

*Bridgewalk
Community Development District*

Agenda

March 18, 2024

AGENDA

Bridgewalk

Community Development District

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

March 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, March 18, 2024 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 February 19, 2024 Meeting
4. Consideration of Resolution 2024-05 Authorizing a Petition to be Filed to Expand the District Boundaries
5. Consideration of Requisitions
 - A. Series 2022 Requisition #7
 - B. Series 2023 Requisition #2
6. Consideration of Resolution 2024-06 Approving the Conveyance of Real Property and Improvements to the District
7. 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
 - D. Field Manager's Report
8. Other Business
9. Supervisor's Requests
10. Adjournment

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

Sincerely,



George S. Flint
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, February 19, 2024 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

Also present were:

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 18, 2023 Meeting

Mr. LeBrun: The next item is approval of the minutes from the December 18, 2023 Board of Supervisors meeting.

Mr. Morgan: They all look good. Make a motion to accept.

On MOTION by Mr. Morgan, seconded by Mr. Bonin with all in favor, the Minutes of the December 18, 2023 of the Board of Supervisors Meeting, were approved, as presented.
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FOURTH ORDER OF BUSINESS

Consideration of Series 2022 Requisitions #5 - #6 and Series 2023 Requisition #1

Mr. LeBrun: These start on page 13 of the electronic agenda.

Mr. Morgan: Make a motion to approve all.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Series 2022 Requisitions #5 – #6 and Series 2023 Requisition #1, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

- i. Discussion of Pending Plat Conveyance**
- ii. Status of Permit Transfers**

Ms. Trucco: We have been working on finalizing a cost allocation agreement between Standard Pacific of Florida and Tohopekaliga Water Authority and the District so that is up for approval by Toho’s Board on February 21st. I do not see an issue with that being approved. I will keep you updated on that. The other thing that is coming back up is the Sirel’s Drive easement request. Part of that same pond by Osceola County so we are also seeking Toho’s approval of that concept to make sure that everybody is aware of what is being drained and dewatered into the pond. We have already granted authority to proceed with that. I am going to run the easements past the District Engineer to make sure he has no objection. I will also send him to Lennar to make sure there is no objection to the final forms. We did get indemnification language that was previously requested by the Board into those easements so those are about to the finish line too. Will keep you updated on them.

B. Engineer

Mr. Althafer: I don’t have anything to report today but available for any questions.

C. District Manager’s Report

- i. Approval of Check Register**

Mr. LeBrun: On page 28 of the electronic agenda is the approval of the check register. In the General Fund you have checks 117-132 totaling \$551,984.94. You have your payroll fund, State Statue allowed Board of Supervisors payments for their work on the Board, checks 567-569 totaling \$554.10. The grand total for the check register is \$552,539.04. Behind that is the line-by-line register.

Mr. Morgan: All looks good.

On MOTION by Mr. Morgan, seconded by Mr. Bonin, with all in favor, the Check Register totaling \$552,539.4 was approved.

ii. Balance Sheet and Income Statement

Mr. LeBrun: You have the unaudited financials through January 31, 2024. No action required on the Boards part and just there for your review.

D. Field Manager's Report

Mr. Scheerer: The tree replacement program is completed throughout the community. Recently we replaced about five palm trees that were diseased and dying so we did that. We had four pine trees in the median so we removed and replaced those. We are keeping an eye on the progress especially around the dog park and some of the pocket parks. We will be talking to you soon about 2025.

Mr. Bonin: Any issues with the pump station?

Mr. Scheerer: Not that I am aware of.

Mr. Bonin: It has not been cutting off or low pressure?

Mr. Scheerer: I am not getting any reports. We do get the occasional line break and stuff like that and everything has to be shut down.

Mr. Bonin: Definitely reach out to me if you hear anything related to that pump because we have not officially turned it over to Toho yet. I think they are kind of quasi managing it but we haven't gone to the Board with the Cost Share Agreement with Scott Glass. Do we know what is going on with that?

Ms. Trucco: It is going to be approved on February 21st.

Mr. Morgan: I was under the impression that Toho was already operating it.

Mr. Bonin: They kind of technically are.

Mr. Scheerer: They did that with a mainline break, there was some back and forth about a mainline break out there or somebody's meter was leaking.

Mr. Bonin: February 21st Board date for cost share.

Ms. Trucco: That is correct.

Mr. Scheerer: We are keeping an eye on the parks. The park you are building looks good. I am glad you guys saved that house over there where the amenity is going.

Mr. Bonin: As far as meters, reuse meters, are we in good shape there? The crossover one is behind us.

Mr. Scheerer: The last set of condo buildings at the end of Addison have been resolved a while back ago. It is taken care of. Carly had mentioned something that you guys had to install another connection for the meter at the dog park, I am not sure.

Mr. Bonin: There was something about access to the park to the East and some gate. There is some county park.

Mr. Morgan: That is Split Oak.

Mr. Bonin: In our PD there was some kind of edict about connectivity.

Mr. Morgan: We have a sidewalk that dead ends into their fence. Is there a gate there?

Mr. Scheerer: I don't recall if there is a gate yet.

Mr. Bonin: Let's talk about this on Wednesday. There was a condition in our PD that said we had to prove connectivity to that park. I can't remember if there was like continual sidewalk access because that is their little trail. I didn't know if we had to extend it or if they extend it up to us.

Mr. Scheerer: I am pretty sure the sidewalk terminates right there and there is a park bench there too.

Mr. Bonin: It ends there and there is a gap? I can't remember the details of us trying to connect but there was a requirement in our PD to connect the split.

Mr. Scheerer: I am not sure I ever saw a gate there.

Mr. Bonin: I can't remember if we are supposed to have one or should have one. I think Carly reached out to the county parks and they said you don't need a gate.

Mr. Scheerer: I don't know if there is a gate or if you were to stick a telephone pole in there. You don't want people riding cars back in there.

Mr. Bonin: I think we should be putting a fence up there with some kind of gate to get access.

Mr. Scheerer: We can chat about it Wednesday cause you guys will have to install a gate. I just don't recall seeing a gate.

Mr. Bonin: There is definitely not one.

Mr. Morgan: It is the barbed wire fence still.

Mr. Bonin: Now that we are connecting the trails, do we need to keep this maintained where residents can go through there.

Mr. Scheerer: I really don't have anything else for the Board. We did all of the pine trees, palm trees, just keeping the water up and keeping everything running.

Mr. Bonin: I just want to make sure now that we are past having that little, small pump that we get the full-blown pump and should not be having any water issues.

Mr. Scheerer: We get normal breaks, spray heads or something gets ran over but that is not an issue. You guys are doing all of your curb work stuff out there too.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. LeBrun: Is there a motion to adjourn?

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING A PETITION BE FILED WITH THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY PURSUANT TO SECTION 190.046, FLORIDA STATUTES, TO EXPAND THE BOUNDARIES OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT; REQUESTING THAT THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY ADOPT AN ORDINANCE AMENDING THE DISTRICT BOUNDARIES OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT; DIRECTING DISTRICT STAFF TO TAKE APPROPRIATE ACTION TO FILE THE PETITION AND DO ALL THINGS NECESSARY TO EXPAND THE BOUNDARIES OF THE BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS:

WHEREAS, the Bridgewalk Community Development District (the "District") is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "Act"), and was created by Ordinance Number 2021-64 of the County Commission of Osceola County, Florida (the "County"), adopted on September 20th, 2021 and effective on September 23rd, 2021;

WHEREAS, the District is located wholly within the boundaries of Osceola County, Florida;

WHEREAS, the sole developer within the District is Lennar Homes, LLC, a Florida limited liability company ("Lennar"), and the majority landholder within the District is Standard Pacific of Florida, LLC, a Florida limited liability company, and its affiliated entities ("SPF" and together with "Lennar" are collectively hereinafter referred to herein as the "Developer");

WHEREAS, that certain real property, containing 83.47 acres of land, as generally described and depicted in Exhibit "A" attached hereto (the "Expansion Property"), is situated adjacent to the existing District boundaries;

WHEREAS, SPF has requested, via written communication to the District, that the Expansion Property be included within the boundaries of the District;

WHEREAS, subject to the conditions contained herein, the District's Board of Supervisors finds it to be in the best interest of the District that its boundaries be expanded pursuant to Section 190.046, *Florida Statutes* (the "Statute") in order to include the Expansion Property;

WHEREAS, the District desires to authorize and direct the District Manager and District Counsel, *inter alia*, to prepare the necessary Petition to expand the boundaries of the District (the “Petition”) to the County in order to comply with the applicable provisions of Chapter 190, *Florida Statutes*, for the effective expansion of the boundaries of the District as contemplated herein; and

WHEREAS, the District's Board of Supervisors desires that the County adopt a non-emergency ordinance to provide for the expansion of the boundaries of the District in accordance with the Statute and as contemplated herein.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings, and determinations contained within the above Recitals of this Resolution are recognized as true and accurate, and are expressly incorporated into this Resolution.

SECTION 2. AUTHORIZATION FOR PETITION. Subject to the District’s receipt of a written acknowledgement or letter agreement from SPF and/or Lennar committing SPF and/or Lennar to pay for any and all reasonable fees and costs incurred by the District in association with the boundary expansion contemplated herein (regardless of whether it is successful), the District hereby authorizes the Petition be filed with the County pursuant to Section 190.046, *Florida Statutes*, to expand the boundaries of the District to include the Expansion Property.

SECTION 3. REQUEST FOR ACTION. The District hereby requests, and such request shall be repeated in the Petition, that the County adopt a non-emergency ordinance in accordance with Chapter 190, *Florida Statutes*, providing for the expansion of the boundaries of the District to include the Expansion Property.

SECTION 4. DIRECTION TO DISTRICT STAFF. The District Manager, District Counsel, District Engineer, and any other District staff deemed necessary, are hereby authorized and directed by the Board to: (i) prepare and file the Petition in a timely manner; (ii) work with all necessary parties to transmit this Resolution to the County along with the Petition to expand the boundaries of the District as contemplated herein; and (iii) take all appropriate actions and make all necessary filings to effectuate the expansion of the boundaries of the District consistent with the terms of this Resolution and applicable law.

SECTION 5. RATIFICATION OF PAST ACTIONS. The District hereby ratifies all past actions taken by the District Manager, District Counsel, District Engineer and any other District staff as reasonable or necessary to the preparation of this Resolution, the Petition, or any other associated documentation, including, but not limited to exhibits, memoranda, letters, emails and other communications.

SECTION 6. SEVERABILITY. Should any court of competent jurisdiction find or hold any one or more provisions of this Resolution to be invalid or unenforceable, then such

provision or provisions, as the case may be, shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 18th day of March, 2024.

**BOARD OF SUPERVISORS OF
THE BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

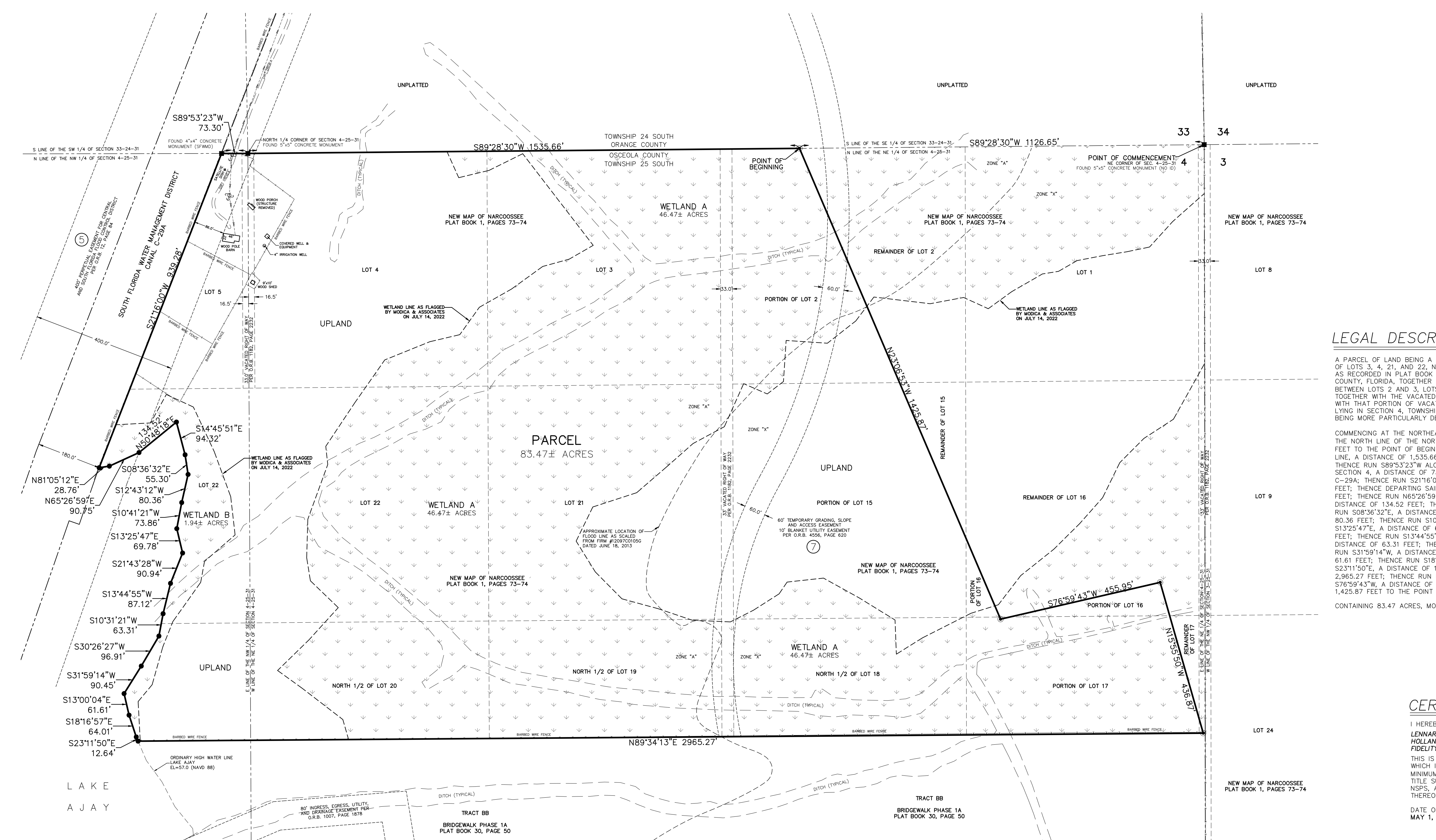
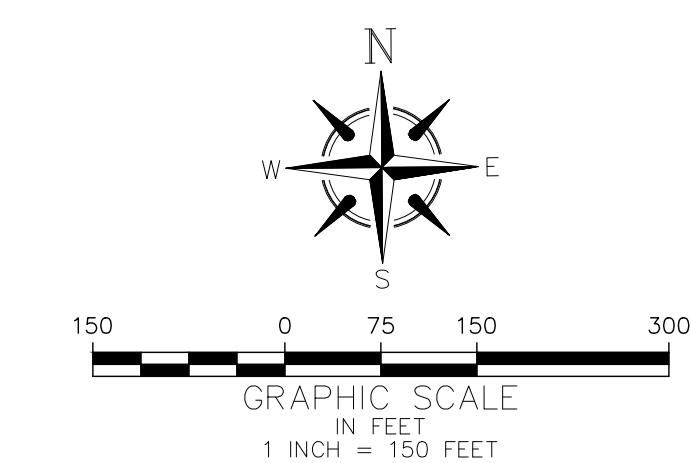
X _____
Secretary/Asst. Secretary

By: _____
Chairman/Vice-Chairman

EXHIBIT “A”

EXPANSION PROPERTY

[Please see attached.]



LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LOTS 2, 5, 15, 16, 17, 18, 19, AND 20, AND ALL OF LOTS 3, 4, 21, AND 22, 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 VACATED 33.00 FEET WIDE RIGHT OF WAY LYING BETWEEN LOTS 2 AND 3, LOTS 15 AND 21, AND THE NORTH 1/2 OF LOTS 18 AND 19, TOGETHER WITH THE VACATED 33.00 FEET WIDE RIGHT OF WAY ABUTTING LOT 4, TOGETHER WITH THAT PORTION OF VACATED 33.00 FEET WIDE RIGHT OF WAY ABUTTING LOT 17, ALL LYING IN SECTION 4, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, RUN S89°28'30"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 1,126.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°28'30"W ALONG SAID NORTH LINE, A DISTANCE OF 1,535.66 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 4; THENCE RUN S89°53'23"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 4, A DISTANCE OF 73.30 FEET TO A POINT ON THE EASTERLY LINE OF CANAL C-29A; THENCE RUN S21°16'00"W ALONG SAID EASTERLY LINE, A DISTANCE OF 939.28 FEET; THENCE DEPARTING SAID EASTERLY LINE RUN N81°05'12"E, A DISTANCE OF 28.76 FEET; THENCE RUN S13°45'51"E, A DISTANCE OF 94.32 FEET; THENCE RUN N50°48'18"E, A DISTANCE OF 134.52 FEET; THENCE RUN S14°45'51"E, A DISTANCE OF 94.32 FEET; THENCE RUN S08°36'32"E, A DISTANCE OF 55.30 FEET; THENCE RUN S12°43'12"W, A DISTANCE OF 80.36 FEET; THENCE RUN S10°41'21"W, A DISTANCE OF 73.86 FEET; THENCE RUN S13°25'47"E, A DISTANCE OF 69.78 FEET; THENCE RUN S21°43'28"W, A DISTANCE OF 90.94 FEET; THENCE RUN S13°44'55"W, A DISTANCE OF 87.12 FEET; THENCE RUN S10°31'21"W, A DISTANCE OF 63.31 FEET; THENCE RUN S30°26'27"W, A DISTANCE OF 96.91 FEET; THENCE RUN S31°59'14"W, A DISTANCE OF 90.45 FEET; THENCE RUN S13°00'04"E, A DISTANCE OF 61.61 FEET; THENCE RUN S18°16'57"E, A DISTANCE OF 64.01 FEET; THENCE RUN S23°11'50"E, A DISTANCE OF 12.64 FEET; THENCE RUN N89°34'13"E, A DISTANCE OF 2,965.27 FEET; THENCE RUN N15°55'50"W, A DISTANCE OF 436.87 FEET; THENCE RUN S76°59'43"W, A DISTANCE OF 455.95 FEET; THENCE RUN N23°06'53"W, A DISTANCE OF 1,425.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 83.47 ACRES, MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY TO:
LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
HOLLAND & KNIGHT, LLP
FIDELITY NATIONAL TITLE INSURANCE COMPANY
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, AND 19 OF TABLE A THEREOF.

DATE OF PLAT OR MAP:
 MAY 1, 2023

RICHARD D. BROWN, P.S.M.
 STATE OF FLORIDA
 REGISTRATION NO. 5700
 (NOT VALID WITHOUT EMBOSSED SEAL)

DATE

SCHEDULE B-II ITEMS:

- EASEMENT DEED IN FAVOR OF CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RECORDED AUGUST 8, 1957 IN OFFICIAL RECORDS BOOK 12, PAGE 84, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (APPLIES - AS SHOWN)
- INTENTIONALLY DELETED.
- UTILITY EASEMENT BY AND BETWEEN STANDARD PACIFIC OF FLORIDA, A FLORIDA GENERAL PARTNERSHIP AND DARYL M. CARTER AND PAMELA LEE WRAY, AS SUCCESSOR CO-TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE M.L. CARTER REALTY TRUST II; MAURY L. CARTER AND PAMELA LEE WRAY, AS TRUSTEES UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE M.L. CARTER REALTY TRUST III AND FIDGAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED JANUARY 13, 2014 IN OFFICIAL RECORDS BOOK 4556, PAGE 620, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (APPLIES - AS SHOWN)
- INTENTIONALLY DELETED.
- ORDINANCE NO. 2015-23 OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD RECORDED OCTOBER 28, 2015 IN OFFICIAL RECORDS BOOK 4863, PAGE 957, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (APPLIES - UNPLOTTABLE)
- RESTRICTIONS SET FORTH IN THAT CERTAIN SPECIAL WARRANTY DEED FROM SPRINGHEAD NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GRANTOR TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED _____, 2023 IN OFFICIAL RECORDS BOOK _____, PAGE _____, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (NOT PROVIDED)
- MEMORANDUM OF ADDITIONAL PURCHASE PRICE OBLIGATION BY AND BETWEEN SPRINGHEAD NORTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS SELLER, AND LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS BUYER, RECORDED _____, 2023 IN OFFICIAL RECORDS BOOK _____, PAGE _____, IN THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA. (NOT PROVIDED)
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.

SURVEYOR'S NOTES:

ELEVATIONS SHOWN HEREON ARE BASED ON N.A.V.D. 1988 DATUM. REFERENCE BENCHMARK IS Q 576, DESCRIBED AS A STAINLESS STEEL ROD W/CAP STAMPED "Q 576 2003", HAVING AN ELEVATION OF 61.19 AND BENCHMARK D 577, DESCRIBED AS CONCRETE MONUMENT W/DISK STAMPED "D 577 2003" HAVING AN ELEVATION OF 64.58. (NAVD 88)

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. (NAD 83, 2007 ADJUSTMENT) AS DETERMINED FROM GLOBAL POSITIONING SYSTEM (GPS).

UNLESS OTHERWISE NOTED, PLAT INFORMATION IS EQUAL TO FIELD MEASURED DATA.

NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE BEEN LOCATED EXCEPT AS NOTED HEREON.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12097C0105G DATED JUNE 18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE WITHIN A 100-YEAR FLOOD HAZARD ZONE. THE LAND IS IN ZONE "X" AND ZONE "A".

POINT ELEVATIONS WITH TWO DECIMAL PRECISION DENOTE PAVEMENT, CONCRETE AND TOP OF WATER SHOTS. ONE DECIMAL PRECISION DENOTES NATURAL GROUND OR A SOFT SHOT, ALL OTHERS ARE AS NOTED.

WETLANDS SHOWN HEREON WERE FLAGGED BY MODICA & ASSOCIATES ON JULY 14, 2022.

MATTERS OF RECORD SHOWN HEREON ARE BASED ON A COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10107208, DATED FEBRUARY 28, 2023 AT 5:00 PM, REVISION NUMBER 1.

SHEET 1: BOUNDARY (1" = 150')
 SHEETS 2-5: TOPOGRAPHIC DETAIL (1" = 60')

ABBREVIATIONS		LEGEND	
P.B. PLAT BOOK	(C) CALCULATED	ALL PROPERTY CORNERS AS NOTED	EL. ELEVATION
D.B. DEED BOOK	(P) PLAT	D.U. DRAINAGE AND UTILITY EASEMENT	P.T. POINT OF TANGENCY
BK. BOOK	(D) DESCRIBED	M. MORE OR LESS	P.C. POINT OF CURVE
P.C. PAGE	(M) MEASURED	P.C.P. PERMANENT CONTROL POINT	P.R.C. POINT OF REVERSE CURVE
SEC. SECTION	L.B. LICENSED BUSINESS	P.F. POINT OF INTERSECTION	P.I. POINT OF INTERSECTION
TWP. TOWNSHIP	C.B. CHORD BEARING	L.S. LICENSED SURVEYOR	N.&T. NAIL AND TAG
RGE. RANGE	CH. CHORD	B.W.F. BARBED WIRE FENCE	P.F. POINT OF FLOOR ELEVATION
COR. CORNER	R. RADIUS	H.W.F. HOOD WIRE FENCE	F.F. FINISH FLOOR ELEVATION
AC. ANGLE	L. LENGTH	D.L.F. DARK LINE FENCE	L.F.E. LOWEST FLOOR ELEVATION
SURVEYOR AND MAPPER	Δ. DELTA	W.W.F. WOOD WIRE FENCE	R/W. RIGHT OF WAY
C.S. CONCRETE BLOCK & STUCCO	Δ. DELTA	EP. EDGE OF PAVEMENT	FD. FLOOD
U.N. UNDERGROUND POWER LINE	Δ. DELTA	FRM. FRAME	ER. OFFICE RECORDS
CON. CONCRETE	Δ. DELTA	STY. STORY	P.M. PERMANENT REFERENCE MONUMENT
UR. UNDERGROUND POWER LINE	Δ. DELTA	CONC. CONCRETE	TX. TRANSFORMER
CON. CONCRETE	Δ. DELTA	CONC. CONCRETE	
UR. UNDERGROUND POWER LINE	Δ. DELTA	CONC. CONCRETE	
CON. CONCRETE	Δ. DELTA	CONC. CONCRETE	

ALTA/NSPS LAND TITLE SURVEY

LANDS IN SEC. 4-25-31

NAVD 1988 VERTICAL DATUM

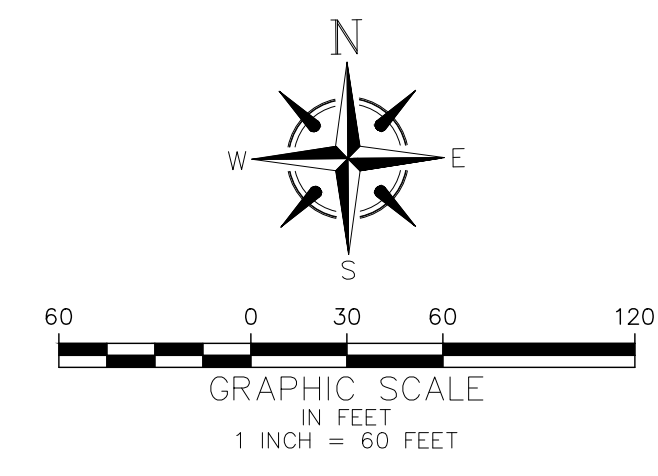
REVISIONS
 ADD'L TOPD 4/13/23, 6/14/23
 LEGAL 4/18/23, 5/1/23
 TITLE UPDATE 5/1/23

CAD FILE# 20-014 BRIDGEWALK NORTH ALTA.DWG
 DATE OF SURVEY 6/25/22 JOB #20-014 SCALE VARIES DRAWN BY: CRS CHECKED BY: RDB

SECT. 4 TWP. 25 S. RGE. 31 E.

JOHNSTON'S SURVEYING INC.
 800 Cross Prairie Parkway, Kissimmee, Florida 34744
 (407) 847-2179 • Fax (407) 847-6140

SHEET 1 OF 5



S LINE OF THE SW 1/4 OF SECTION 33-24-31
 N LINE OF THE NW 1/4 OF SECTION 4-25-31

FOUND 4"x4" CONCRETE MONUMENT (SFWMD)
 NORTH 1/4 CORNER OF SECTION 4-25-31 FOUND 5"x5" CONCRETE MONUMENT

S89°28'10"W 1535.66'

400' PERMANENT EASEMENT FOR CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT PER ORB. 12, PAGE 84

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 CANAL C-29A

NEW MAP OF NARCOOSSEE
 PLAT BOOK 1, PAGES 73-74

WETLAND LINE AS FLAGGED BY MODICA & ASSOCIATES ON JULY 14, 2022

33.0' VACATED RIGHT OF WAY PER ORB. 1182, PAGE 2232

Barbed wire fence boundary for Lot 22 with bearings and distances:
 N81°05'12"E 28.76'
 N65°26'59"E 90.75'
 S08°36'32"E 55.30'
 S12°43'12"W 80.36'
 S10°41'21"W 73.86'
 S14°45'51"E 94.32'
 N50°48'18"E 134.52'

LOT 22

LOT 22

LOT 21

LOT 4

LOT 3

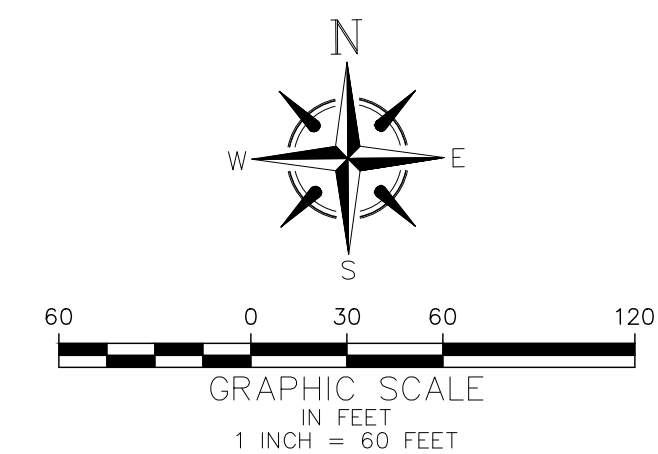
LOT 5

TOWNSHIP 24 SOUTH
 ORANGE COUNTY
 OSCEOLA COUNTY
 TOWNSHIP 25 SOUTH

UNPLATTED

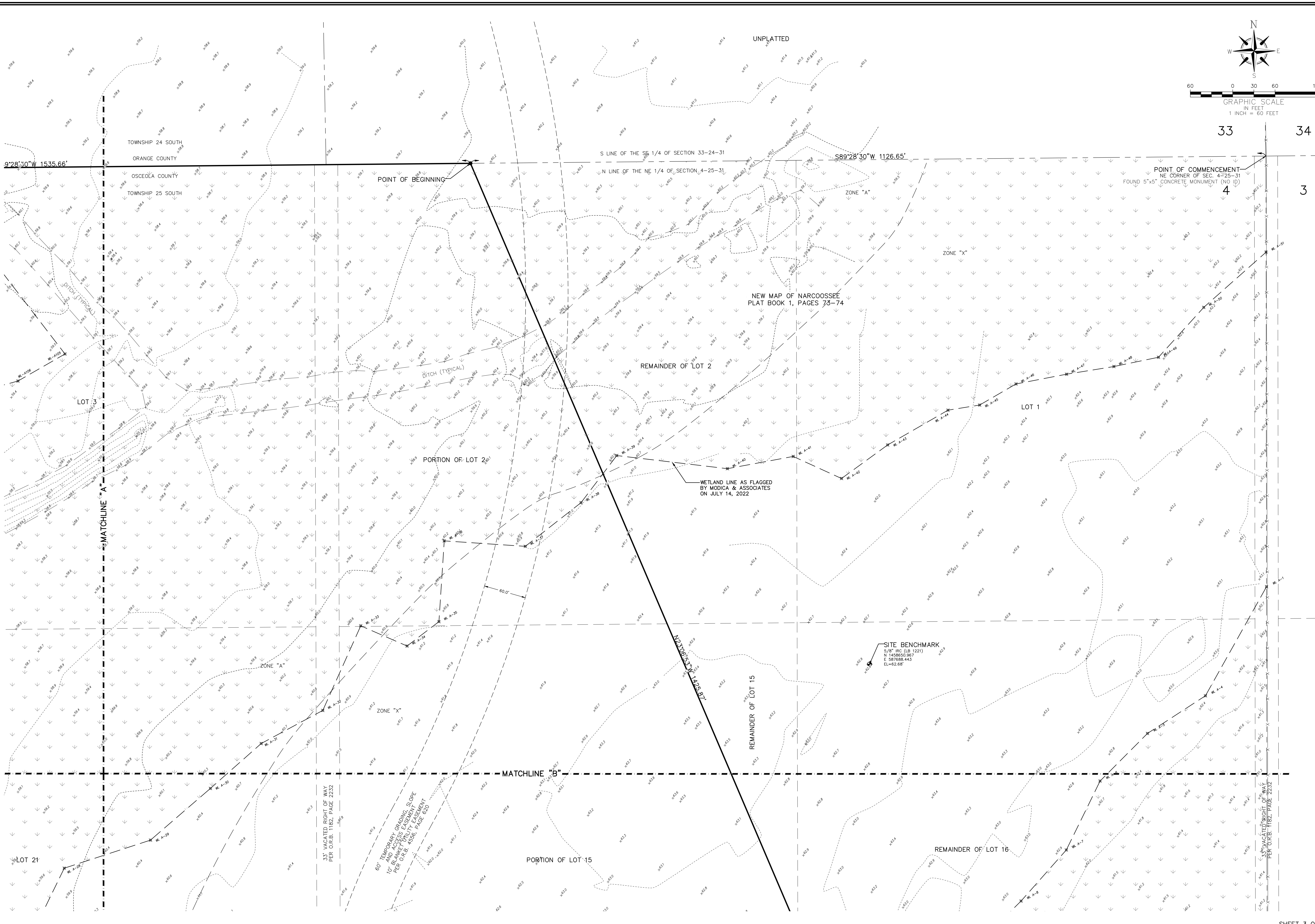
MATCHLINE "A"

MATCHLINE "D"



33 34

POINT OF COMMENCEMENT
NE CORNER OF SEC. 4-25-31
FOUND 5"x5" CONCRETE MONUMENT (NO ID)



9°28'30"W 1535.66'

TOWNSHIP 24 SOUTH
ORANGE COUNTY

OSCEOLA COUNTY
TOWNSHIP 25 SOUTH

S LINE OF THE SE 1/4 OF SECTION 33-24-31

S89°28'30"W 1126.65'

POINT OF BEGINNING

N LINE OF THE NE 1/4 OF SECTION 4-25-31

NEW MAP OF NARCOOSSEE
PLAT BOOK 1, PAGES 73-74

REMAINDER OF LOT 2

LOT 3

LOT 1

PORTION OF LOT 2

WETLAND LINE AS FLAGGED
BY MODICA & ASSOCIATES
ON JULY 14, 2022

MATCHLINE "A"

MATCHLINE "B"

SITE BENCHMARK
3/8" IRC (LG 1227)
N 145850.967
E 167688.443
EL=62.68

31' VACATED RIGHT OF WAY
PER O.R.B. TRAC. PAGE 2232

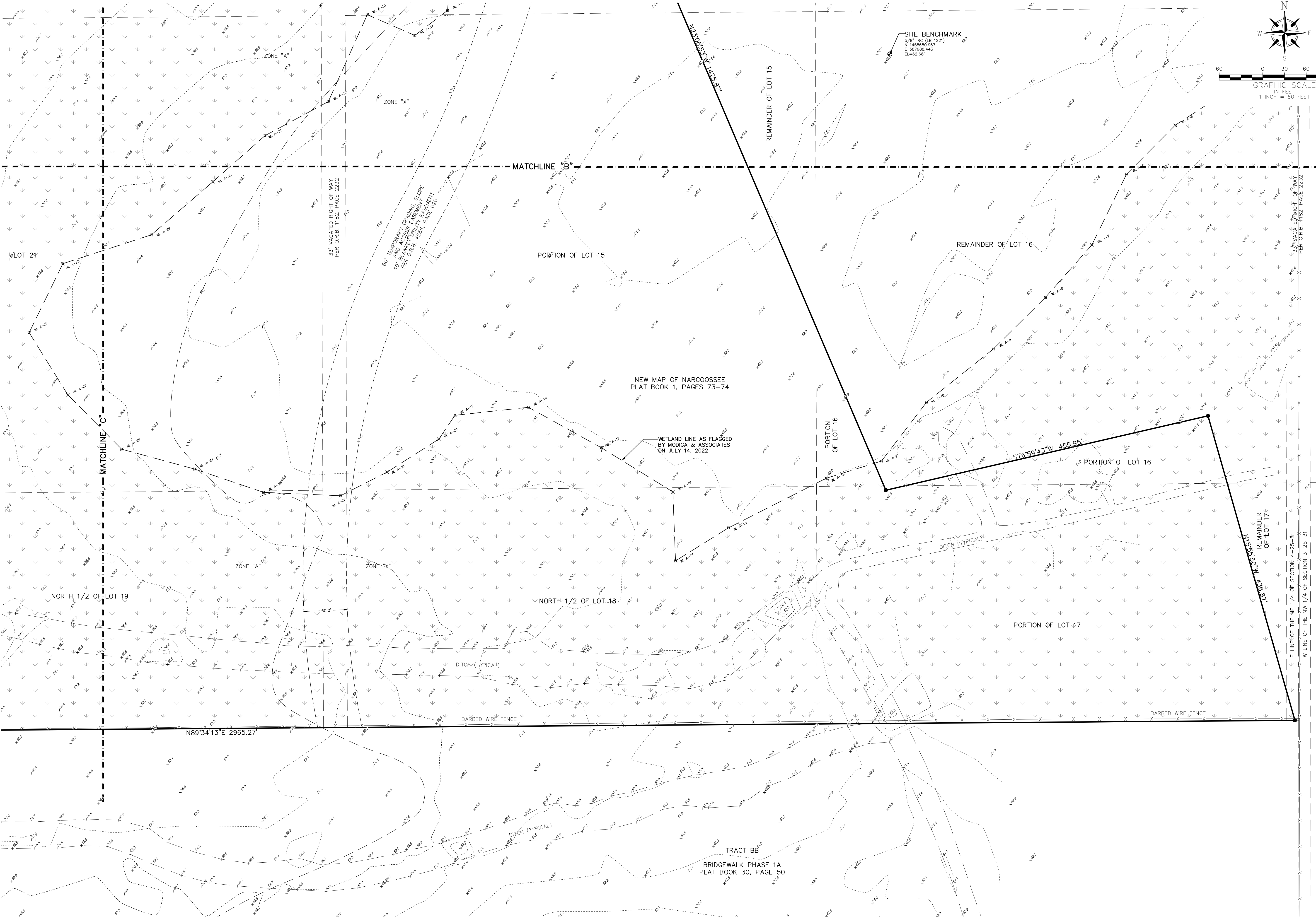
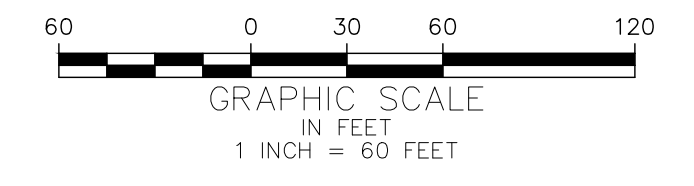
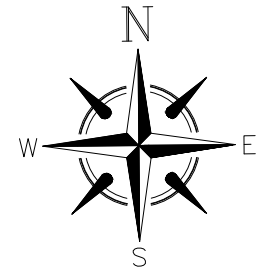
60' TEMPORARY GRADING SLOPE
1% BLIND ACCESS CROSSING SLOPE
PER O.R.B. TRAC. PAGE 620

PORTION OF LOT 15

REMAINDER OF LOT 15

REMAINDER OF LOT 16

RETRACTED FROM
PER O.R.B. TRAC. PAGE 2232



SITE BENCHMARK
5/8" IRC (LB 1221)
N 145850.907
E 587888.443
EL=62.68

MATCHLINE "B"

MATCHLINE "C"

NEW MAP OF NARCOOSSEE
PLAT BOOK 1, PAGES 73-74

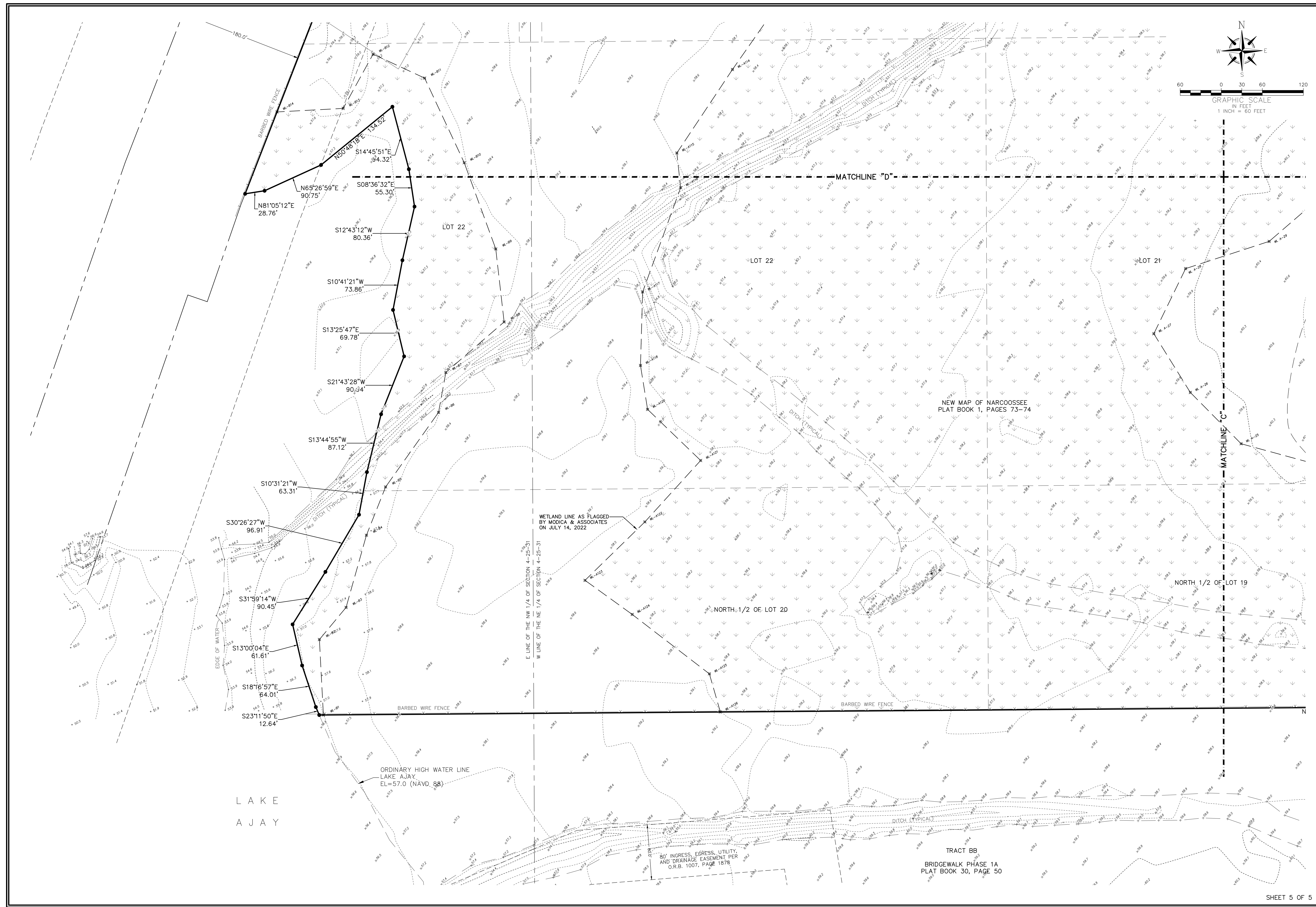
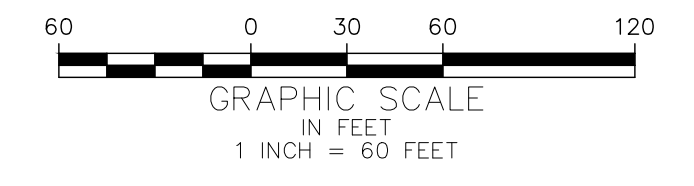
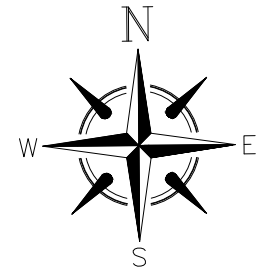
WETLAND LINE AS FLAGGED
BY MODICA & ASSOCIATES
ON JULY 14, 2022

PORTION OF LOT 17

TRACT BB
BRIDGEWALK PHASE 1A
PLAT BOOK 30, PAGE 50

E LINE OF THE NE 1/4 OF SECTION 4-25-31
W LINE OF THE NW 1/4 OF SECTION 3-25-31

N89°34'13"E 2965.27'



NEW MAP OF NARCOOSSEE
PLAT BOOK 1, PAGES 73-74

WETLAND LINE AS FLAGGED
BY MODICA & ASSOCIATES
ON JULY 14, 2022

E LINE OF THE NW 1/4 OF SECTION 4-25-31
W LINE OF THE NE 1/4 OF SECTION 4-25-31

TRACT BB
BRIDGEWALK PHASE 1A
PLAT BOOK 30, PAGE 50

LAKE
AJAY

SECTION V

SECTION A

**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: **7**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee:

Lennar Homes LLC
- (D) Amount Payable: **\$23,079.42 (or account balance not to exceed \$24,290.42)**
- (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):

Unfunded portion of infrastructure costs for Assessment Area 1.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

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

The undersigned hereby certifies that:

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

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

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

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

BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: _____

**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 (2022 Series)					
Phase 1A					
Bridgewalk CDD Cost Summary	Total Contract	CDD Costs	Costs identified in Engineer's Report	Phase 1A corrected CDD Costs	Requisition No.7 (2022)
Storm Water Management Facilities	\$ 3,487,969.62	\$ 2,572,157.54	\$ 2,546,174.64	\$ 2,190,675.46	
Potable Water Distribution Facilities	\$ 660,176.80	\$ 434,251.80	\$ 368,791.35	\$ 331,681.40	
Sanitary Sewer Collection & Conveyance Facilities	\$ 1,315,209.90	\$ 1,185,971.90	\$ 1,723,471.26	\$ 1,075,790.40	
Reclaimed Water Distribution Facilities	\$ 339,296.10	\$ 256,000.10	\$ 1,709,347.98	\$ 192,128.50	
Roadway & Alleyway Infrastructure	\$ 2,606,882.82	\$ 2,434,914.11	\$ 2,201,359.09	\$ 2,015,176.71	\$ 24,290.42
Landscape, Irrigation & Hardscape	\$ 470,402.65	\$ 470,402.65	\$ 553,571.43	\$ 470,402.65	
Underground Electrical System	\$ 404,362.24	\$ 327,509.68	\$ 372,000.00	\$ 257,832.18	
Professional and Inspection Fees	\$ 542,352.00	\$ 293,229.00	\$ 529,939.23	\$219,921.75	
TOTAL	\$ 9,826,652.13	\$ 7,974,436.78	\$ 10,004,654.98	\$ 6,753,609.05	\$ 24,290.42

Payment Attachment -

STUB CHECK NO. 1905616

1 of 1 DATE 02/01/22

8268280

Assured Excavating Inc

PGER OLHACH

INVOICE NUMBER	DATE	REMARK	GROSS	DEDUCTIONS	AMOUNT PAID
OLH-223051/51820267-000	01/23	3 Retainage	13,104.00		13,104.00
OLH-235355/51820267-000	03/10	1 Retainage	1,850.76		1,850.76
OLH-235357/51820267-000	03/10	2 Retainage	12,848.02		12,848.02
OLH-235358/51820267-000	03/10	3 Retainage	58,188.73		58,188.73
OLH-239385/51820704-000	03/31	2 Retainage	5,961.90		5,961.90
OLH-235903/51820704-000	03/31	3 Retainage	2,485.00		2,485.00
OLH-237527/51820267-000	03/25	1 Retainage	15,837.65		15,837.65
OLH-237528/51820267-000	03/30	2 Retainage	1,827.40		1,827.40
OLH-237530/51820267-000	03/30	3 Retainage	1,132.90		1,132.90
OLH-237531/51820267-000	03/30	4 Retainage	4,104.00		4,104.00
OLH-240770/51820267-000	04/05	1 Retainage	19,156.79		19,156.79
OLH-240771/51820267-000	04/05	2 Retainage	3,978.65		3,978.65
OLH-240772/51820267-000	04/05	3 Retainage	5,476.67		5,476.67
OLH-240773/51820704-000	04/05	1 Retainage	15,141.65		15,141.65
OLH-240774/51820704-000	04/05	2 Retainage	4,130.35		4,130.35
OLH-240775/51820704-000	04/05	3 Retainage	54.20		54.20
OLH-249143/51820267-000	05/12	1 Retainage	2,958.92		2,958.92
OLH-249144/51820267-000	05/12	2 Retainage	12,555.95		12,555.95
OLH-249145/51820267-000	05/12	3 Retainage	9,026.05		9,026.05
OLH-249146/51820267-000	05/12	4 Retainage	7,992.00		7,992.00
OLH-249151/51820704-000	05/12	1 Retainage	60,074.05		60,074.05
OLH-249152/51820704-000	05/12	2 Retainage	700.00		700.00
OLH-254835/51820267-000	06/07	2 Retainage	12,680.25		12,680.25
OLH-254840/51820267-000	06/07	3 Retainage	15,041.70		15,041.70
OLH-254841/51820267-000	06/07	4 Retainage	3,711.96		3,711.96
OLH-254842/51820704-000	06/07	1 Retainage	30,985.82		30,985.82
OLH-254843/51820704-000	06/07	2 Retainage	3,222.55		3,222.55
OLH-254844/51820704-000	06/07	3 Retainage	247.50		247.50
OLH-259333/51820704-000	06/28	1 Retainage	12,634.75		12,634.75
OLH-259334/51820704-000	06/28	2 Retainage	3,601.60		3,601.60
OLH-259335/51820704-000	06/28	3 Retainage	126.50		126.50
OLH-259337/51820267-000	06/28	2 Retainage	1,230.97		1,230.97
OLH-259338/51820267-000	06/28	3 Retainage	6,110.26		6,110.26
OLH-259339/51820267-000	06/28	4 Retainage	2.16		2.16
OLH-259336/51820267-000	06/28	1 Retainage	16,088.53		16,088.53
OLH-270802/51820704-000	08/16	1 Retainage	41,049.63		41,049.63
OLH-270805/51820704-000	08/16	2 Retainage	623.30		623.30
OLH-270807/51820704-000	08/16	3 Retainage	540.00		540.00
OLH-270810/51820267-000	08/16	1 Retainage	5,403.36		5,403.36
OLH-270812/51820267-000	08/16	2 Retainage	6,428.31		6,428.31
OLH-270813/51820267-000	08/16	3 Retainage	2,813.78		2,813.78
OLH-279826/51820267-000	09/24	1 Retainage	5,217.81		5,217.81
OLH-279829/51820704-000	09/24	1 Retainage	41,509.11		41,509.11
OLH-285467/51820267-000	10/18	1 Retainage	1,055.45		1,055.45
OLH-285469/51820267-001	10/18	1 Retainage	2,620.00		2,620.00
OLH-285472/51820704-000	10/18	1 Retainage	8,626.15		8,626.15
OLH-295243/51820267-000	11/30	3 Retainage	395.60		395.60
OLH-297321/51820704-001	01/04	1 Retainage	1,677.20		1,677.20
OLH-300044/51820704-000	01/04	1 Retainage	9,581.93		9,581.93
			488,457.42		488,457.42

EXHIBIT "F"
FINAL RELEASE OF CLAIMS

KNOWN ALL MEN BY THESE PRESENTS:

For value received, and in order to induce payment, the undersigned hereby releases all liens, claims, indebtedness, and rights to claim against any person, bond, and/or property for all labor, services and materials furnished by or under the undersigned for the benefit of the property described as:

Bridgewalk Asphalt/Reclaim (51820704)

The undersigned further swears, affirms, and represents that it has been paid in full, and that payment in full for all labor, materials, and services used in improvements of said property have been made, except for the following: (list any unpaid persons and amounts unpaid - if blank, then none) N/A

The undersigned further agrees that it will not perform any further work on the project, through itself or through persons working under the undersigned, save and except corrective and warranty work for which payment has been made, and will indemnify Lennar Homes LLC and/or Lennar Land Partners for any sums claimed to be due or owing on this project by the undersigned, or any persons working under the undersigned. The undersigned will cause to be released or bonded any liens filed hereafter, including any lien filed by the undersigned, and will indemnify Lennar Homes, LLC, and Lennar Land Partners from any such liens.

The undersigned makes this sworn statement based on personal knowledge, and with the understanding that Lennar Homes LLC, and Lennar Land Partners are relying on this representation in order to make final payment for this project.

Signed, sealed, and delivered this 3 day of February, 2022.

Assured Excavating Inc
Company Name

Brett Evans
Signature

Brett Evans
Print Name

President
Title

STATE OF Florida)
COUNTY OF Orange)

Sworn to and subscribed before me this 3 day of February, 2022 by Brett Evans, as President of Assured Excavating Inc, on behalf of the company, who is personally known to me or who produced _____ as identification, and did take an oath.

Sara E. Evans
Notary Signature

Sara E Evans
Printed Name



EXHIBIT "G"
CONTRACTOR'S FINAL AFFIDAVIT

STATE OF FLORIDA)
SS:
COUNTY OF Orange)

Before me, the undersigned authority, personally appeared Brett Evans, who, after first being duly sworn, deposes and says of his or her personal knowledge the following:

- 1. He is the President of Assured Excavating Inc which does business in the State of Florida ("Contractor").
- 2. Contractor, pursuant to a contract dated November 24, 2020, with Lennar Homes LLC ("Owner"), has furnished or caused to be furnished, labor, materials, and services for the construction of certain improvements as more particularly set forth in said contract.
- 3. This affidavit is executed by the Contractor in accordance with Section 713.06(3) (d) of the Florida Statutes for the purpose of obtaining final payment from the Owner in the amount of \$ 241,295.99.
- 4. All work to be performed under the contract has been fully completed, and all lienors under the direct contract have been paid in full, except the following listed lienors:

NAME OF LIENOR	AMOUNT DUE
N/A	

Signed, sealed, and delivered this 3 day of February, 2022.

Assured Excavating Inc
Company Name

Brett Evans
Signature

Brett Evans
Print Name

President
Title

STATE OF Florida)
COUNTY OF Orange)

Sworn to and subscribed before me this 3 day of February 2022 by Brett Evans, as President of Assured Excavating Inc, on behalf of the company, who is personally known to me or who produced _____ as identification, and did take an oath.

Sara E. Evans
Notary Signature

Sara E. Evans
Printed Name



APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT 702

TO: OWNER **Lennar Homes LLC**
6750 Forum Drive Suite 310
Orlando Florida 32821

PROJECT: PROJECT **Bridgewalk Asphalt / Reclaim**
 PROJECT PROJECT # **51820704**

APPLICATION NO: **13**
 APPLICATION DATE: **12/25/2021**
 PERIOD TO: **12/25/2021**

FROM: **Assured Excavating, Inc**

DocuSigned by:
Drew Vagnini
 D63412CCC6EC42C...

VIA ENGINEER:

1/25/2022

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY		
	ADDITIONS	DEDUCTIONS
Change Orders Approved		
Previous months by owner	(16,772.00)	
TOTAL	(16,772.00)	-
Approved this month		
	\$ -	\$ -
	\$ -	\$ -
	\$ -	\$ -
TOTALS	\$ -	\$ -
NET CHANGE BY CHANGE ORDERS		-\$16,772.00

1. ORIGINAL CONTRACT SUM	\$ 2,429,731.92
2. Net Change by Change Orders	-16,772.00
3. CONTRACT SUM TO DATE	\$ 2,412,959.92
4. TOTAL COMPLETED AND STORED TO DATE	\$ 2,412,959.92
5. RETAINAGE:	

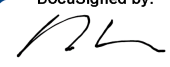
10% of Completed & Stored Work \$ -

TOTAL RETAINAGE \$ -

6. TOTAL EARNED LESS RETAINAGE *DocuSigned by: Mark McDonald* \$ 2,412,959.92
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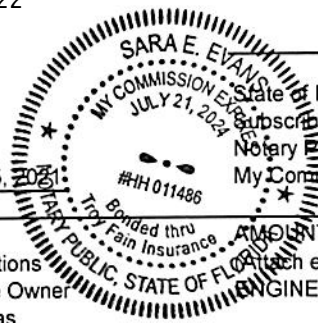
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 2,171,663.93
8. CURRENT PAYMENT DUE	\$ 241,295.99
9. BALANCE TO FINISH, PLUS RETAINAGE	\$ -

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in compliance with the Contract Documents, that all amounts have been paid by the Contractor for the Work for which previous Certificates for Payment were issued and payments received from the Owner, and the current payment shown herein is now due.

DocuSigned by:

 7C875459997340E...
 1/27/2022

CONTRACTOR:

By:  Date: December 25, 2021




State of Florida County of Seminole
 Subscribed and sworn before me this day of December 25, 2021
 Notary Public
 My Commission Expires *Sara E. Evans*

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising the above application, the Engineer certifies to the Owner to the best of the Engineer's knowledge, information and belief, the work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 241,295.99
 (Each explanation if amount certified differs from the amount applied for)
 ENGINEER:

By:  Date: 01/19/2022

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment is without prejudice to any rights of the Owner or Contractor under this Contract.

No.	Description	CONTRACT AMOUNT		PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		RETENTION	NET DUE	REMAINING ON CONTRACT	
		Amount	Cost Code	Amount	Amount	Amount	Amount	Amount	Amount				
Application For Payment Summary													
	Asphalt	\$ 2,015,176.71	3279	\$ 2,015,176.71		\$ -		\$ 2,015,176.71					0.00
	Reclaim	\$ 242,586.50	3735	\$ 242,586.50		\$ -		\$ 242,586.50					0.00
	Off Tract	\$ 171,968.71	3750	\$ 171,968.71		\$ -		\$ 171,968.71					0.00
	Change Order #1	\$ (16,772.00)	3279	\$ (16,772.00)		\$ -		\$ (16,772.00)					0.00
TOTAL		\$ 2,412,959.92		2,412,959.92		0.00		2,412,959.92		0.00	0.00		0.00

VENDOR: 8268280	CONTRACT # 51820704	Field Approval	Checked By	Office Approval	Entered By	Deduction of 10% Retention	\$ -
Assured Excavating, Inc	INV.# APPL.# 13					Total Due To-Date	\$ 2,412,959.92
INV.DATE: 12-25-21						Previous Application	\$ 2,171,663.93
Date:	Date:	Date:	Date:			Balance Due This Application	\$ 241,295.99
DESCRIPTION: Bridgwalk Asphalt- Reclaim							
ACCT# 6531603 ACCT. DATE:							

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT		
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount	
	Asphalt													
3279.	Maintenance of Traffic Services	1	LS	\$2,500.00	\$ 2,500.00	1.00	2,500.00			0.00	1.00	2,500.00	0.00	0.00
3279.	1.5" Asphalt, Type SP-9.5 (1 LIFT)	18434	SY	\$9.00	\$ 165,906.00	18,434.00	165,906.00			0.00	18,434.00	165,906.00	0.00	0.00
3279.	6" Crushed Concrete (LBR 150)	18434	SY	\$12.15	\$ 223,973.10	18,434.00	223,973.10			0.00	18,434.00	223,973.10	0.00	0.00
3279.	8" Stabilized Subgrade (LBR 40)	21909	SY	\$4.64	\$ 101,657.76	21,909.00	101,657.76			0.00	21,909.00	101,657.76	0.00	0.00
3279.	2.5" Asphalt, Type SP-12.5 (1 LIFT)	12,950	SY	\$15.35	\$ 198,782.50	12,950.00	198,782.50			0.00	12,950.00	198,782.50	0.00	0.00
3279.	8" Limerock Base (LBR 150)	12,950	SY	\$15.05	\$ 194,897.50	12,950.00	194,897.50			0.00	12,950.00	194,897.50	0.00	0.00
3279.	12" Stabilized Subgrade (LBR 40)	16,425	SY	\$4.75	\$ 78,018.75	16,425.00	78,018.75			0.00	16,425.00	78,018.75	0.00	0.00
3279.	Type "F" Curb and Gutter*	6,475	LF	\$15.25	\$ 98,743.75	6,475.00	98,743.75			0.00	6,475.00	98,743.75	0.00	0.00
3279.	Type "A" Curb *	7,037	LF	\$14.50	\$ 102,036.50	7,037.00	102,036.50			0.00	7,037.00	102,036.50	0.00	0.00
3279.	Type "D" Curb*	3,890	LF	\$13.25	\$ 51,542.50	3,890.00	51,542.50			0.00	3,890.00	51,542.50	0.00	0.00
3279.	Ribbon Curb*	3,735	LF	\$16.25	\$ 60,693.75	3,735.00	60,693.75			0.00	3,735.00	60,693.75	0.00	0.00
3279.	Miami Curb*	7,425	LF	\$14.00	\$ 103,950.00	7,425.00	103,950.00			0.00	7,425.00	103,950.00	0.00	0.00
3279.	Backfill and Grade behind Curb	13,573	LF	\$0.20	\$ 2,714.60	13,573.00	2,714.60			0.00	13,573.00	2,714.60	0.00	0.00
3279.	4" Class Concrete Sidewalk (Unreinforced)*	22,342	SF	\$4.90	\$ 109,475.80	22,342.00	109,475.80			0.00	22,342.00	109,475.80	0.00	0.00
3279.	6" Sidewalk (Reinforced) At lift Station*	540	SF	\$6.00	\$ 3,240.00	540.00	3,240.00			0.00	540.00	3,240.00	0.00	0.00
3279.	4" Sidewalk (8' Wide Trail)*	48,951	SF	\$7.20	\$ 352,447.20	48,951.00	352,447.20			0.00	48,951.00	352,447.20	0.00	0.00
3279.	Handicap Ramps with Truncated Domes	12	EA	\$1,200.00	\$ 14,400.00	12.00	14,400.00			0.00	12.00	14,400.00	0.00	0.00
3279.	Type "Drop" Curb	3,890	LF	\$13.75	\$ 53,487.50	3,890.00	53,487.50			0.00	3,890.00	53,487.50	0.00	0.00
3279.	3' Valley Gutter	550	LF	\$17.75	\$ 9,762.50	550.00	9,762.50			0.00	550.00	9,762.50	0.00	0.00
3279.	6" Concrete Bullnose	545	SF	\$6.00	\$ 3,270.00	545.00	3,270.00			0.00	545.00	3,270.00	0.00	0.00
3279.	8' concrete HC ramps	10	EA	\$1,950.00	\$ 19,500.00	10.00	19,500.00			0.00	10.00	19,500.00	0.00	0.00
3279.	4" Sidewalk (6' trail)	1,700	SF	\$4.90	\$ 8,330.00	1,700.00	8,330.00			0.00	1,700.00	8,330.00	0.00	0.00
3279.	4" 2' clay horse trail	700	SY	\$12.50	\$ 8,750.00	700.00	8,750.00			0.00	700.00	8,750.00	0.00	0.00
3279.	6" Class 1, Rreinforced Concrete (Drive Apron)	3,046	SY	\$7.00	\$ 21,322.00	3,046.00	21,322.00			0.00	3,046.00	21,322.00	0.00	0.00
3279.	Striping & signage	1	LS	\$25,775.00	\$ 25,775.00	1.00	25,775.00			0.00	1.00	25,775.00	0.00	0.00
	Total Asphalt				\$ 2,015,176.71		2,015,176.71			0.00		2,015,176.71		0.00
	Reclaim Water													
3735.	6" PVC Reuse Water Main	3,860	LF	\$12.60	\$ 48,636.00	3,860.00	48,636.00			0.00	3,860.00	48,636.00	0.00	0.00
3735.	8" PVC Reuse Water Main	4,150	LF	\$17.15	\$ 71,172.50	4,150.00	71,172.50			0.00	4,150.00	71,172.50	0.00	0.00
3735.	Miscellaneous Fittings	1	LS	\$12,850.00	\$ 12,850.00	1.00	12,850.00			0.00	1.00	12,850.00	0.00	0.00
3735.	6" Gate Valves	20	EA	\$1,001.00	\$ 20,020.00	20.00	20,020.00			0.00	20.00	20,020.00	0.00	0.00
3735.	8" Gate Valves	11	EA	\$1,410.00	\$ 15,510.00	11.00	15,510.00			0.00	11.00	15,510.00	0.00	0.00
3735.	Temporary Blow-Off Assembly	4	EA	\$760.00	\$ 3,040.00	4.00	3,040.00			0.00	4.00	3,040.00	0.00	0.00
3735.	Single Service Assembly	17	EA	\$549.00	\$ 9,333.00	17.00	9,333.00			0.00	17.00	9,333.00	0.00	0.00
3735.	Double Service Assembly	47	EA	\$875.00	\$ 41,125.00	47.00	41,125.00			0.00	47.00	41,125.00	0.00	0.00
3735.	2" irrigation service	4	EA	\$1,220.00	\$ 4,880.00	4.00	4,880.00			0.00	4.00	4,880.00	0.00	0.00
3735.	Reuse Testing	8,010	LF	\$2.00	\$ 16,020.00	8,010.00	16,020.00			0.00	8,010.00	16,020.00	0.00	0.00
	Total Reclaim Water				\$ 242,586.50		242,586.50			0.00		242,586.50		0.00
	Offtract													
3750.	Silt fence - Offsite	1,150	LF	\$1.10	\$ 1,265.00	1,150.00	1,265.00			0.00	1,150.00	1,265.00	0.00	0.00
3750.	Remove Headwall - offsite	1	EA	\$500.00	\$ 500.00	1.00	500.00			0.00	1.00	500.00	0.00	0.00
3750.	Connect to pipe - offsite	2	EA	\$650.00	\$ 1,300.00	2.00	1,300.00			0.00	2.00	1,300.00	0.00	0.00
3750.	15" HDPE pipe - offsite	20	LF	\$27.10	\$ 542.00	20.00	542.00			0.00	20.00	542.00	0.00	0.00
3750.	14" x 23" ERCP pipe - offsite	936	LF	\$40.86	\$ 38,244.96	936.00	38,244.96			0.00	936.00	38,244.96	0.00	0.00
3750.	Type "C" inlet - offsite	3	EA	\$2,665.00	\$ 7,995.00	3.00	7,995.00			0.00	3.00	7,995.00	0.00	0.00

No.	Description	CONTRACT AMOUNT				PREVIOUSLY COMPLETED		COMPLETED THIS INVOICE		COMPLETED TO DATE		REMAINING ON CONTRACT	
		Qty	Unit	Price	Amount	Qty	Amount	Qty	Amount	Qty	Amount	Qty	Amount
3750.	Type "H" inlet - offsite	1	EA	\$5,490.00	\$ 5,490.00	1.00	5,490.00		0.00	1.00	5,490.00	0.00	0.00
3750.	14" x 23" ERCP MES - offsite	1	EA	\$1,150.00	\$ 1,150.00	1.00	1,150.00		0.00	1.00	1,150.00	0.00	0.00
3750.	Storm fittings - offsite	1	LS	\$1,500.00	\$ 1,500.00	1.00	1,500.00		0.00	1.00	1,500.00	0.00	0.00
3750.	Storm test - offsite	936	LF	\$8.00	\$ 7,488.00	936.00	7,488.00		0.00	936.00	7,488.00	0.00	0.00
3750.	Driveway Aprons - offsite	4	EA	\$3,650.00	\$ 14,600.00	4.00	14,600.00		0.00	4.00	14,600.00	0.00	0.00
3750.	Grade Pavement - offsite	1,050	SY	\$1.75	\$ 1,837.50	1,050.00	1,837.50		0.00	1,050.00	1,837.50	0.00	0.00
3750.	Mill asphalt - offsite	2100	SY	\$5.65	\$ 11,865.00	2,100.00	11,865.00		0.00	2,100.00	11,865.00	0.00	0.00
3750.	12" stabilized sub-base - offsite	1050	SY	\$4.75	\$ 4,987.50	1,050.00	4,987.50		0.00	1,050.00	4,987.50	0.00	0.00
3750.	6" limerock base - offsite	1050	SY	\$15.00	\$ 15,750.00	1,050.00	15,750.00		0.00	1,050.00	15,750.00	0.00	0.00
3750.	1 1/2" SP-9.5 asphalt - offsite	1050	SY	\$9.50	\$ 9,975.00	1,050.00	9,975.00		0.00	1,050.00	9,975.00	0.00	0.00
3750.	3/4" Asphalt overlay - offsite	2100	SY	\$8.50	\$ 17,850.00	2,100.00	17,850.00		0.00	2,100.00	17,850.00	0.00	0.00
3750.	Grade ROW - offsite	3175	SY	\$1.75	\$ 5,556.25	3,175.00	5,556.25		0.00	3,175.00	5,556.25	0.00	0.00
3750.	SOD ROW - offsite	3175	SY	\$2.70	\$ 8,572.50	3,175.00	8,572.50		0.00	3,175.00	8,572.50	0.00	0.00
3750.	MOT - offsite	1	LS	\$6,500.00	\$ 6,500.00	1.00	6,500.00		0.00	1.00	6,500.00	0.00	0.00
3750.	Stripins & signage - offsite	1	LS	\$9,000.00	\$ 9,000.00	1.00	9,000.00		0.00	1.00	9,000.00	0.00	0.00
	Total Offtract				\$ 171,968.71		171,968.71		0.00		171,968.71		0.00
	Change Order #1												
3279.	Change Order	1	LS	(\$16,772.00)	\$ (16,772.00)	1.00	-16,772.00		0.00	1.00	-16,772.00	0.00	0.00
	Total Change Order #1				\$ (16,772.00)		-16,772.00		0.00		-16,772.00		0.00
TOTAL					2,412,959.92		2,412,959.92		0.00		2,412,959.92		0.00

Contractor : 8268280 sara@assuredexcavatinginc.com
Assured Excavating Inc (LNP)
Contract : 51820704 OL 65316 Bridgewalk Asphalt-Reclaimwate
Project No : 6531603 Bridgewalk 60s

Payment Request No : _____
Period From : 12/25/2021
Period To : _____

Change No./ Job Number	Cost Code	Cost Type	Description of Work	Scheduled Value	Previous Earned	Total Earned	Billing Amount	Retainage Amount
Invoice # 51820704-13								
Original								
6531603	3279	1300	Generic Asphalt Paving	2015176.71	1998404.71	_____	_____	_____
6531603	3735	1300	Reclaimed Water Const.	242586.50	242586.50	_____	_____	_____
6531603	3750	1300	Offtract	171968.71	171968.51	_____	_____	_____
Total Original Subcontract				2429731.92	2412959.72	_____	_____	_____
Retainage					241295.99	_____	_____	_____
Net Subcontract				2429731.92	2171663.73	_____	_____	_____
Change 001 deduct 6" class 1 reinforce co								
6531603	3279	1300	Generic Asphalt Paving	16772.00-	16772.00-	_____	_____	_____
Total of Approved Changes				16772.00-	16772.00-	_____	_____	_____
Retainage					1677.20-	_____	_____	_____
Net Approved Changes				16772.00-	15094.80-	_____	_____	_____
Total Revised Subcontract				2412959.92	2396187.72	_____	_____	_____
Retainage					239618.79	_____	_____	241,295.99
Net Revised Subcontract				2412959.92	2156568.93	_____	_____	_____

CERTIFICATE OF THE SUBCONTRACTOR:

PROJECT MANAGEMENT APPROVAL: _____

LENNAR CORPORATION DATE
DIVISION PRESIDENT

SUBCONTRACTOR DATE

TITLE

LENNAR CORPORATION DATE
V.P. OPERATIONS

LENNAR CORPORATION DATE
PURCHASING MANAGER

LENNAR CORPORATION DATE
VP LAND ACQUISITION

SECTION B

**BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2023
(ASSESSMENT AREA TWO 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 Second Supplemental Trust Indenture dated as of November 1, 2023 (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: **\$1,712,131.73**
- (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 Phase 1B.
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:
Series 2023 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 2023 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Two Project; and
4. each disbursement represents a cost of Assessment Area Two 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: _____

**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 Two 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 (2022 Series)									Assessment Area 2 (2023 Series)
Bridgewalk CDD Cost Summary	Phase 1A					Phase 2A & 2B			Requisition No.2 (2023) Phase 1B
	Total Contract	CDD Costs	Costs identified in Engineer's Report	Phase 1A corrected CDD Costs	Corrected Requisition No.2 (2022)	Requisition No.7 (2022)	Total Contract	CDD Costs	
Storm Water Management Facilities	\$ 3,487,969.62	\$ 2,572,157.54	\$ 2,546,174.64	\$ 2,190,675.46	\$ 2,190,675.46		\$ 764,967.70	\$ 564,697.45	\$ 381,482.08
Potable Water Distribution Facilities	\$ 660,176.80	\$ 434,251.80	\$ 368,791.35	\$ 331,681.40	\$ 331,681.40		\$ 159,970.00	\$ 143,305.00	\$ 102,570.40
Sanitary Sewer Collection & Conveyance Facilities	\$ 1,315,209.90	\$ 1,185,971.90	\$ 1,723,471.26	\$ 1,075,790.40	\$ 306,200.90		\$ 736,406.80	\$ 712,616.80	\$ 110,181.50
Reclaimed Water Distribution Facilities	\$ 339,296.10	\$ 256,000.10	\$ 1,709,347.98	\$ 192,128.50	\$ 192,128.50		\$ 103,559.00	\$ 83,749.00	\$ 63,871.60
Roadway & Alleyway Infrastructure	\$ 2,606,882.82	\$ 2,434,914.11	\$ 2,201,359.09	\$ 2,015,176.71	\$ 566,662.23	\$ 22,128.70	\$ 329,884.15	\$ 329,884.15	\$ 419,737.40
Landscape, Irrigation & Hardscape	\$ 470,402.65	\$ 470,402.65	\$ 553,571.43	\$ 470,402.65	\$ 470,402.65		\$ -	\$ -	\$ -
Underground Electrical System	\$ 404,362.24	\$ 327,509.68	\$ 372,000.00	\$ 257,832.18			\$ -	\$ -	\$ 69,677.50
Professional and Inspection Fees	\$ 542,352.00	\$ 293,229.00	\$ 529,939.23	\$ 219,921.75	\$ 7,420.86		\$ -	\$ -	\$ 564,611.25
TOTAL	\$ 9,826,652.13	\$ 7,974,436.78	\$ 10,004,654.98	\$ 6,753,609.05	\$ 4,065,172.00	\$ 22,128.70	\$ 2,094,787.65	\$ 1,834,252.40	\$ 1,712,131.73

SECTION VI

RESOLUTION 2024-06

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

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

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

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

WHEREAS, Standard Pacific of Florida, LLC, a Florida limited liability company (hereinafter “SPF”), has requested the transfer and acceptance of real property and infrastructure improvements, as more particularly described in the Special Warranty Deed, Bills of Sale Absolute and Agreement, Agreement Regarding Taxes, Owner’s Affidavit and Certificate of District Engineer, attached hereto as Exhibit “A” (the “Conveyance Documents”), and the transfer of certain infrastructure improvements from the District to Tohopekaliga Water Authority (“TWA”), Osceola County, Florida (the “County”) and Orlando Utility Commission (“OUC”), as applicable;

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

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

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

2. Approval of Acquisition and Transfer of the Real Property and Improvements. The Board hereby approves the transfer and acceptance of the real property and improvements described in Exhibit "A," from SPF to the District and from the District to TWA, the County and OUC, as applicable, and approves and accepts the documents evidencing such conveyances in Exhibit "A."

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

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

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

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

[Continues on the Following Pages]

PASSED in public meeting of the Board of Supervisors of the Bridgewalk Community Development District, this 18th day of March, 2024.

**BRIDGEWALK COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Print: _____
Secretary/Asst. Secretary

By: _____
Name: _____
Title: _____

EXHIBIT "A"

CONVEYANCE DOCUMENTS

1. Special Warranty Deed
2. Bill of Sale Absolute and Agreement to the District
3. Owner's Affidavit
4. Agreement Regarding Taxes
5. Certificate of District Engineer

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

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of this _____ day of March, 2024 by **STANDARD PACIFIC OF FLORIDA, LLC**, a Florida limited liability company (the “Grantor”), whose principal address is 5505 Blue Lagoon Drive, Miami, Florida 33126, to **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (the “Grantee”), whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

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

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

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

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

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

AND the Grantor does hereby covenant with Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2024 and subsequent years, and that the Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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

[SIGNATURES ON FOLLOWING PAGE]

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

Signed, sealed and delivered in our presence:

“GRANTOR”

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

(Signature)

(Print Name)
Address: 6675 Westwood Blvd., 5th Floor
Orlando, Florida 32821

By: _____

Print: Mark McDonald

Title: Vice President

Address: 6675 Westwood Blvd., 5th Floor
Orlando, Florida 32821

(Signature)

(Print Name)
Address: 6675 Westwood Blvd., 5th Floor
Orlando, Florida 32821

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by Mark McDonald, as Vice President of **STANDARD PACIFIC OF FLORIDA, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

(SEAL)

Notary Public; State of Florida
Print Name: _____
Comm. Exp.: _____; Comm. No.: _____

EXHIBIT "A"

Description of the Property

Tract EE, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract M, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract N, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract O, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract P, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract L, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tracts Howley Alley 1, Howley Alley 2, Howley Alley 3 and Avocet Alley, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract U, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract G, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract E, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tracts AA, B, C, D, F, I, J, K, V, Y, Z, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

BILL OF SALE ABSOLUTE AND AGREEMENT
Bridgewalk Community Development District
(Bridgewalk Phase 1A Plat and Phase 1B 2A and 2B Plat)

THIS BILL OF SALE ABSOLUTE AND AGREEMENT (“Agreement”) is made as of this _____ day of March, 2024, by and between **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT** (hereinafter referred to as the “District”), a Florida community development district created pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801, and **STANDARD PACIFIC OF FLORIDA, LLC**, a Florida limited liability company (hereinafter referred to as “Developer”) whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126, and

RECITALS

WHEREAS, Developer owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

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

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

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

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

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

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

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

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

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

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

[/SIGNATURES APPEAR ON THE FOLLOWING PAGES/]

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

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

By: _____

Print: Mark McDonald

Title: Vice President

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by Mark McDonald as Vice President of **STANDARD PACIFIC OF FLORIDA, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person is [] personally known to me or [] has produced _____ as identification.

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

COUNTERPART SIGNATURE PAGE TO BILL OF SALE
Bridgewalk Community Development District
(Bridgewalk Phase 1A Plat and Phase 1B 2A and 2B Plat)

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

ATTEST:

By: _____
Secretary/Asst. Secretary

By: _____

Print: Adam Morgan

Title: Chairman

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by Adam Morgan, as Chairman of the Board of Supervisors of the **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, on its behalf. Said person is [] personally known to me or [] has produced _____ as identification.

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

EXHIBIT "A"

LOCATION OF IMPROVEMENTS

The Improvements are located on the following real property tracts:

Tract EE, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract M, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract N, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract O, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract P, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract L, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tracts Howley Alley 1, Howley Alley 2, Howley Alley 3 and Avocet Alley, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract U, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract G, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract E, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tracts AA, B, C, D, F, I, J, K, V, Y, Z, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Description of Improvements:

-Storm Water Management Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50, of the Public Records of Osceola County, Florida.

-Potable Water Distribution Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Sanitary Sewer Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Reclaimed Water Distribution Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Roadway improvements located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

OWNER'S AFFIDAVIT

Bridgewalk Community Development District – Lift Station
(Bridgewalk Phase 1A Plat and Phase 1B 2A and 2B Plat)

STATE OF FLORIDA COUNTY OF ORANGE

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

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

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the following plats: (1) Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50, of the Official Records of Osceola County, Florida; and (2) Bridgewalk Phase 1B 2A and 2B plat, as recorded in Plat Book 32, page 143, of the Official Records of Osceola County, Florida (collectively, the “Plat”). The District can rely on the Property and Improvements being capable of being used for the purposes intended.

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

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

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

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

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing the Bridgewalk Community Development District (the "District"), a Florida community development district and local unit of special-purpose government, to accept the Owner's conveyance of the Property and Improvements to the District, and for the District's subsequent conveyance of certain improvements to Tohopekaliga Water Authority, Osceola County or Orlando Utility Commission, as described in Exhibit "B" attached hereto.

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

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

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

[SIGNATURES ON FOLLOWING PAGE]

FURTHER AFFIANT SAYETH NAUGHT.

DATED: _____, 2024

Signed, sealed and delivered in our presence:

(Signature)

(Print Name)

(Signature)

(Print Name)

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

By: _____

Print: Mark McDonald

Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

Sworn to (or affirmed) and subscribed before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by Mark McDonald, as Vice President of **STANDARD PACIFIC OF FLORIDA, LLC**, a Florida limited liability company. He has produced _____ as identification or is personally known to me.

Notary Public

Print Name: _____

My Commission Expires: _____

My Commission No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract EE, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract M, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract N, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract O, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract P, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract L, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tracts Howley Alley 1, Howley Alley 2, Howley Alley 3 and Avocet Alley, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract U, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract G, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract E, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tracts AA, B, C, D, F, I, J, K, V, Y, Z, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

IMPROVEMENTS

-Storm Water Management Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50, of the Public Records of Osceola County, Florida.

-Potable Water Distribution Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Sanitary Sewer Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Reclaimed Water Distribution Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Roadway improvements located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

EXHIBIT "B"

Improvements Subsequently conveyed to Toho:

-Potable Water Distribution Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Sanitary Sewer Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Reclaimed Water Distribution Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

Improvements Subsequently conveyed to Osceola County:

-Roadway improvements located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

Improvements Subsequently conveyed to OUC:

-Underground electrical system located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

AGREEMENT REGARDING TAXES

Bridgewalk Community Development District
(Bridgewalk Phase 1A Plat and Phase 1B 2A and 2B Plat)

THIS AGREEMENT REGARDING TAXES (“Agreement”) is entered into this ____ day of March, 2024, by and between **STANDARD PACIFIC OF FLORIDA, LLC**, a Florida limited liability company, whose address is 5505 Blue Lagoon Drive, Miami, Florida 33126 (the “Developer”), and the **BRIDGEWALK COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district, whose address is c/o Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District”).

WITNESSETH

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

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

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

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

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

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

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

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

2. Developer hereby represents that all ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2023 and all prior years have been paid in full.

3. Developer hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2024.

4. District shall, within thirty (30) days of receipt, forward to the Developer, at their address set forth above and via U.S. mail, any correspondence, notice or bill from Osceola County Tax Collector relating to the Property for tax year 2024 that the District actually received in its office.

5. Subsequent to the District's acceptance of the Property and Improvements, and only in the event the Property is not conveyed to another governmental entity, the District shall endeavor to either obtain an exemption from ad-valorem taxes pertaining to the Property or, in the alternative, shall seek a minimal valuation of the Property, from the Osceola County Property Appraiser and, subsequent to tax year 2024, Developer shall have no further responsibility with regard to ad-valorem taxes or assessments levied against the Property and/or Improvements, as applicable.

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

[SIGNATURE PAGE FOLLOWS]

SIGNATURE PAGE TO AGREEMENT REGARDING TAXES
Bridgewalk Community Development District
(Bridgewalk Phase 1A and Phase 1B 2A and 2B Plat)

WITNESSES:

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

X _____

By: _____

Print: _____

Print: Mark McDonald

Title: Vice President

X _____

Print: _____

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

ATTEST

X _____

By: _____

Print: _____
Secretary/Asst. Secretary

Print: Adam Morgan

Title: Chairman

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract EE, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract M, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract N, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract O, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract P, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract L, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tracts Howley Alley 1, Howley Alley 2, Howley Alley 3 and Avocet Alley, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract U, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract G, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract E, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tracts AA, B, C, D, F, I, J, K, V, Y, Z, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

IMPROVEMENTS

-Storm Water Management Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50, of the Public Records of Osceola County, Florida.

-Potable Water Distribution Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Sanitary Sewer Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Reclaimed Water Distribution Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Roadway improvements located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

CERTIFICATE OF DISTRICT ENGINEER
Bridgewalk Community Development District
(Bridgewalk Phase 1A Plat and Phase 1B 2A and 2B Plat)

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

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

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

3. That this certification (the “Certification”) is provided in conjunction with, and in support of, the District’s approval of the conveyance of the Property and Improvements from the Developer to the District and the District’s acceptance of such Property and Improvements, and the District’s subsequent conveyance of those certain improvements described in Exhibit “B” attached hereto to Toho, Osceola County and OUC. The District will rely on this Certification for such purposes.

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

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

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

[Signature page to follow.]

SIGNATURE PAGE TO CERTIFICATE OF DISTRICT ENGINEER

Bridgewalk Community Development District
(Bridgewalk Phase 1A and Phase 1B 2A and 2B Plat)

DATED: _____, 2024

Witness: _____

Print: _____

Broc Althafer, P.E.

State of Florida License No.: 72321

on behalf of the company,

Osceola Engineering, Inc.

Witness: _____

Print: _____

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2024 by **BROC ALTHAFER** of Osceola Engineering, Inc., a Florida corporation, on behalf of said corporation. Said person is [] personally known to me or [] has produced a valid driver's license as identification.

Notary Public; State of Florida

(SEAL)

Print Name: _____

Comm. Exp.: _____

Comm. No.: _____

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS

PROPERTY

Tract EE, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract M, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract N, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract O, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract P, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tract L, according to the BRIDGEWALK PHASE 1B 2A AND 2B plat, as recorded in Plat Book 32, Page 143, Public Records of Osceola County, Florida.

Tracts Howley Alley 1, Howley Alley 2, Howley Alley 3 and Avocet Alley, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract U, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract G, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tract E, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

Tracts AA, B, C, D, F, I, J, K, V, Y, Z, according to the BRIDGEWALK PHASE 1A plat, as recorded in Plat Book 30, Page 50, Public Records of Osceola County, Florida.

IMPROVEMENTS

-Storm Water Management Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50, of the Public Records of Osceola County, Florida.

-Potable Water Distribution Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Sanitary Sewer Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Reclaimed Water Distribution Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Roadway improvements located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

EXHIBIT "B"

Improvements Subsequently conveyed to Toho:

-Potable Water Distribution Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Sanitary Sewer Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

-Reclaimed Water Distribution Facilities located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

Improvements Subsequently conveyed to Osceola County:

-Roadway improvements located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

Improvements Subsequently conveyed to OUC:

-Underground electrical system located in the Bridgewalk Phase 1A plat, as recorded in Plat Book 30, Page 50 of the Public Records of Osceola County, Florida.

SECTION VII

SECTION C

SECTION 1

Bridgewalk

Community Development District

Summary of Invoices

February 01, 2024 - February 29, 2024

Fund	Date	Check No.'s	Amount
General Fund			
	2/7/24	133	\$ 188.62
	2/15/24	134-137	12,920.72
	2/22/24	138-139	14,126.20
	2/27/24	140	3,919.40
			<hr/>
			\$ 31,154.94
Payroll			
	<u>February 2024</u>		
	Adam Morgan	50070	\$ 184.70
	Brent Kewley	50071	\$ 184.70
	Patrick Bonin Jr.	50072	\$ 184.70
			<hr/>
			\$ 554.10
TOTAL			\$ 31,709.04

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/07/24	00008	1/31/24	65303	202401	320	53800	46400		3093ELLA WAY-DIRT/HD RPR FLORIDA ULS OPERATING LLC DBA	*	188.62	188.62	000133
2/15/24	00012	2/08/24	02082024	202402	300	20700	10000		FY24 SPCL ASMNT SER2022 BRIDGEWALK CDD C/O USBANK	*	1,181.33	1,181.33	000134
2/15/24	00008	2/12/24	67949	202402	320	53800	46200		MTHLY LANDSCAPE MNT FEB24 FLORIDA ULS OPERATING LLC DBA	*	6,087.00	6,087.00	000135
2/15/24	00001	2/01/24	51	202402	310	51300	34000		MANAGEMENT FEES FEB24	*	3,246.25		
		2/01/24	51	202402	310	51300	35200		WEBSITE ADMIN FEB24	*	100.00		
		2/01/24	51	202402	310	51300	35100		INFORMATION TECH FEB24	*	150.00		
		2/01/24	51	202402	310	51300	31300		DISSEMINATION FEE FEB24	*	583.33		
		2/01/24	51	202402	310	51300	51000		OFFICE SUPPLIES	*	.30		
		2/01/24	51	202402	310	51300	42000		POSTAGE	*	75.89		
		2/01/24	52	202402	320	53800	12000		FIELD MANAGEMENT FEB24 GOVERNMENTAL MANAGEMENT SERVICES	*	1,325.00	5,480.77	000136
2/15/24	00014	2/01/24	2018834	202402	310	51300	49200		2023 TAX ROLL ADMIN FEE OSCEOLA COUNTY PROPERTY APPRAISER	*	171.62	171.62	000137
2/22/24	00008	2/12/24	67946	202402	320	53800	46300		RPLC 4 DEAD PINE TREES	*	3,039.79		
		2/12/24	67947	202402	320	53800	46300		RMV 6 SABAL PALM/RPLC 10	*	9,264.55		
		2/15/24	68462	202402	320	53800	46400		IRRG RPR-6 BRKN SPRAY HDS FLORIDA ULS OPERATING LLC DBA	*	42.30	12,346.64	000138
2/22/24	00002	2/14/24	123532	202401	310	51300	31500		TOHO COST SHARE/COST ALLO LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	1,779.56	1,779.56	000139
2/27/24	00002	2/27/24	RES2023- PH1B,2A,2B	202402	310	51300	49000		LIFT STN CONVY LATHAM, LUNA, EDEN & BEAUDINE, LLP	*	3,919.40	3,919.40	000140
TOTAL FOR BANK A											31,154.94		
BWLK BRIDGEWALK TVISCARRA													

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER						31,154.94	

BWLK BRIDGEWALK TVISCARRA

SECTION 2

Bridgewalk
Community Development District

Unaudited Financial Reporting
February 29, 2024



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Bridgewalk
Community Development District
Balance Sheet
February 29, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash - Truist Bank	\$ 88,250	\$ -	\$ -	\$ 88,250
Investments:				
Series 2022				
Reserve	\$ -	\$ 123,450	\$ -	\$ 123,450
Revenue	\$ -	\$ 252,635	\$ -	\$ 252,635
Construction	\$ -	\$ -	\$ 23,733	\$ 23,733
Series 2023				
Reserve	\$ -	\$ 190,616	\$ -	\$ 190,616
Revenue	\$ -	\$ -	\$ -	\$ -
Construction	\$ -	\$ -	\$ 4,448,994	\$ 4,448,994
Cost of Issuance	\$ -	\$ -	\$ 112	\$ 112
State Board of Administration	\$ 277,055	\$ -	\$ -	\$ 277,055
Due From General Fund	\$ -	\$ -	\$ -	\$ -
Total Assets	\$ 365,304	\$ 566,701	\$ 4,472,838	\$ 5,404,843
Liabilities:				
Accounts Payable	\$ 392	\$ -	\$ 8,136	\$ 8,528
Total Liabilities	\$ 392	\$ -	\$ 8,136	\$ 8,528
Fund Balances:				
Assigned For Debt Service 2022	\$ -	\$ 376,085	\$ -	\$ 376,085
Assigned For Debt Service 2023	\$ -	\$ 190,616	\$ -	\$ 190,616
Assigned For Capital Projects 2022	\$ -	\$ -	\$ 22,522	\$ 22,522
Assigned For Capital Projects 2023	\$ -	\$ -	\$ 4,442,181	\$ 4,442,181
Unassigned	\$ 364,912	\$ -	\$ -	\$ 364,912
Total Fund Balances	\$ 364,912	\$ 566,700.67	\$ 4,464,702	\$ 5,396,315
Total Liabilities & Fund Equity	\$ 365,304	\$ 566,701	\$ 4,472,838	\$ 5,404,843

Bridgewalk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 278,990	\$ 267,596	\$ 267,596	\$ -
Special Assessments - Direct Billed	\$ 222,011	\$ 166,509	\$ 166,509	\$ -
Interest	\$ -	\$ -	\$ 2,055	\$ 2,055
Total Revenues	\$ 501,001	\$ 434,105	\$ 436,159	\$ 2,055
Expenditures:				
Administrative:				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,200	\$ 2,800
FICA Expense	\$ 918	\$ 383	\$ 168	\$ 214
Engineering Fees	\$ 9,500	\$ 3,958	\$ 1,050	\$ 2,908
Attorney	\$ 25,000	\$ 10,417	\$ 8,080	\$ 2,336
Arbitrage	\$ 900	\$ -	\$ -	\$ -
Dissemination	\$ 7,000	\$ 2,917	\$ 2,333	\$ 583
Annual Audit	\$ 4,400	\$ -	\$ -	\$ -
Trustee Fees	\$ 8,100	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ 5,300	\$ 5,300	\$ -
Management Fees	\$ 38,955	\$ 16,231	\$ 16,231	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage	\$ 1,000	\$ 417	\$ 97	\$ 319
Printing & Binding	\$ 1,000	\$ 1,000	\$ 19	\$ 981
Insurance	\$ 5,915	\$ 5,915	\$ 5,563	\$ 352
Legal Advertising	\$ 2,500	\$ 1,042	\$ 685	\$ 357
Other Current Charges	\$ 600	\$ 250	\$ 4,083	\$ (3,833)
Office Supplies	\$ 625	\$ 260	\$ 1	\$ 260
Property Appraiser	\$ 400	\$ 400	\$ 172	\$ 228
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative:	\$ 127,588	\$ 55,039	\$ 47,407	\$ 7,632
Operations & Maintenance				
Field Services	\$ 15,900	\$ 6,625	\$ 6,625	\$ -
Property Insurance	\$ 7,500	\$ 7,500	\$ 2,066	\$ 5,434
Electric	\$ 2,400	\$ 1,000	\$ 136	\$ 864
Streetlights	\$ 157,123	\$ 65,468	\$ 17,016	\$ 48,452
Water & Sewer	\$ 25,000	\$ 10,417	\$ 11,356	\$ (939)
Landscape Maintenance	\$ 117,824	\$ 49,093	\$ 30,435	\$ 18,658
Landscape Contingency	\$ 5,000	\$ 2,083	\$ 12,304	\$ (10,221)
Irrigation Repairs	\$ 2,500	\$ 1,042	\$ 4,393	\$ (3,352)
Lake Maintenance	\$ 1,152	\$ 480	\$ -	\$ 480
Contingency	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Repairs & Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Capital Outlay	\$ 34,014	\$ 14,173	\$ -	\$ 14,173
Total Operations & Maintenance:	\$ 373,413	\$ 159,964	\$ 84,332	\$ 75,632
Total Expenditures	\$ 501,001	\$ 215,003	\$ 131,739	\$ 83,264
Excess Revenues (Expenditures)	\$ -		\$ 304,420	
Fund Balance - Beginning	\$ -		\$ 60,492	
Fund Balance - Ending	\$ -		\$ 364,912	

Bridgewalk

Community Development District

Debt Service Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/29/24	Thru 02/29/24	Variance
Revenues:				
Special Assessments	\$ 246,900	\$ 237,252	\$ 237,252	\$ -
Interest	\$ 5,000	\$ 2,083	\$ 5,144	\$ 3,060
Total Revenues	\$ 251,900	\$ 239,336	\$ 242,396	\$ 3,060
Expenditures:				
Series 2022				
Interest - 12/15	\$ 76,094	\$ 76,094	\$ 76,094	\$ -
Principal - 06/15	\$ 95,000	\$ -	\$ -	\$ -
Interest - 06/15	\$ 76,094	\$ -	\$ -	\$ -
Total Expenditures	\$ 247,188	\$ 76,094	\$ 76,094	\$ -
Other Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ (2,488)	\$ 2,488
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (2,488)	\$ 2,488
Excess Revenues (Expenditures)	\$ 4,713		\$ 163,814	
Fund Balance - Beginning	\$ 86,799		\$ 212,271	
Fund Balance - Ending	\$ 91,512		\$ 376,085	

Bridgewalk

Community Development District

Debt Service Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted		Prorated Budget		Actual		Variance
	Budget		Thru 02/29/24		Thru 02/29/24		
Revenues:							
Bond Proceeds	\$	-	\$	-	\$	188,694	\$ 188,694
Interest	\$	-	\$	-	\$	1,922	\$ 1,922
Total Revenues	\$	-	\$	-	\$	190,616	\$ 190,616
Expenditures:							
Series 2023							
Interest - 06/15	\$	-	\$	-	\$	-	\$ -
Total Expenditures	\$	-	\$	-	\$	-	\$ -
Other Sources/(Uses)							
Transfer In/(Out)	\$	-	\$	-	\$	-	\$ -
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$ -
Excess Revenues (Expenditures)	\$	-	\$	-	\$	190,616	\$ -
Fund Balance - Beginning	\$	-	\$	-	\$	-	\$ -
Fund Balance - Ending	\$	-	\$	-	\$	190,616	\$ -

Bridgewalk

Community Development District Capital Projects Fund - Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 449	\$ 449
Total Revenues	\$ -	\$ -	\$ 449	\$ 449
Expenditures:				
Series 2022				
Capital Outlay	\$ -	\$ -	\$ 1,379	\$ (1,379)
Total Expenditures	\$ -	\$ -	\$ 1,379	\$ (1,379)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 2,488	\$ (2,488)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,488	\$ (2,488)
Excess Revenues (Expenditures)	\$ -		\$ 1,558	
Fund Balance - Beginning	\$ -		\$ 20,964	
Fund Balance - Ending	\$ -		\$ 22,522	

Bridgewalk

Community Development District Capital Projects Fund - Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending February 29, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/29/24	Thru 02/29/24	
Revenues:				
Bond Proceeds	\$ -	\$ -	\$ 4,741,306	\$ 4,741,306
Interest	\$ -	\$ -	\$ 44,871	\$ 44,871
Total Revenues	\$ -	\$ -	\$ 4,786,178	\$ 4,786,178
Expenditures:				
Series 2023				
Capital Outlay	\$ -	\$ -	\$ 6,925	\$ (6,925)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 337,072	\$ (337,072)
Total Expenditures	\$ -	\$ -	\$ 343,997	\$ (343,997)
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 4,442,181	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 4,442,181	

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	\$ 237,418	\$ 891	\$ 1,036	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267,596
Special Assessments - Direct Billed	\$ 111,006	\$ -	\$ -	\$ 55,503	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,509
Interest	\$ -	\$ -	\$ -	\$ 839	\$ 1,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,055
													\$ -
Total Revenues	\$ 111,006	\$ 28,252	\$ 237,418	\$ 57,233	\$ 2,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 436,159
Expenditures:													
Administrative:													
Supervisor Fees	\$ 600	\$ 600	\$ 400	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
FICA Expense	\$ 46	\$ 46	\$ 31	\$ -	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168
Engineering Fees	\$ 875	\$ -	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,050
Attorney	\$ 3,435	\$ 1,115	\$ 1,752	\$ 1,780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,080
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 292	\$ 292	\$ 583	\$ 583	\$ 583	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,333
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Management Fees	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,231
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 0	\$ 8	\$ 2	\$ 11	\$ 76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97
Printing & Binding	\$ -	\$ 10	\$ 7	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Legal Advertising	\$ 685	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 685
Other Current Charges	\$ -	\$ -	\$ 78	\$ 47	\$ 3,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,083
Office Supplies	\$ -	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Property Appraiser	\$ -	\$ -	\$ -	\$ -	\$ 172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Administrative:	\$ 20,466	\$ 5,567	\$ 6,524	\$ 5,919	\$ 8,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,407
Operations & Maintenance													
Field Services	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,625
Property Insurance	\$ 2,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,066
Electric	\$ -	\$ 43	\$ 48	\$ -	\$ 45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 136
Streetlights	\$ -	\$ 5,918	\$ 5,925	\$ -	\$ 5,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,016
Water & Sewer	\$ 2,063	\$ 1,723	\$ 2,850	\$ 2,376	\$ 2,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,356
Landscape Maintenance	\$ 6,087	\$ 6,087	\$ 6,087	\$ 6,087	\$ 6,087	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,435
Landscape Contingency	\$ -	\$ -	\$ -	\$ -	\$ 12,304	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,304
Irrigation Repairs	\$ -	\$ 1,230	\$ 1,824	\$ 905	\$ 434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,393
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance:	\$ 11,541	\$ 16,326	\$ 18,058	\$ 10,693	\$ 27,714	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,332
Total Expenditures	\$ 32,008	\$ 21,893	\$ 24,583	\$ 16,611	\$ 36,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 131,739
Excess Revenues (Expenditures)	\$ 78,998	\$ 6,359	\$ 212,835	\$ 40,621	\$ (34,394)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 304,420

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	\$190,616
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	2022 Debt		Total
							O&M Portion	Service Asmt	
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
12/22/23	ACH	\$8,904.13	\$171.46	\$330.72	\$0.00	\$8,401.95	\$4,453.47	\$3,948.48	\$8,401.95
01/10/24	ACH	\$1,179.56	\$22.89	\$35.39	\$0.00	\$1,121.28	\$594.34	\$526.94	\$1,121.28
01/31/24	ACH	\$0.00	\$0.00	\$0.00	\$559.10	\$559.10	\$296.35	\$262.75	\$559.10
02/08/24	ACH	\$2,035.23	\$39.89	\$40.70	\$0.00	\$1,954.64	\$1,036.06	\$918.58	\$1,954.64
03/08/24	ACH	\$7,632.11	\$150.86	\$89.04	\$0.00	\$7,392.21	\$3,918.26	\$3,473.95	\$7,392.21
						\$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		\$ 543,581.62	\$ 10,442.48	\$ 21,457.62	\$ 559.10	\$ 512,240.62	\$ 271,514.37	\$ 240,726.25	\$ 512,240.62

97.39%	Net Percent Collected
\$ 13,704.98	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
1/19/24	2/1/24	2168514	\$55,502.86	\$55,502.86	\$55,502.86	\$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	\$166,508.57	\$166,508.57	\$0.00

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2022

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
12/8/23	4	Latham, Luna, Eden & Beaudine	Invoice #122129 - Services for Phase 1A Lift Station Conveyance to TWA - Oct.23	\$ 168.00
TOTAL				\$ 168.00
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
12/1/23		Interest		\$ 87.65
12/4/23		Transfer from Reserve		\$ 489.39
1/2/24		Interest		\$ 92.20
1/3/24		Transfer from Reserve		\$ 505.45
2/1/24		Interest		\$ 94.17
2/2/24		Transfer from Reserve		\$ 503.31
TOTAL				\$ 2,937.02
Project (Construction) Fund at 09/30/23				\$ 20,963.85
Interest Earned/Transferred Funds thru 2/29/24				\$ 2,937.02
Requisitions Paid thru 2/29/24				\$ (168.00)
Remaining Project (Construction) Fund				\$ 23,732.87

Bridgewalk
COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Bonds, Series 2023

Date	Requisition #	Contractor	Description	Requisition
Fiscal Year 2024				
		TOTAL		\$ -
Fiscal Year 2024				
12/1/23		Interest		\$ 8,738.54
1/2/24		Interest		\$ 18,060.99
2/1/24		Interest		\$ 18,060.23
		TOTAL		\$ 44,859.76
			Project (Construction) Fund at 11/16/23	\$ 4,404,134.05
			Interest Earned/Transferred Funds thru 2/29/24	\$ 44,859.76
			Requisitions Paid thru 2/29/24	\$ -
			Remaining Project (Construction) Fund	\$ 4,448,993.81