Bridgewalk
Community Development District

Agenda

December 18, 2023

AGENDA

Bridgewalk
Community Development District

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

December 11, 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, December 18, 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.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the November 20, 2023 Meeting
4. Consideration of Authorizing Resolution for Participation in the Local Government Surplus Funds Trust Fund (Florida PRIME)
5. Ratification of Series 2022 Revised Requisition #2 & Requisition #4
6. Staff Reports
    - A. Attorney
        - i. Discussion of Pending Plat Conveyances
        - ii. Status of Permit Transfers
    - B. Engineer
    - C. District Manager's Report
        - i. Approval of Check Register
        - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisor's Requests
9. Adjournment

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

Sincerely,

George S. Flint
District Manager

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

Enclosures

MINUTES

MINUTES OF MEETING
BRIDGEWALK
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Bridgewalk Community Development District was held Monday, November 20, 2023 at 10:00 a.m. at the Oasis Club at ChampionsGate at 1520 Oasis Club Blvd., ChampionsGate, Florida.

Present and constituting a quorum were:

Adam Morgan	Chairman
Rob Bonin	Vice Chairman
Brent Kewley	Assistant Secretary
Lane Register	Assistant Secretary
Kathryn Farr	Assistant Secretary

Also present were:

George Flint	District Manager
Kristen Trucco	District Counsel
Broc Althafer *by phone*	District Engineer

FIRST ORDER OF BUSINESS **Roll Call**

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

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 **Organizational Matters**

A. **Administration of Oaths of Office to Newly Elected Board Members**
B. **Consideration of Resolution 2024-03 Canvassing and Certifying the Results of the Landowners' Election**

Mr. Flint: We had a landowners' election on November 7, 2023. The proxy holder for the landowner elected Lane Register and Brent Kewley to four-year terms and Kathryn Farr to a two-year term. The Board sits as a canvassing Board for purposes of certifying the election. Any questions on this? Otherwise, is there a motion to approve Resolution 2024-03?

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-03 Canvassing and Certifying the Results of the Landowner's Election, was approved in substantial form.

C. Election of Officers

D. Consideration of Resolution 2024-04 Electing Officers

Mr. Flint: Each time there is an election, you are required to elect officers. Adam is Chair, Rob is Vice Chair, Lane, Brent, and Kathryn are Assistant Secretary's, I am secretary, Jill Burns is Treasurer and Katie Costa and Darrin Mossing are Assistant Treasurers. We can change those or leave them the same.

Mr. Morgan: Make a motion to remain the same unless anybody has any comments.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-04 Electing Officers as slated above, was approved.

FOURTH ORDER OF BUSINESS **Approval of Minutes of the October 16, 2023 Meeting and Acceptance of Minutes of the November 7, 2023 Landowners' Meeting**

Mr. Flint: The next item is approval of the minutes from October 16, 2023 Board of Supervisors meeting and Acceptance of the November 7, 2023 landowner minutes. Are there any comments or corrections?

Mr. Morgan: No, they all look great. Make a motion to approve.

> On MOTION by Mr. Morgan, seconded by Mr. Register with all in favor, the Minutes of the October 16, 2023 of the Board of Supervisors Meeting and Acceptance of the Minutes of the November 7, 2023 Landowner's Meeting, were approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2024-02 Finalizing the Special Assessments Securing the Series 2023 Bonds**

Ms. Trucco: The Bridgewalk assessment area two bonds have successfully closed so this is a finalizing resolution that is required under Statute. It is just the Board approving the finalized amount of the bonds which was $4,930,000. Assessments are going to be collected in that amount pursuant to the Supplemental Assessment Methodology for assessment area two that is attached to this resolution. The assessments will be collected in order to construct that project which is detailed

in the Engineer's Report which is also attached to this resolution. She asked for any questions, otherwise looking for approval of Resolution 2024-02 finalizing assessments in the amount of $4,930,000.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, Resolution 2024-02 Finalizing the Special Assessments Securing the Series 2023 Bonds, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Rule G-17 Disclosure Engagement Letter with FMSBonds, Inc.**

Mr. Flint: This is to be ratified and the date of the letter is October 16th.

> On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Rule G-17 Disclosure Engagement Letter with FMSBonds, Inc., was ratified.

SEVENTH ORDER OF BUSINESS **Consideration of Data Sharing and Usage Agreement with Osceola County Property Appraiser**

Ms. Trucco: This is the agreement with the property appraiser to use the tax bill as required by Statute.

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

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Trucco: The only other thing besides the bonds closing is that we are trying to move forward with the lift station conveyance to TWA. TWA has the survey, they are reviewing that and as soon as we have their comments back, I will send them over to your team to try to resolve if there are any. Also a couple of notices of commencement that I need some NOTs on. I will reach out to Lennar's team to help with this one.

Mr. Lane: You are preparing the NOT's, correct?

Ms. Trucco: Yes.

B. Engineer

Mr. Althafer: I am working on requisitions for the improvements associated with Phase 2A and 1B. Lennar sent me a link with all of the contracts so will be working on that over the next few days.

Mr. Morgan: Is there any way we can push this so we can complete this requisition by November 30th?

Mr. Althafer: I have to go through the documents that I received to make sure I have everything but will do everything we can to try to hit that date.

Mr. Register: Are you expecting to be able to completely closeout the construction fund dollars or is this going to be requisition one of say two?

Mr. Althafer: I think it will be really close. I am pretty sure we can empty the construction fund.

C. District Manager's Report

i. Approval of Check Register

Mr. Flint: You have approval of the check register for the month of October totaling $27,568.92. Do you have any questions on the check register?

On MOTION by Mr. Morgan, seconded by Mr. Register, with all in favor, the Check Register totaling $27,568.92, was approved.

ii. Balance Sheet and Income Statement

Mr. Flint: You have the unaudited financials. There is no action required. Any questions on those?

Mr. Morgan: Do we have $537 left in the construction fund?

Mr. Flint: In the Series 2022, yes.

Mr. Register: If we have a dollar left in the construction fund especially at Bridgewalk, I need it. I need every dollar I can get.

NINTH ORDER OF BUSINESS Other Business

A. Discussion of Pending Plat Conveyances

B. Status of Permit Transfers

Mr. Flint: Any other business such as plats, conveyances, or permits that we need to discuss.

Mr. Morgan: We are all good there.

Mr. Register: Broc, are we square with transferred operation of stormwater permits out there to the District?

Mr. Althafer: Yes, we should be good on that but I will confirm and follow up with an email to you.

TENTH ORDER OF BUSINESS **Supervisor's Requests**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Mr. Flint: Is there a motion to adjourn?

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

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION IV

Authorizing Resolution
For Participation in the Local Government Surplus Funds Trust Fund
(Florida PRIME)

WHEREAS, Bridgewalk Community Development District ("Participant") is (check one or more, as applicable)

[□] a governmental entity within the State of Florida not part of state government, including, without limitation, the following and the officers thereof: any county, municipality, school district, special district, clerk of circuit court, sheriff, property appraiser, tax collector, supervisor of elections, authority, board, public corporation, or any other political subdivision of the State of Florida, as described in Section 218.403(11), Florida Statutes and as authorized by Sections 218.407 and 215.44 (1) Florida Statutes;

[□] a state agency as described in Section 216.011, Florida Statutes, as authorized by Section 215.44(1), Florida Statutes;

[□] a Board of Trustees of a state university or college, as authorized by Section 215.44(1), Florida Statutes; or

[□] a direct support organization of any of the foregoing, as authorized by Section 215.44(1), Florida Statutes.

and is empowered to delegate to the State Board of Administration of Florida the authority to invest legally available funds in the Local Government Surplus Funds Trust Fund (Florida PRIME) and to act as custodian of investments purchased with such investment funds; and

WHEREAS, it is in the best interest of the Participant to invest its legally available funds in investments that provide for safety, liquidity, and competitive returns with minimization of risks consistent with Chapter 218.405, Florida Statutes; and

WHEREAS, the Florida Local Government Surplus Funds Trust Fund (Florida PRIME), a public funds investment pool, was created on behalf of entities whose investment objectives, in order of priority are safety, liquidity, and competitive returns, consistent with the Chapter 218.405, Florida Statutes.

NOW THEREFORE, be it resolved as follows:

A. That Participant approves this Authorizing Resolution and hereby requests the establishment of an account in its name in Florida PRIME, for the purpose of transmitting funds that the Participant has determined to be legally available for investment in Florida PRIME.

B. That the individual, whose title is _____, is an authorized representative of the Participant and is hereby authorized to transmit funds for investment in Florida

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State Board of Administration (SBA) of Florida

PRIME and is further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of the Participant's funds.

The authorized representative identified above shall execute a Participant Account Maintenance Form (PAMF) containing a list of the authorized representatives to initiate transactions, bank account wiring instructions, and individuals authorized to make changes to account information. A revised PAMF may be submitted with changes to authorized individuals without the necessity to complete a new Authorizing Resolution.

C. That this Authorizing Resolution shall continue in full force and effect until amended or revoked by the Participant and until Florida PRIME receives an original document of any such amendment or revocation.

This resolution is hereby introduced and adopted by the Participant at its regular/special meeting (if applicable) held on

the _____ Day of _____, 20 _____.

PARTICIPANT NAME: Bridgewalk Community Development District

BY: Signature _____

Printed Name George S. Flint

Title Secretary/District Manager

(By signing the above, I attest I am authorize to execute this Authorizing Resolution on behalf of the Participant)

ATTEST: Signature _____

Printed Name Stacie Vanderbilt

Title Recording Secretary

SEAL:

SECTION V

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

(Acquisition and Construction)

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

(A) Requisition Number: **2**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

Lennar Homes LLC

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

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

Reimbursement of infrastructure costs for Assessment Area 1

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

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

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,

2. each disbursement set forth above is a proper charge against the Series 2022 Acquisition and Construction Account;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area One Project; and

4. each disbursement represents a cost of Assessment Area One Project which has not previously been paid.

DocuSign Envelope ID: B021301D-C6AB-41F4-A49D-676849F6D557

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

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

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

BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT

By: Adam Morgan
Responsible Officer

Date: 10/6/2022 | 9:06 AM PDT

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

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

Consulting Engineer

	Assessment Area 1					
Bridgewalk CDD Cost Summary	Total Contract	CDD Costs	Costs identified in Engineer's Report	Requisition No.2 (2022)	Phase 1A corrected CDD Costs	Corrected Requisition No.2 (2022)
Storm Water Management Facilities	$ 3,487,969.62	$ 2,572,157.54	$ 2,546,174.64	$ 2,546,174.64	$ 2,190,675.46	$ 2,190,675.46
Potable Water Distribution Facilities	$ 660,176.80	$ 434,251.80	$ 368,791.35	$ 368,791.35	$ 331,681.40	$ 331,681.40
Sanitary Sewer Collection & Conveyance Facilities	$ 1,315,209.90	$ 1,185,971.90	$ 1,723,471.26	$ 416,382.40	$ 1,075,790.40	$ 306,200.90
Reclaimed Water Distribution Faciliites	$ 339,296.10	$ 256,000.10	$ 1,709,347.98	$ 256,000.10	$ 192,128.50	$ 192,128.50
Roadway & Alleyway Infrastructure	$ 2,606,882.82	$ 2,434,914.11	$ 2,201,359.09	$ -	$ 2,015,176.71	$ 566,662.23
Landscape, Irrigation & Hardscape	$ 470,402.65	$ 470,402.65	$ 553,571.43	$ 470,402.65	$ 470,402.65	$ 470,402.65
Underground Electrical System	$ 404,362.24	$ 327,509.68	$ 372,000.00		$ 257,832.18	
Professional and Inspection Fees	$ 542,352.00	$ 293,229.00	$ 529,939.23	$ 7,420.86	$219,921.75	$ 7,420.86
TOTAL	$ 9,826,652.13	$ 7,974,436.78	$ 10,004,654.98	$ 4,065,172.00	$ 6,753,609.05	$ 4,065,172.00

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: **4**

(B) Identify Acquisition Agreement, if applicable;

(C) Name of Payee:

Latham, Luna, Eden & Beaudine

(D) Amount Payable: **$168.00**

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

Invoice #122129 – Services for Phase 1A Lift Station Conveyance to TWA.

(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: 12/7/23

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

November 15, 2023

Invoice #: 122129
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:

10/2/2023	KET	Discussion of Cost Allocation Agreement between TWA, the District and the Developer with Rob Bonin. Email correspondence to Developer's counsel regarding request for telephone conference to discuss same and to discuss the related Stormwater Pond Easement and Maintenance Agreement.	0.50	$140.00
10/15/2023	KET	Review of updated title work for the Phase 1A lift station conveyance to TWA.	0.10	$28.00
Total Professional Services:			**0.60**	**$168.00**

Total	$168.00
Previous Balance	$0.00

Payments & Credits

Date	Type	Notes		Amount
			Payments & Credits	$0.00
			Total Due	**$168.00**

SECTION VI

SECTION A

This item will be provided under separate cover

SECTION C

SECTION 1

Bridgewalk

Community Development District

Summary of Invoices

November 01, 2023 - November 30, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	11/1/23	112	$ 1,749.30
	11/7/23	113	-
	11/15/23	114	5,131.32
	11/20/23	115	6,087.00
	11/29/23	116	684.50
			$ 13,652.12
Payroll			
	November 2023		
	Adam Morgan	50064	$ 184.70
	Brent Kewley	50065	$ 184.70
	Patrick Bonin Jr.	50066	$ 184.70
			$ 554.10
TOTAL			**$ 14,206.22**

*** CHECK DATES 11/01/2023 - 11/30/2023 ***
BRIDGEWALK - GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/01/23	00012	11/01/23	11012023	202311	300-20700-10000		*	1,749.30		
			FY23 SPCL ASMNT SER2022							
						BRIDGEWALK CDD C/O USBANK			1,749.30	000112
11/07/23	00008	11/02/23	52574	202311	320-53800-46200		*	6,087.00		
			MTHLY LANDSCAPE MNT NOV23							
		11/02/23	52574	202311	320-53800-46200		V	6,087.00-		
			MTHLY LANDSCAPE MNT NOV23							
						FLORIDA ULS OPERATING LLC DBA			.00	000113
11/15/23	00001	11/01/23	45	202311	310-51300-34000		*	3,246.25		
			MANAGEMENT FEES NOV23							
		11/01/23	45	202311	310-51300-35200		*	100.00		
			WEBSITE ADMIN NOV23							
		11/01/23	45	202311	310-51300-35100		*	150.00		
			INFORMATION TECH NOV23							
		11/01/23	45	202311	310-51300-31300		*	291.67		
			DISSEMINATION FEE NOV23							
		11/01/23	45	202311	310-51300-51000		*	.21		
			OFFICE SUPPLIES							
		11/01/23	45	202311	310-51300-42000		*	8.44		
			POSTAGE							
		11/01/23	45	202311	310-51300-42500		*	9.75		
			COPIES							
		11/01/23	46	202311	320-53800-12000		*	1,325.00		
			FIELD MANAGEMENT NOV23							
						GOVERNMENTAL MANAGEMENT SERVICES			5,131.32	000114
11/20/23	00008	11/02/23	52574A	202311	320-53800-46200		*	6,087.00		
			MTHLY LANDSCAPE MNT NOV23							
						FLORIDA ULS OPERATING LLC DBA			6,087.00	000115
11/29/23	00003	10/24/23	82064495	202310	310-51300-48000		*	684.50		
			NOT.LANDOWNR/ELECT 11/07							
						ORLANDO SENTINEL			684.50	000116

TOTAL FOR BANK A 13,652.12

TOTAL FOR REGISTER 13,652.12

SECTION 2

Bridgewalk

Community Development District

Unaudited Financial Reporting

November 30, 2023

Table of Contents

Bridgewalk

Community Development District

Balance Sheet

November 30, 2023

	General Fund	*Debt Service Fund*	*Capital Projects Fund*	*Totals Governmental Funds*
Assets:				
Cash - Truist Bank	$ 178,344	$ -	$ -	$ 178,344
Investments:				
Series 2022				
Reserve	$ -	$ 123,450	$ -	$ 123,450
Revenue	$ -	$ 89,520	$ -	$ 89,520
Construction	$ -	$ -	$ 22,129	$ 22,129
Series 2023				
Reserve	$ -	$ 188,694	$ -	$ 188,694
Construction	$ -	$ -	$ 4,404,134	$ 4,404,134
Cost of Issuance	$ -	$ -	$ 1,600	$ 1,600
Due From General Fund	$ -	$ 25,048	$ -	$ 25,048
Total Assets	**$ 178,344**	**$ 426,712**	**$ 4,427,863**	**$ 5,032,918**
Liabilities:				
Accounts Payable	$ 3,526	$ -	$ -	$ 3,526
Due to Debt Service 2022	$ 25,048	$ -	$ -	$ 25,048
Total Liabilities	**$ 28,574**	**$ -**	**$ -**	**$ 28,574**
Fund Balances:				
Assigned For Debt Service 2022	$ -	$ 238,018	$ -	$ 238,018
Assigned For Debt Service 2023	$ -	$ 188,694	$ -	$ 188,694
Assigned For Capital Projects 2022	$ -	$ -	$ 22,129	$ 22,129
Assigned For Capital Projects 2023	$ -	$ -	$ 4,405,734	$ 4,405,734
Unassigned	$ 149,770	$ -	$ -	$ 149,770
Total Fund Balances	**$ 149,770**	**$ 426,711.72**	**$ 4,427,863**	**$ 5,004,344**
Total Liabilities & Fund Equity	$ 178,344	$ 426,712	$ 4,427,863	$ 5,032,918

Bridgewalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Special Assessments - Tax Roll	$ 278,990	$ 28,252	$ 28,252	$ -
Special Assessments - Direct Billed	$ 222,011	$ 111,006	$ 111,006	$ -
Total Revenues	**$ 501,001**	**$ 139,257**	**$ 139,257**	**$ -**
Expenditures:				
Administrative:				
Supervisor Fees	$ 12,000	$ 2,000	$ 1,200	$ 800
FICA Expense	$ 918	$ 153	$ 92	$ 61
Engineering Fees	$ 9,500	$ 1,583	$ -	$ 1,583
Attorney	$ 25,000	$ 4,167	$ 3,435	$ 732
Arbitrage	$ 900	$ -	$ -	$ -
Dissemination	$ 7,000	$ 1,167	$ 583	$ 583
Annual Audit	$ 4,400	$ -	$ -	$ -
Trustee Fees	$ 8,100	$ -	$ -	$ -
Assessment Administration	$ 5,300	$ 5,300	$ 5,300	$ -
Management Fees	$ 38,955	$ 6,493	$ 6,493	$ -
Information Technology	$ 1,800	$ 300	$ 300	$ -
Website Maintenance	$ 1,200	$ 200	$ 200	$ -
Telephone	$ 300	$ 50	$ -	$ 50
Postage	$ 1,000	$ 167	$ 8	$ 158
Printing & Binding	$ 1,000	$ 1,000	$ 10	$ 990
Insurance	$ 5,915	$ 5,915	$ 5,563	$ 352
Legal Advertising	$ 2,500	$ 417	$ 685	$ (268)
Other Current Charges	$ 600	$ 100	$ -	$ 100
Office Supplies	$ 625	$ 104	$ 0	$ 104
Property Appraiser	$ 400	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Total Administrative:	**$ 127,588**	**$ 29,290**	**$ 24,043**	**$ 5,247**
Operations & Maintenance				
Field Services	$ 15,900	$ 2,650	$ 2,650	$ -
Property Insurance	$ 7,500	$ 7,500	$ 2,066	$ 5,434
Electric	$ 2,400	$ 400	$ 43	$ 357
Streetlights	$ 157,123	$ 26,187	$ 5,918	$ 20,269
Water & Sewer	$ 25,000	$ 4,167	$ 3,786	$ 380
Landscape Maintenance	$ 117,824	$ 19,637	$ 12,174	$ 7,463
Landscape Contingency	$ 5,000	$ 833	$ -	$ 833
Irrigation Repairs	$ 2,500	$ 417	$ -	$ 417
Lake Maintenance	$ 1,152	$ 192	$ -	$ 192
Contingency	$ 2,500	$ 417	$ -	$ 417
Repairs & Maintenance	$ 2,500	$ 417	$ -	$ 417
Capital Outlay	$ 34,014	$ 5,669	$ -	$ 5,669
Total Operations & Maintenance:	**$ 373,413**	**$ 68,486**	**$ 26,637**	**$ 41,849**
Total Expenditures	**$ 501,001**	**$ 97,775**	**$ 50,680**	**$ 47,095**
Excess Revenues (Expenditures)	$ -		$ 88,577	
Fund Balance - Beginning	$ -		$ 61,192	
Fund Balance - Ending	$ -		$ 149,770	

Bridgewalk

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Special Assessments	$ 246,900	$ 25,048	$ 25,048	$ -
Interest	$ 5,000	$ 833	$ 1,689	$ 856
Total Revenues	**$ 251,900**	**$ 25,881**	**$ 26,737**	**$ 856**
Expenditures:				
Series 2022				
Interest - 12/15	$ 76,094	$ -	$ -	$ -
Principal - 06/15	$ 95,000	$ -	$ -	$ -
Interest - 06/15	$ 76,094	$ -	$ -	$ -
Total Expenditures	**$ 247,188**	**$ -**	**$ -**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ (990)	$ 990
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ (990)**	**$ 990**
Excess Revenues (Expenditures)	$ 4,713		$ 25,747	
Fund Balance - Beginning	$ 86,799		$ 212,271	
Fund Balance - Ending	$ 91,512		$ 238,018	

Bridgewalk

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Bond Proceeds	$ -	$ -	$ 188,694	$ 188,694
Total Revenues	**$ -**	**$ -**	**$ 188,694**	**$ 188,694**
Expenditures:				
Series 2023				
Interest - 06/15	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 188,694	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 188,694	

Bridgewalk

Community Development District

Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Interest	$ -	$ -	$ 175	$ 175
Total Revenues	**$ -**	**$ -**	**$ 175**	**$ 175**
Expenditures:				
Series 2022				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ 990	$ (990)
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 990**	**$ (990)**
Excess Revenues (Expenditures)	$ -		$ 1,165	
Fund Balance - Beginning	$ -		$ 20,964	
Fund Balance - Ending	$ -		$ 22,129	

Bridgewalk

Community Development District

Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues:				
Bond Proceeds	$ -	$ -	$ 4,741,306	$ 4,741,306
Total Revenues	**$ -**	**$ -**	**$ 4,741,306**	**$ 4,741,306**
Expenditures:				
Series 2023				
Capital Outlay	$ -	$ -	$ -	$ -
Capital Outlay - Cost of Issuance	$ -	$ -	$ 335,572	$ (335,572)
Total Expenditures	**$ -**	**$ -**	**$ 335,572**	**$ (335,572)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Excess Revenues (Expenditures)	$ -		$ 4,405,734	
Fund Balance - Beginning	$ -		$ -	
Fund Balance - Ending	$ -		$ 4,405,734	

Bridgewalk

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 28,252	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 28,252
Special Assessments - Direct Billed	$ 111,006	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 111,006
Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
												$	$ -
Total Revenues	**$ 111,006**	**$ 28,252**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 139,257**
Expenditures:													
Administrative:													
Supervisor Fees	$ 600	$ 600	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,200
FICA Expense	$ 46	$ 46	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 92
Engineering Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Attorney	$ 3,435	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,435
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 292	$ 292	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 583
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Trustee Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,300	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,300
Management Fees	$ 3,246	$ 3,246	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,493
Information Technology	$ 150	$ 150	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 300
Website Maintenance	$ 100	$ 100	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 200
Telephone	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Postage	$ -	$ 8	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8
Printing & Binding	$ -	$ 10	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10
Insurance	$ 5,563	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,563
Legal Advertising	$ 685	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 685
Other Current Charges	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Office Supplies	$ -	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 0
Property Appraiser	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Total Administrative:	**$ 19,591**	**$ 4,452**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 24,043**
Operations & Maintenance													
Field Services	$ 1,325	$ 1,325	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,650
Property Insurance	$ 2,066	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,066
Electric	$ -	$ 43	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 43
Streetlights	$ -	$ 5,918	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,918
Water & Sewer	$ 2,063	$ 1,723	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,786
Landscape Maintenance	$ 6,087	$ 6,087	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,174
Landscape Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Lake Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Repairs & Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Capital Outlay	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Operations & Maintenance:	**$ 11,541**	**$ 15,095**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 26,637**
Total Expenditures	**$ 31,132**	**$ 19,548**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 50,680**
Excess Revenues (Expenditures)	$ 79,873	$ 8,704	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 88,577

Bridgewalk

Community Development District

Long Term Debt Report

SERIES 2022, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA ONE PROJECT		
OPTIONAL REDEMPTION DATE:	6/15/2032	
INTEREST RATES:	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 - 02/22/22		$4,440,000
LESS: PRINCIPAL PAYMENT - 06/15/23		($90,000)
CURRENT BONDS OUTSTANDING		**$4,350,000**

SERIES 2023, SPECIAL ASSESSMENT BONDS ASSESSMENT AREA TWO PROJECT		
OPTIONAL REDEMPTION DATE:	12/15/2033	
INTEREST RATES:	5.500%, 6.250%, 6.500%	
MATURITY DATE:	12/15/2053	
RESERVE FUND DEFINITION	50% MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$188,694	
RESERVE FUND BALANCE	$188,694	
BONDS OUTSTANDING - 11/16/23		$4,930,000
CURRENT BONDS OUTSTANDING		**$4,930,000**

Bridgewalk

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2024

Gross Assessments	$ 296,573.12	$ 262,943.48	$ 559,516.60
Net Assessments	$ 278,778.73	$ 247,166.87	$ 525,945.60

TAX COLLECTOR ASSESSMENTS

							53.01%	46.99%	100.00%
Date	*Distribution*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Net Receipts*	*O&M Portion*	*2022 Debt Service Asmt*	*Total*
11/10/23	ACH	$693.72	$13.15	$36.42	$0.00	$644.15	$341.43	$302.72	$644.15
11/24/23	ACH	$55,968.86	$1,074.60	$2,238.73	$0.00	$52,655.53	$27,910.19	$24,745.34	$52,655.53
12/11/23	ACH	$467,168.01	$8,969.63	$18,686.62	$0.00	$439,511.76	$232,964.27	$206,547.49	$439,511.76
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
						$0.00	$0.00	$0.00	$0.00
	TOTAL	**$ 523,830.59**	**$ 10,057.38**	**$ 20,961.77**	**$ -**	**$ 492,811.44**	**$ 261,215.89**	**$ 231,595.55**	**$ 492,811.44**

93.70%	**Net Percent Collected**
$ 33,134.16	**Balance Remaining to Collect**

DIRECT BILLED ASSESSMENTS

STANDARD PACIFIC OF FLORIDA **$598,212.78** **$222,011.43** **$376,201.35**

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	General Fund	Series 2023 Fund
10/18/23	11/1/23	2114382	$111,005.71	$111,005.71	$111,005.71	$0.00
	2/1/24		$55,502.86	$0.00	$0.00	$0.00
	4/1/24		$180,632.60	$0.00	$0.00	$0.00
	5/1/24		$55,502.86	$0.00	$0.00	$0.00
	9/1/24		$195,568.75	$0.00	$0.00	$0.00
			$598,212.78	**$111,005.71**	**$111,005.71**	**$0.00**

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description		Requisition
Fiscal Year 2024					
		TOTAL		**$**	**-**
Fiscal Year 2024					
10/2/23		Interest		$	87.38
10/3/23		Transfer from Reserve		$	485.85
11/1/23		Interest		$	87.75
11/2/23		Transfer from Reserve		$	503.87
		TOTAL		**$**	**1,164.85**
			Project (Construction) Fund at 09/30/23	**$**	**20,963.85**
			Interest Earned/Transferred Funds thru 11/30/23	**$**	**1,164.85**
			Requisitions Paid thru 11/30/23	**$**	**-**
			Remaining Project (Construction) Fund	**$**	**22,128.70**

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2023

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
		TOTAL		$ -
Fiscal Year 2024				
		TOTAL		$ -
			Project (Construction) Fund at 11/16/23	$ 4,404,134.05
			Interest Earned/Transferred Funds thru 11/30/23	$ -
			Requisitions Paid thru 11/30/23	$ -
			Remaining Project (Construction) Fund	$ 4,404,134.05