$77,236		\$200,680	
FUND BALANCE - Ending	\$79,699		\$210,521	

BRIDGEWALK

COMMUNITY DEVELOPMENT DISTRICT

CAPITAL PROJECTS FUND

Series 2022

Statement of Revenues & Expenditures

For The Period Ending September 30, 2023

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/23	ACTUAL THRU 9/30/23	VARIANCE
<u>REVENUES:</u>				
INTEREST	\$0	\$0	\$8,171	\$8,171
TOTAL REVENUES	\$0	\$0	\$8,171	\$8,171
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
CAPITAL OUTLAY - CONSTRUCTION	\$0	\$0	\$2,329	(\$2,329)
TOTAL EXPENDITURES	\$0	\$0	\$2,329	(\$2,329)
<u>OTHER SOURCES/(USES):</u>				
TRANSFER IN/(OUT)	\$0	\$0	\$4,625	(\$4,625)
TOTAL SOURCES/(USES)	\$0	\$0	\$4,625	(\$4,625)
EXCESS REVENUES (EXPENDITURES)	\$0		\$10,468	
FUND BALANCE - Beginning	\$0		\$10,496	
FUND BALANCE - Ending	\$0		\$20,964	

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	\$101,244	\$123,100
TOTAL REVENUES	\$47,553	\$13,914	\$149,575	\$123	\$2,152	\$1,304	\$6	\$1,357	\$905	\$0	\$0	\$101,244	\$318,134
EXPENDITURES:													
ADMINISTRATIVE:													
SUPERVISOR FEES	\$1,000	\$1,000	\$0	\$0	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$800	\$200	\$5,000
FICA EXPENSE	\$77	\$77	\$0	\$0	\$0	\$77	\$0	\$77	\$0	\$0	\$61	\$15	\$383
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	\$1,388	\$1,832	\$0	\$10,381
DISSEMINATION	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$3,500
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	\$3,063	\$3,063	\$3,063	\$36,750
INFORMATION TECHNOLOGY	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$108	\$1,300
WEBSITE MAINTENANCE	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$800
TELEPHONE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
POSTAGE	\$132	\$7	\$40	\$3	\$17	\$9	\$21	\$8	\$4	\$10	\$21	\$4	\$276
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	\$2	\$67
LEGAL ADVERTISING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,162	\$0	\$0	\$4,162
OTHER CURRENT CHARGES	\$0	\$0	\$0	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70	\$105
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	\$1,250	\$1,250	\$1,250	\$15,000
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	\$39	\$75	\$40	\$476
STREETLIGHTS	\$5,940	\$5,933	\$5,933	\$6,001	\$5,978	\$5,970	\$5,994	\$5,970	\$5,970	\$5,950	\$5,950	\$6,948	\$72,537
WATER & SEWER	\$949	\$1,700	\$152	\$0	\$767	\$1,243	\$1,500	\$1,144	\$1,018	\$3,317	\$813	\$2,181	\$14,783
LANDSCAPE MAINTENANCE	\$5,478	\$5,478	\$5,478	\$6,087	\$6,087	\$6,087	\$6,087	\$6,087	\$6,087	\$6,087	\$6,087	\$6,087	\$71,218
LANDSCAPE CONTINGENCY	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,052	\$0	\$0	\$3,832
IRRIGATION REPAIRS	\$0	\$0	\$0	\$0	\$0	\$0	\$294	\$0	\$0	\$0	\$0	\$0	\$294
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	\$30,326	\$19,683	\$16,443	\$16,954	\$18,681	\$24,687	\$18,934	\$21,977	\$22,942	\$28,784	\$20,419	\$20,328	\$260,157
EXCESS REVENUES (EXPENDITURES)	\$17,228	(\$5,769)	\$133,132	(\$16,831)	(\$16,529)	(\$23,382)	(\$18,928)	(\$20,620)	(\$22,037)	(\$28,784)	(\$20,419)	\$80,917	\$57,978

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	\$ -	\$ -
2	9/13/23	9/21/23	\$ 88,137.75	\$ 88,137.75	\$ -	\$ 88,137.75	\$ -	\$ -
3	10/9/23			\$ 13,106.60	\$ -	\$ 13,106.60	\$ -	\$ 13,106.60
Due from Developer			\$ 124,796.63	\$ 137,903.23	\$ 14,803.15	\$ 123,100.08	\$ -	\$ 13,106.60

Total Developer Contributions FY23

\$ 123,100.08

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
9/18/23	3	Latham, Luna, Eden & Beaudine, LLP	Invoice #120570 - Services of Conveyances & Reqs.	\$ 2,328.50
TOTAL				\$ 4,067,500.50
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
7/3/23		Interest		\$ 80.31
7/5/23		Transfer from Reserve		\$ 459.54
8/1/23		Interest		\$ 86.05
8/2/23		Transfer from Reserve		\$ 481.47
9/1/23		Interest		\$ 92.03
9/5/23		Transfer from Reserve		\$ 500.88
TOTAL				\$ 12,796.42
Acquisition/Construction Fund at 9/30/22				\$ 4,075,667.93
Interest Earned thru 9/30/23				\$ 12,796.42
Requisitions Paid thru 9/30/23				\$ (4,067,500.50)
Remaining Acquisition/Construction Fund				\$ 20,963.85

SECTION 3

Bridgewalk

Community Development District

FY23 Funding Request #2
September 13, 2023

Payee	General Fund FY2023
1 Governmental Management Services-CF, LLC	
Invoice #39 - Management Fees - September 2023	\$ 3,536.21
Invoice #40 - Field Management - September 2023	\$ 1,250.56
2 Latham, Luna, Eden & Beaudine, LLP	
Invoice # 119709 - General Counsel - July 2023	\$ 1,387.75
3 Orlando Sentinel	
Invoice #077122481000 - Notice of Budget & Assessment Hearing - July 2023	\$ 4,162.00
4 Orlando Utilities Commissions	
Invoice #02130-28116 - Phase 1 Streetlights - October 2022 - August 2023	\$ 65,627.23
5 United Land Services (Florida ULS Operating LLC)	
Invoice #38362 - Landscape Maintenance - August 2023	\$ 6,087.00
Invoice #43050 - Landscape Maintenance - September 2023	\$ 6,087.00
	\$ 88,137.75
<hr/>	
Total:	\$ 88,137.75

Please make check payable to:

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 39**Invoice Date:** 9/1/23**Due Date:** 9/1/23**Case:****P.O. Number:****Bill To:**Bridgewalk CDD
219 E. Livingston St.
Orlando, FL 32801

Description	#	Hours/Qty	Rate	Amount
Management Fees - September 2023	310-313-34		3,062.50	3,062.50
Website Administration - September 2023	332		66.67	66.67
Information Technology - September 2023	351		108.33	108.33
Dissemination Agent Services - September 2023	313		291.67	291.67
Office Supplies	51		0.21	0.21
Postage	42		4.43	4.43
Copies	423		2.40	2.40
Total				\$3,536.21
Payments/Credits				\$0.00
Balance Due				\$3,536.21

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 40
Invoice Date: 9/1/23
Due Date: 9/1/23
Case:
P.O. Number:

Bill To:

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

Description	#	Hours/Qty	Rate	Amount
Field Management - September 2023	320-538-12		1,250.00	1,250.00
USPS - American Express Statement Closing 8/2/23	210-517-42		0.56	0.56
Total				\$1,250.56
Payments/Credits				\$0.00
Balance Due				\$1,250.56



LATHAM, LUNA,
EDEN & BEAUDINE
ATTORNEYS AT LAW
201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

August 4, 2023

Invoice #: 119709
Federal ID #:59-3366512

BRIDGEWALK CDD
c/o GMS-CFL, LLC
219 East Livingston Street
Orlando, FL 32801

2
710-59-715



Matter ID: 3371-001

General

For Professional Services Rendered:

Date	Initials	Description	Hours	Amount
7/3/2023	JEL	Research Public Facilities Report requirements per Florida Statutes; review of Engineer's Reports related to public facilities; preparation and review of Public Facilities Report to Osceola County; email correspondence to District Manager with finalized Report	0.50	\$142.50
7/24/2023	KET	Receipt of request letter from the Auditor General's office and sent email to GMS regarding same.	0.20	\$58.00
7/26/2023	KET	Receipt and review of response from GMS regarding correspondence from the Florida Auditor General's office and responded to same.	0.30	\$87.00
7/27/2023	KET	Review of email correspondence from Lennar regarding the conveyance of the lift station tract in the Phase 2A/2B plat from Standard Pacific of Florida, LLC to the District and from the District to Tohopekaliga Water Authority. Review of status of same and responded to Lennar. Email correspondence with the District Engineer regarding estimated construction completion date and survey request for the Phase 2A/2B plat's lift station tract.	0.70	\$203.00
7/28/2023	KET	Review of email correspondence from the Developer regarding request from Osceola County to dewater into a stormwater tract owned by the District. Review of the public records regarding same. Email correspondence to UES regarding information related to same.	0.70	\$203.00
7/31/2023	KET	Review of task list to confirm Agenda items for upcoming Board of Supervisors meeting. Finalized Resolution 2023-05 for the conveyance of an irrigation pump station in Phase 1A from Standard Pacific of Florida, LLC to the District and from the District to Tohopekaliga Water Authority. Email correspondence to GMS regarding Agenda items. Receipt of email correspondence from UES regarding Osceola County's dewatering permit request to SFWMD. Review of permit request regarding impacts to the District's property and email correspondence to UES regarding same.	1.50	\$435.00
Total Professional Services:			3.90	\$1,128.50

For Disbursements Incurred:

6/19/2023		Payment disbursement sent to Fidelity National Title Insurance Company for "Search" on 06.19.2023, INV#11196376		\$250.00
7/31/2023		POSTAGE		\$9.25
Total Disbursements Incurred:				\$259.25

Total \$1,387.75
Previous Balance \$0.00

Payments & Credits

Date	Type	Notes	Amount
------	------	-------	--------

Payments & Credits	\$0.00
Total Due	\$1,387.75

Invoice & Summary

Billed Account Name: Bridgewalk Cdd
 Billed Account Number: CU80125480
 Invoice Number: 077122481000
 Amount: \$4,162.00
 Billing Period: 07/01/23 - 07/31/23
 Due Date: 08/30/23



INVOICE/SUMMARY

Page 1 of 4

Invoice & Summary Details

Date	tronc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
<i>Current Activity</i>						
✓ 07/12/23	OSC755685	Orlando Sentinel Display BW_BOS_Budget_Assess_2024_080723 Display 7462086-1-0	1/2V (3 x 21)	33.00		2,079.00
07/12/23	OSC755685	Affidavit Classified Listings BW_BOS_Budget_Assess_2024_080723 Display 7462086-2-0		2.00		2.00
✓ 07/19/23	OSC756085	Orlando Sentinel Display BW_BOS_Budget_Assess_2024_080723 Display 7462091-1-0	1/2V (3 x 21)	33.00		2,079.00

3
210-517-48

RECEIVED
AUG 09 2023

BY:

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
4,162.00	0.00	0.00	0.00	0.00	0.00

Please detach and return this portion with your payment.

Remittance Section

Billed Period: 07/01/23 - 07/31/23
 Billed Account Name: Bridgewalk Cdd
 Billed Account Number: CU80125480
 Invoice Number: 077122481000

Return Service Requested

8924001059 PRESORT 1059 1 MB 0.558 P1C6

BRIDGEWALK CDD
219 E LIVINGSTON ST
ORLANDO FL 32801-1508

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

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



Invoice & Summary Details



Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
07/19/23	OSC756085	Affidavit Classified Listings BW_BOS_Budget_Assess_2024_080723 Display 7462091-2-0		2.00		2.00
		Total Current Advertising				4,162.00

Total: \$4,162.00

Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

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

Bill To:

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

State Of Florida
County Of Orange

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

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 12, 2023.

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



Rose Williams

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 13 day of July, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7462086

Orlando Sentinel

Publication Date: 07/12/2023

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Ad Number: 7462086-1
 Insertion Number:
 Size: 3 x 21
 Color Type: B&W

Client Name: Bridgewalk CDD
 Advertiser: Main News/A006/FLA
 Section/Page/Zone: BW_BOS_Budget_Assess_2024_080723 Di
 Description:



Gyu-Kaku Japanese BBQ is a new addition to the Magical Dining roster this year. VISIT ORLANDO PHOTOS

Dining

Impact on the local community.
 Based in Apopka, The Lifeboat Project raises awareness about human trafficking and provides lifelong support to victims, empowering their lives through short- and long-term therapy, residential programs and education.

One dollar from each \$60 menu and \$2 from each \$60 menu will offer the opportunity for Magical Dining to have an even greater impact on our community. Kasej said in a news release.

Additionally, Visit Orlando will also award a \$2,000 donation to one local nonprofit in each of Orange County's six commission districts that provide services and resources to survivors of abuse in Central Florida. These include: Central Florida, Nuevo Sendero, One Heart for Women and Children, Salvation Army Orlando, Brazilian Village and White Up Mentoring. Since 2009, the Magical Dining program has raised more than \$2 million for local organizations. This year's newest participating restaurants include Amara at Swan Reserve (\$40), Bella Toscana Ristorante Italiano - Ocoee (\$40), Gyu-Kaku Japanese BBQ - Orlando and Fleming Crossing locations (\$40), LakeHouse (\$40), LakeHouse (\$40), M'Young's Orlando (\$60), North Italia (\$40), Salt & The Cellar (\$60) and The Wilson Cocktails & Seafood (\$40).

Venues recognized by The Michelin Guide will double in price again this year. These include newcomers AVA Mediterranean (\$60), BACAN at the Lake Nona Wave Hotel (\$60) and The Finery (\$40), as well as



A Greek salad from Winter Park's AVA Mediterranean.



The Finery, part of Orlando's Michelin Guide selection, is among the participating restaurants in this year's Magical Dining program.

returning favorites Kabooki Sushi (\$40), Maxxie's on Shine (\$40), The Ravous Fig (\$40) and Z Asian Vietnamese Kitchen (\$40). Menus are now live at OrlandoMagicalDining.com, as well as the opportunity to book reservations and sort participating restaurants by cuisine, location, dietary preference and menu type. Visitors can also explore hotel offers as part of Visit Orlando's Magical

Nights program. Additional menus and hotel deals will be added in the coming weeks.

Want to reach out? Find me on Facebook, Twitter or Instagram at @omgphoto or on the OSMagic Instagram account (@orlandomagical). Email: omgphoto@orlandosentinel.com. For more foodie fun, join the Let's Eat, Orlando Facebook group.

One at the Lake Nona Wave Hotel's Michelin Guide-selected BACAN, then stay the night as part of Visit Orlando's Magical Nights program.

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BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, Regular Meetings

The Board of Supervisors ("Board") for the Bridgewalk Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 7, 2023
 TIME: 1:30 PM
 LOCATION: Oasis Club at ChampionsGate
 1900 Coala Club Blvd,
 ChampionsGate, FL 32896

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 107, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	SAU Factor	Proposed O&M Assessment (including collection costs / early payment discount)
Rowhome 25'	117 Units	0.5	\$560.21 Per Unit
Single Family 40'	86 Units	0.8	\$695.33 Per Unit
Single Family 50'	211 Units	1.0	\$1,120.41 Per Unit
Single Family 60'	113 Units	1.2	\$1,344.49 Per Unit

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Osceola County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.933(2), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.933(2), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

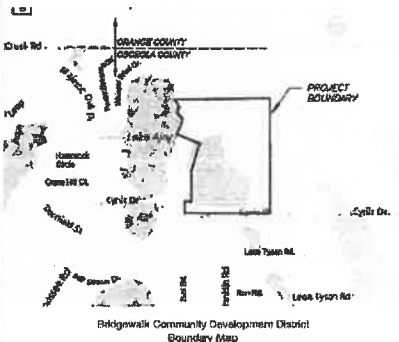
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the office of the District Manager, located at 219 E. Livingston Street, Orlando, Florida, 32801 (the "DMM") 841-5524 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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
 Governmental Management Services - Central Florida, LLC
 District Manager



Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

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

Bill To:

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

State Of Florida
County Of Orange

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

The matter of 11200-Misc. Legal
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Jul 19, 2023.

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



Rose Williams

Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 19 day of July, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7462091

Orlando Sentinel

Publication Date: 07/19/2023

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Ad Number: 7462091-1
 Insertion Number: 3 x 21
 Size: B&W
 Color Type:

Client Name: Bridgewalk CDD
 Advertiser: Main News/A006/FLA
 Section/Page/Zone: BW_BOS_Budget_Assess_2024_080723 DI
 Description:

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, Regular Meetings

The Board of Supervisors ("Board") for the Bridgewalk Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 7, 2023
 TIME: 1:30 P.M.
 LOCATION: Oasis Club at ChampionsGate
 1520 Oasis Club Blvd.
 ChampionsGate, FL 32896

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 180 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Townhome 25'	117 Units	0.5	\$560.21 Per Unit
Single Family 40'	88 Units	0.8	\$896.33 Per Unit
Single Family 50'	211 Units	1.0	\$1,120.41 Per Unit
Single Family 60'	113 Units	1.2	\$1,344.48 Per Unit

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Osceola County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

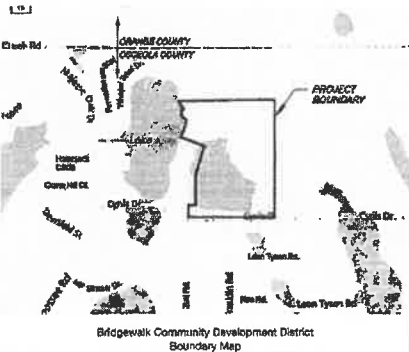
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the office of the District Manager, located at 215 E. Livingston Street, Orlando, Florida, 32801 Ph: (407) 841-5524 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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
 Governmental Management Services - Central Florida, LLC
 District Manager



KNIGHTSBRIDGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, Regular Meetings

The Board of Supervisors ("Board") for the Knightsbridge Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 7, 2023
 TIME: 2:00 P.M.
 LOCATION: Oasis Club at ChampionsGate
 1520 Oasis Club Blvd.
 ChampionsGate, FL 32896

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 180 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget and providing the funds necessary to pay debt service on outstanding bonds as reflected in the District's debt service budget. Pursuant to Section 170.07, Florida Statutes, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Phase 1	127 Units	1.00	\$1,272.54 Per Unit

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Osceola County ("County") may impose on assessments that are reflected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefited property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

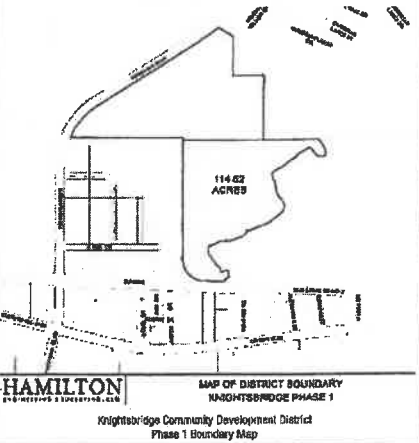
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Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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
 Governmental Management Services - Central Florida, LLC
 District Manager



BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

MASTER BILL SUMMARY

DUE DATE
09/18/23

OPENING BALANCE \$37.06	-	PAYMENTS \$37.06	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$65,627.23	=	TOTAL AMOUNT DUE \$65,627.23
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CURRENT CHARGES SUMMARY \$65,627.23*

OUConvenient Lighting	\$ 60,931.90
Commercial Non-Demand Electric Rate	31.91
Osceola County Tax	89.15
Gross Receipts Tax	63.06
Florida Sales Tax	3,685.72
Discretionary Sales Surtax	825.49

* A detailed description of current charges is categorized by service address on each of the following pages.

CUSTOMER SERVICE

- Online**
www.ouc.com
- Telephone**
407-423-9018
- Payments**
PO Box 31329
Tampa FL 33631-3329

MESSAGE CENTER

**SYSTEM UPGRADE
COMING SOON!**

From 9/2 until 9/5, self-service at OUC.com and our automated phone system will be unavailable.
Learn more:
OUC.com/systemupgrade

BEAT THE HEAT



ACCOUNT NUMBER
0213028116

DO NOT PAY

DUE DATE **09/18/23** TOTAL AMOUNT DUE **\$65,627.23**

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

Your bank account will be drafted on September 18, 2023

Seq=10022

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

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

WAYS TO PAY

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

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

WAYS TO CONTACT US

	Residential Customer Service	Business Customer Service	Reporting an Electric or Water Problem or Utility Theft	Reporting a Streetlight Problem
Phone	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445
Availability	Monday - Friday 7 a.m. - 6 p.m.	Monday - Friday; 7:30 a.m. - 5:30 p.m. at 100 W. Anderson St., Orlando, FL 32801	24/7	24/7
Online	customerservice@ouc.com	commercialsvcs@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

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

HELPFUL PHONE NUMBERS

Home Warranty Protection Programs
www.awrusa.com/ouc
To file a claim, call 877-320-4624

Call Before You Dig
Sunshine 811
8-1-1 or 800-432-4770
www.sunshine811.com

2-1-1 Community Resources and Elder Helpline for Orange or Osceola Residents 2-1-1 or 407-839-HELP (4357)

City of Orlando
Solid Waste: 407-246-2314
Wastewater: 407-246-2213

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

Orange County
Wastewater: 407-836-5515

St. Cloud Utilities
407-957-7344

USEFUL INFORMATION

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

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

KGAL: A unit of measure for water consumption equal to 1,000 gallons.

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

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶	\$65,589.57
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CURRENT CHARGES

OUC Electric Service \$60,931.90

Customer Ref: Bridgewalk Phase 1
 OUConvenient Lighting (07/26/23 - 08/25/23)
 Investment - Convenient 479.29 @ \$9.98 \$ 4,783.31
 Maintenance - Convenient 73 @ \$7.39 539.47
 2,270.04 kWh @ \$0.03418 (Non-Fuel) 77.59
 2,270.04 kWh @ \$0.05545 (Fuel) 125.87
 (\$111.39 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Bridgewalk Phase 1
 OUConvenient Lighting (06/26/23 - 07/26/23)
 Investment - Convenient 479.29 @ \$9.98 4,783.31
 Maintenance - Convenient 73 @ \$7.39 539.47
 2,270.04 kWh @ \$0.03418 (Non-Fuel) 77.59
 2,270.04 kWh @ \$0.05545 (Fuel) 125.87
 (\$111.39 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Bridgewalk Phase 1
 OUConvenient Lighting (05/24/23 - 06/26/23)
 Investment - Convenient 479.29 @ \$9.98 4,783.31
 Maintenance - Convenient 73 @ \$7.39 539.47
 2,497.04 kWh @ \$0.03418 (Non-Fuel) 85.35
 2,497.04 kWh @ \$0.05545 (Fuel) 138.46
 (\$122.53 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Bridgewalk Phase 1
 OUConvenient Lighting (04/25/23 - 05/24/23)
 Investment - Convenient 479.29 @ \$9.98 4,783.31
 Maintenance - Convenient 73 @ \$7.39 539.47
 2,194.37 kWh @ \$0.03418 (Non-Fuel) 75.00
 2,194.37 kWh @ \$0.06798 (Fuel) 149.17
 (\$135.17 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Bridgewalk Phase 1
 OUConvenient Lighting (03/24/23 - 04/25/23)
 Investment - Convenient 479.29 @ \$9.98 4,783.31
 Maintenance - Convenient 73 @ \$7.39 539.47
 2,421.37 kWh @ \$0.03418 (Non-Fuel) 82.76
 2,421.37 kWh @ \$0.06798 (Fuel) 164.60
 (\$149.16 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Bridgewalk Phase 1
 OUConvenient Lighting (02/23/23 - 03/24/23)
 Investment - Convenient 479.29 @ \$9.98 4,783.31
 Maintenance - Convenient 73 @ \$7.39 539.47
 2,194.37 kWh @ \$0.03418 (Non-Fuel) 75.00
 2,194.37 kWh @ \$0.06798 (Fuel) 149.17
 (\$135.17 of your Fuel Cost is exempt from Municipal Tax)

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

OUC Electric Service (Continued)

Customer Ref: Bridgewalk Phase 1
 OUConvenient Lighting (01/24/23 - 02/23/23)
 Investment - Convenient 479.29 @ \$9.98 4,783.31
 Maintenance - Convenient 73 @ \$7.39..... 539.47
 2,270.04 kWh @ \$0.03418 (Non-Fuel)..... 77.59
 2,270.04 kWh @ \$0.06798 (Fuel)..... 154.32
 (\$139.83 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Bridgewalk Phase 1
 OUConvenient Lighting (12/22/22 - 01/24/23)
 Investment - Convenient 479.29 @ \$9.98 4,783.31
 Maintenance - Convenient 73 @ \$7.39..... 539.47
 2,497.04 kWh @ \$0.03418 (Non-Fuel)..... 85.35
 2,497.04 kWh @ \$0.06798 (Fuel) 169.75
 (\$153.82 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Bridgewalk Phase 1
 OUConvenient Lighting (11/23/22 - 12/22/22)
 Investment - Convenient 479.29 @ \$9.98 4,783.31
 Maintenance - Convenient 73 @ \$7.17..... 523.41
 2,194.37 kWh @ \$0.03418 (Non-Fuel)..... 75.00
 2,194.37 kWh @ \$0.05834 (Fuel)..... 128.02
 (\$114.02 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Bridgewalk Phase 1
 OUConvenient Lighting (10/25/22 - 11/23/22)
 Investment - Convenient 479.29 @ \$9.98 4,783.31
 Maintenance - Convenient 73 @ \$7.17..... 523.41
 2,194.37 kWh @ \$0.03418 (Non-Fuel)..... 75.00
 2,194.37 kWh @ \$0.05834 (Fuel)..... 128.02
 (\$114.02 of your Fuel Cost is exempt from Municipal Tax)

Customer Ref: Bridgewalk Phase 1
 OUConvenient Lighting (09/26/22 - 10/25/22)
 Investment - Convenient 479.29 @ \$9.98 4,783.31
 Maintenance - Convenient 73 @ \$7.17..... 523.41
 2,270.04 kWh @ \$0.03418 (Non-Fuel)..... 77.59
 2,270.04 kWh @ \$0.05834 (Fuel)..... 132.43
 (\$117.95 of your Fuel Cost is exempt from Municipal Tax)

Osceola County Charges \$86.99

Municipal Taxes..... \$ 86.99

State of Florida Charges \$4,570.68

Gross Receipts Tax..... \$ 62.24
 Florida Sales Tax 3,683.44
 Discretionary Sales Surtax 825.00

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ \$37.66

CURRENT CHARGES

OUC Electric Service \$31.91

Meter #: 5XD31431 - Service Charge \$ 18.20
 Commercial Non-Demand Electric Rate (07/26/23 - 08/25/23)
 106 kWh @ \$0.06956 (Non-Fuel) 7.37
 106 kWh @ \$0.05982 (Fuel) 6.34
 (\$5.66 of your Fuel Cost is exempt from Municipal Tax)

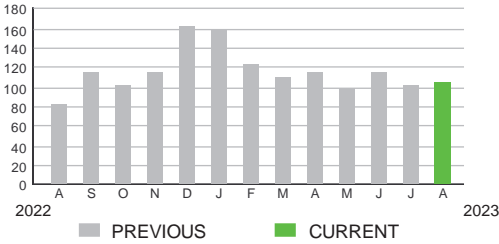
Osceola County Charges \$2.16

Municipal Taxes \$ 2.16

State of Florida Charges \$3.59

Gross Receipts Tax \$ 0.82
 Florida Sales Tax 2.28
 Discretionary Sales Surtax 0.49

 **Electric Usage in kWh**



Meter Data

METER #: 5XD31431
 CURRENT: 1,517 on 08/25/23
 PREVIOUS: 1,411 on 07/26/23
 TOTAL USAGE: 106 kWh
 DAYS OF SERVICE: 30

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	3.53 kWh	2.86 kWh



12276 San Jose Blvd.
 Suite 747
 Jacksonville, FL 32223
 www.unitedlandservices.com

INVOICE

Date	Invoice No.
08/02/23	38362
Terms	Due Date
Net 30	09/01/23

BILL TO
Bridgewalk CDD 1408 Hamlin Ave Unit E St. Cloud , FL 34771

PROPERTY
Bridgewalk 1A

Amount Due	Enclosed
\$6,087.00	\$6087.00

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#2799 - Bridgewalk 1A Maintenance August 2023		\$6,087.00	\$0.00	\$6,087.00
	Total		\$6,087.00	\$0.00	\$6,087.00

#8
 320-578462

RECEIVED
 AUG 02 2023

Landseup



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223
www.unitedlandservices.com

INVOICE

Date	Invoice No.
09/01/23	43050
Terms	Due Date
Net 30	10/01/23

BILL TO
Bridgewalk CDD 1408 Hamlin Ave Unit E St. Cloud , FL 34771

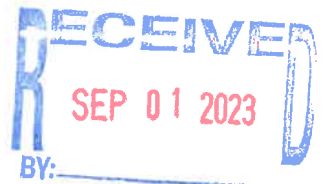
PROPERTY
Bridgewalk 1A

Amount Due	Enclosed
\$6,087.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#2799 - Bridgewalk 1A Maintenance September 2023		\$6,087.00	\$0.00	\$6,087.00
	Total		\$6,087.00	\$0.00	\$6,087.00

#8
Mthly Landscape Mnt Sep23
320-588-4162



the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (19.5% of the population).

There are a number of reasons why the number of people aged 65 and over has increased. One of the main reasons is that people are living longer. The life expectancy at birth in the UK is now 78 years for men and 82 years for women (ONS 2002).

Another reason is that people are having children later in life. This means that there are more people aged 65 and over who have children who are still alive.

There are also a number of reasons why the number of people aged 65 and over is expected to increase in the future. One of the main reasons is that people are expected to live even longer.

Another reason is that people are expected to have children even later in life. This means that there will be even more people aged 65 and over who have children who are still alive.

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Bridgewalk

Community Development District

FY23 Funding Request #3
October 9, 2023

Payee	General Fund FY2023
1 Latham, Luna, Eden & Beaudine, LLP Invoice # 120569 - General Counsel - August 2023	\$ 1,832.49
2 Orlando Utilities Commissions Invoice #02130-28116 - Phase 1 Streetlights/Electric - September 2023	\$ 6,987.69
3 Toho Water Authority Invoice #002702083-033330659 - 2900 Addison Boulevard ODD - July 2023	\$ 374.87
Invoice #002702083-033330679 - 5600 Quiet Palm Loop Even - July 2023	\$ 16.55
Invoice #00270283-033330709 - 3100 Addison Boulevard Even - July 2023	\$ 421.79
Invoice #002702083-033330659 - 2900 Addison Boulevard ODD - August 2023	\$ 820.37
Invoice #002702083-033330679 - 5600 Quiet Palm Loop Even - August 2023	\$ 21.47
Invoice #00270283-033330709 - 3100 Addison Boulevard Even - August 2023	\$ 1,339.57
4 Supervisor Fees	
August 7, 2023	
Rob Bonin	\$ 215.30
Brent Kewley	\$ 215.30
Adam Morgan	\$ 215.30
September 11, 2023	
Rob Bonin	\$ 215.30
Brent Kewley	\$ 215.30
Adam Morgan	\$ 215.30
	\$ 13,106.60
<hr/>	
Total:	\$ 13,106.60

Please make check payable to:

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



LATHAM, LUNA,
TOWNE CONSULTANTS

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

September 5, 2023

Invoice #: 120569
Federal ID #:59-3366512

BRIDGEWALK CDD
c/o GMS-CFL, LLC
219 East Livingston Street
Orlando, FL 32801

#2
710-17-313



Matter ID: 3371-001

General

For Professional Services Rendered:

Date	Code	Description	Hours	Amount
8/1/2023	KET	Review of email correspondence from Engineer for Osceola County regarding Cyrils Drive Widening project and responded to same.	0.20	\$58.00
8/7/2023	KET	Review of Agenda items in preparation of attendance at Board of Supervisors meeting. Attended Board of Supervisors meeting. Email correspondence to the Developer team and the District Engineer regarding temporary drainage easement and permanent easements related to Osceola County's Cyrils Drive widening project.	1.20	\$348.00
8/9/2023	KET	Preparation of task list.	0.20	\$58.00
8/16/2023	KET	Review of comments from Lennar on the permanent easements over the District's property for Osceola County's Cyrils Road expansion project. Sent follow-up email correspondence to Board of Supervisors regarding Osceola County's requests.	0.50	\$145.00
8/17/2023	KET	Review of seven permanent easements drafted by Osceola County over District property in lieu of taking procedure related to the expansion of Cyrils Drive. Review of property appraiser website regarding same. Provided comments on same and email correspondence to Board of Supervisor and Lennar regarding same.	3.20	\$928.00
8/22/2023	KET	Sent comments on the Permanent Easements to Osceola County related to the Cyrils Drive widening project. Email correspondence to the District Engineer to request review of the Permanent Easements also. Review of draft new Board of Supervisor packet for Kathryn Farr and sent email correspondence to Kathryn Farr regarding same.	1.00	\$290.00
Total Professional Services:			6.30	\$1,827.00

For Disbursements Incurred:

8/7/2023		Payment disbursement sent to Kristen E. Trucco for Travel to and from Board Meeting on 08.07.2023.		\$5.49
Total Disbursements Incurred:				\$5.49

Total \$1,832.49
Previous Balance \$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$1,832.49

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

MASTER BILL SUMMARY

DUE DATE
10/23/23

OPENING BALANCE \$65,627.23	-	PAYMENTS \$65,627.23	=	BALANCE FORWARD \$0.00	+	CURRENT CHARGES \$6,987.69	=	TOTAL AMOUNT DUE \$6,987.69
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CURRENT CHARGES SUMMARY \$6,987.69*

OUConvenient Lighting	\$ 5,539.80
Late payment charge	984.41
Commercial Non-Demand Electric Rate	33.73
Osceola County Tax	10.56
Gross Receipts Tax	6.42
Florida Sales Tax	337.25
Discretionary Sales Surtax	75.52

* A detailed description of current charges is categorized by service address on each of the following pages.

Additional Charges \$984.41

Late payment charge	\$ 984.41
---------------------	-----------

10
220-538-4131 \$5548.11
\$415.40
220-538-413 \$38.98
\$3.79
492.21
492.20

CUSTOMER SERVICE

-  Online
www.ouc.com
-  Telephone
407-423-9018
-  Payments
PO Box 31329
Tampa FL 33631-3329

MESSAGE CENTER

NEED FINANCIAL ASSISTANCE?

OUC offers personalized solutions to help you keep the lights on and water flowing for your family.

Learn more at OUC.com/assistance.




▲ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT ▲

MAKE CHECKS PAYABLE TO

Orlando Utilities Commission
PO Box 31329
Tampa, FL 33631-3329

ACCOUNT NUMBER
0213028116


DUE DATE
10/23/23

PLEASE PAY THIS AMOUNT

TOTAL AMOUNT DUE
\$6,987.69

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

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

02130281161000069876921023233016

1 of 2

810000

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

WAYS TO PAY

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

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

WAYS TO CONTACT US

	Residential Customer Service	Business Customer Service	Reporting an Electric or Water Problem or Utility Theft	Reporting a Streetlight Problem
Phone	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445	407-423-9018 or 800-848-7445
Availability	Monday - Friday 7 a.m. - 6 p.m.	Monday - Friday; 7:30 a.m. - 5:30 p.m. at 100 W. Anderson St., Orlando, FL 32801	24/7	24/7
Online	customerservice@ouc.com	commercialsvcs@ouc.com	Register at www.ouc.com to report a problem	streetlightservice@ouc.com

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

HELPFUL PHONE NUMBERS

Home Warranty Protection Programs
www.awrusa.com/ouc
To file a claim, call 877-320-4624

Call Before You Dig
Sunshine 811
8-1-1 or 800-432-4770
www.sunshine811.com

2-1-1 Community Resources and Elder Helpline for Orange or Osceola Residents 2-1-1 or 407-839-HELP (4357)

City of Orlando
Solid Waste: 407-246-2314
Wastewater: 407-246-2213

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

Orange County
Wastewater: 407-836-5515

St. Cloud Utilities
407-957-7344

USEFUL INFORMATION

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

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

KGAL: A unit of measure for water consumption equal to 1,000 gallons.

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

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

Subtotal	\$5,963.51
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CURRENT CHARGES

OUC Electric Service **\$5,539.80**

Customer Ref: Bridgewalk Phase 1
 OUConvenient Lighting (08/25/23 - 09/26/23)
 Investment - Convenient 479.29 @ \$9.98 \$ 4,783.31
 Maintenance - Convenient 73 @ \$7.39. 539.47
 2,421.37 kWh @ \$0.03418 (Non-Fuel): 82.76
 2,421.37 kWh @ \$0.05545 (Fuel). 134.26
 (\$118.82 of your Fuel Cost is exempt from Municipal Tax)

Osceola County Charges **\$8.31**

Municipal Taxes..... \$ 8.31

State of Florida Charges **\$415.40**

Gross Receipts Tax..... \$ 5.56
 Florida Sales Tax 334.84
 Discretionary Sales Surtax 75.00

BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT

Subtotal ▶ **\$39.77**

CURRENT CHARGES

OUC Electric Service **\$33.73**

Meter #: 5XD31431 - Service Charge \$ 18.20
 Commercial Non-Demand Electric Rate (08/25/23 - 09/26/23)
 120 kWh @ \$0.06956 (Non-Fuel) 8.35
 120 kWh @ \$0.05982 (Fuel) 7.18
 (\$6.41 of your Fuel Cost is exempt from Municipal Tax)

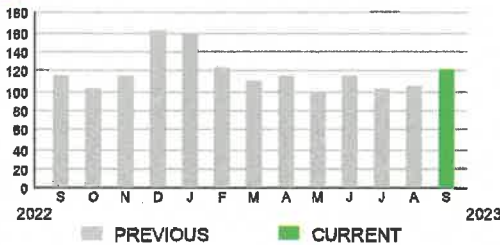
Osceola County Charges **\$2.25**

Municipal Taxes \$ 2.25

State of Florida Charges **\$3.79**

Gross Receipts Tax \$ 0.86
 Florida Sales Tax 2.41
 Discretionary Sales Surtax 0.52

 **Electric Usage In kWh**



Meter Data

METER #: 5XD31431
 CURRENT: 1,637 on 09/26/23
 PREVIOUS: 1,517 on 08/25/23
 TOTAL USAGE: 120 kWh
 DAYS OF SERVICE: 32

AVERAGE DAILY USAGE	THIS PERIOD	LAST YEAR
	3.75 kWh	3.52 kWh



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

BRIDGEWALK CDD

Service Address:
 2900 ADDISON BOULEVARD ODD

Account Number: 002702083-033330659
 Past Due Amount: \$0.00
 Current Charges: \$374.87
 Total Amount Due: \$374.87

Customer Service: (8am - 5pm) 407-944-5000
 Toho Water Authority is pleased to present its 2022 Annual Drinking Water Report. To view your water source please visit our website: <http://TohoWaterQualityReports.com>



Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21008658	30	06/29/2023	3640	07/29/2023	3760	120

Previous Balance \$631.57
 Payment - Thank You -\$631.57
Balance Forward \$0.00

Current Transaction(s)
 Reclaimed Usage \$353.20
 Reclaimed Base Charge \$21.67
Current Transaction Total \$374.87

Total Amount Due \$374.87

001oz 748384/4202604 0002995 0005989 I=1100

Reclaimed Water



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



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

Account Number 002702083-033330659
 Past due balances are subject to immediate interruption of service.

Past Due Due Now	Current Charges		Total Amount Due
	Amount Due by 08/25/23	Late Charge after 08/25/23	
\$0.00	\$374.87	\$18.74	\$374.87

Please Remit to

TOHO WATER AUTHORITY
 PO BOX 30527
 TAMPA, FL 33630-3527



***AUTO**ALL FOR AADC 328 T:11 / P:2 / S: 2995 1 AB 0.534



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

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

BRIDGEWALK CDD
 Service Address:
 5600 QUIET PALM LOOP EVEN

Account Number: 002702083-033330679
 Past Due Amount: \$0.00
 Current Charges: \$16.55
 Total Amount Due: \$16.55

Customer Service: (8am - 5pm) 407-944-5000
 Toho Water Authority is pleased to present its 2022 Annual Drinking Water Report. To view your water source please visit our website: <http://TohoWaterQualityReports.com>

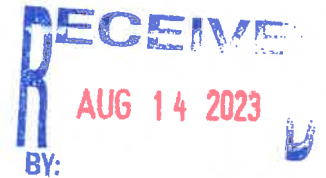


Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21011718	30	06/29/2023	104	07/29/2023	109	5

Previous Balance \$23.93
 Payment - Thank You \$-23.93
Balance Forward \$0.00

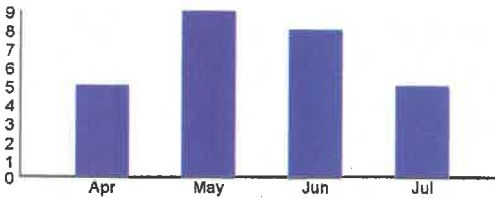
Current Transaction(s)
 Reclaimed Usage \$12.30
 Reclaimed Base Charge \$4.25
Current Transaction Total \$16.55

Total Amount Due \$16.55



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Reclaimed Water



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

Account Number 002702083-033330679
 Past due balances are subject to immediate interruption of service.

Past Due Due Now	Current Charges		Total Amount Due
	Amount Due by 08/25/23	Late Charge after 08/25/23	
\$0.00	\$16.55	\$5.00	\$16.55

Please Remit to

TOHO WATER AUTHORITY
 PO BOX 30527
 TAMPA, FL 33630-3527



***AUTO**ALL FOR AADC 328 T:11 / P:2 / S: 2996 1 AB 0.534



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

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

BRIDGEWALK CDD
 Service Address:
 3100 ADDISON BOULEVARD EVEN

Account Number: 002702083-033330709
 Past Due Amount: \$0.00
 Current Charges: \$421.79
 Total Amount Due: \$421.79

Customer Service: (8am - 5pm) 407-944-5000
 Toho Water Authority is pleased to present its 2022 Annual Drinking Water Report. To view your water source please visit our website: <http://TohoWaterQualityReports.com>



Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21007961	30	06/22/2023	1514	07/22/2023	1646	132

Previous Balance \$2,661.17
 Payment - Thank You \$-2,661.17
Balance Forward \$0.00

Current Transaction(s)
 Reclaimed Usage \$400.12
 Reclaimed Base Charge \$21.67
Current Transaction Total \$421.79

Total Amount Due \$421.79



Reclaimed Water



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



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

Account Number 002702083-033330709
Past due balances are subject to immediate interruption of service.

Past Due Due Now	Current Charges		Total Amount Due
	Amount Due by 08/17/23	Late Charge after 08/17/23	
\$0.00	\$421.79	\$21.09	\$421.79

Please Remit to

TOHO WATER AUTHORITY
 PO BOX 30527
 TAMPA, FL 33630-3527



*****AUTO**MIXED AADC 300 T.2 / P:1 / S: 336 1 MB 0.558



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

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

BRIDGEWALK CDD
 Service Address:
 2900 ADDISON BOULEVARD ODD

Account Number: 002702083-033330659
 Past Due Amount: \$0.00
 Current Charges: \$820.37
 Total Amount Due: \$820.37

Customer Service: (8am - 5pm) 407-944-5000
 Toho Water Authority is pleased to present its
 2022 Annual Drinking Water Report. To view
 your water source please visit our website:
<http://TohoWaterQualityReports.com>

Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21008658	29	07/29/2023	3760	08/27/2023	3969	209

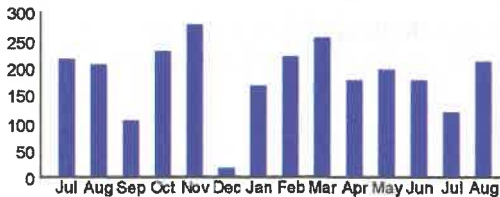
Previous Balance \$374.87
 Payment - Thank You \$-374.87
 Balance Forward \$0.00

Current Transaction(s)
 Reclaimed Usage \$798.70
 Reclaimed Base Charge \$21.67
 Current Transaction Total \$820.37

Total Amount Due \$820.37

RECEIVED
 SEP 14 2023
 BY:..

Reclaimed Water



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



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

Account Number 002702083-033330659
 Past due balances are subject to immediate
 interruption of service.

Past Due Due Now	Current Charges		Total Amount Due
	Amount Due by 09/27/23	Late Charge after 09/27/23	
\$0.00	\$820.37	\$41.02	\$820.37

Please Remit to

TOHO WATER AUTHORITY
 PO BOX 30527
 TAMPA, FL 33630-3527

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

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

BRIDGEWALK CDD
 Service Address:
 5600 QUIET PALM LOOP EVEN

Account Number: 002702083-033330679
 Past Due Amount: \$0.00
 Current Charges: \$21.47
 Total Amount Due: \$21.47

Customer Service: (8am - 5pm) 407-944-5000
 Toho Water Authority is pleased to present its
 2022 Annual Drinking Water Report. To view
 your water source please visit our website:
<http://TohoWaterQualityReports.com>



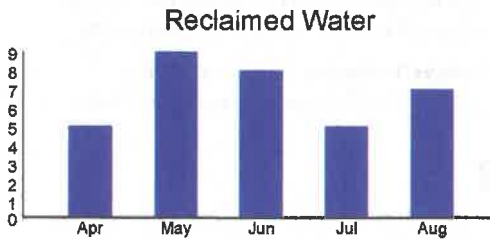
Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21011718	29	07/29/2023	109	08/27/2023	116	7

Previous Balance \$16.55
 Payment - Thank You \$-16.55
Balance Forward \$0.00

Current Transaction(s)
 Reclaimed Usage \$17.22
 Reclaimed Base Charge \$4.25
Current Transaction Total \$21.47

Total Amount Due \$21.47

RECEIVED
 SEP 14 2023
 BY: _____



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



Toho Water Authority
 P.O. Box 30527
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 www.tohowater.com

Account Number 002702083-033330679
 Past due balances are subject to immediate
 interruption of service.

Past Due Due Now	Current Charges		Total Amount Due
	Amount Due by 09/27/23	Late Charge after 09/27/23	
\$0.00	\$21.47	\$5.00	\$21.47

Please Remit to

TOHO WATER AUTHORITY
 PO BOX 30527
 TAMPA, FL 33630-3527



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

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

BRIDGEWALK CDD
 Service Address:
 3100 ADDISON BOULEVARD EVEN

Account Number: 002702083-033330709
 Past Due Amount: \$0.00
 Current Charges: \$1,339.57
 Total Amount Due: \$1,339.57

Customer Service: (8am - 5pm) 407-944-5000
 Toho Water Authority is pleased to present its
 2022 Annual Drinking Water Report. To view
 your water source please visit our website:
<http://TohoWaterQualityReports.com>



Meter Number	Number of Days	Previous Meter Reading		Current Meter Reading		Water Usage
		Date	Reading	Date	Reading	
21007961	31	07/22/2023	1646	08/22/2023	1943	297

Previous Balance	\$421.79
Payment - Thank You	<u>\$-421.79</u>
Balance Forward	\$0.00
Current Transaction(s)	
Reclaimed Usage	\$1,317.90
Reclaimed Base Charge	<u>\$21.67</u>
Current Transaction Total	\$1,339.57
Total Amount Due	\$1,339.57



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Reclaimed Water



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



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

Account Number: 002702083-033330709
 Past due balances are subject to immediate
 interruption of service.

Past Due Due Now	Current Charges		Total Amount Due
	Amount Due by 09/19/23	Late Charge after 09/19/23	
\$0.00	\$1,339.57	\$66.98	\$1,339.57

Please Remit to

TOHO WATER AUTHORITY
 PO BOX 30527
 TAMPA, FL 33630-3527



****AUTO**MIXED AADC 300 T:2 / P:1 / S:298 1 MB 0.558



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

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